# HERKIMER-WILLIAMS EIS
# Chapter 23: Growth-Inducing Aspects of the Proposed Actions

The term “growth-inducing aspects” generally refers to "secondary" impacts of a proposed project that trigger further development outside the directly affected area. The 2021 *City Environmental Quality Review* (CEQR) *Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project is appropriate when a project: (1) adds substantial new land use, residents, or new employment that could induce additional development of a similar kind or of support uses, such as retail establishments to serve new residential uses; and/or (2) introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply).

As described in **Chapter 1, “Project Description,”** a Reasonable Worst Case Development Scenario (RWCDS) was developed to assess the possible effects of the Proposed Actions on the projected development sites in the Project Area. Under the Proposed Development, a net increment (compared to the No-Action condition) of approximately 834,763 gsf of residential space (1,112 DUs, of which approximately 222-334 units would be designated as permanently affordable pursuant to MIH), 426,766 gsf of commercial office space, 113,760 gsf of retail space, 48,061 gsf of light industrial space, 10,081 gsf of community facility (house of worship) space, 143 off-street parking spaces, and 20,080 sf of PAA space would be developed by 2036. Under the Alternate Community Facility Scenario, a net increment (compared to the No-Action condition) of approximately 688,065 gsf of residential space (911 DUs, of which 182-273 units would be designated as permanently affordable pursuant to MIH), 452,749 gsf of commercial office space, 137,026 gsf of retail space, 61,511 gsf of light industrial space, 101,787 gsf of community facility space (of which, approximately 10,081 gsf would consist of house of worship space, and up to approximately 91,706 gsf would consist of academic university space), 169 off-street parking spaces, and 20,080 sf of PAA space would be developed by 2036. The environmental consequences of this growth are the subject of Chapters 2 through 19 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services surrounding the Project Area, ranging from community facilities to local goods and services. This would enhance the growth of local commercial corridors near the Project Area. However, the Proposed Actions take this potential growth into account as part of the RWCDS under the planned community facility and commercial components. The Proposed Actions could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the projected development sites and operation of these developments after their completion. However, this secondary growth would be expected to occur incrementally throughout the region over the 10-year analysis period (2026-2036) and is not expected to result in any significant impacts in any area or at any particular site.

The Proposed Actions would result in more intensive land uses within the Project Area. However, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. As described in **Chapter 3, “Socioeconomic Conditions,”** the Proposed Actions would not result in significant adverse impacts to direct residential or business displacement, nor indirect residential or indirect business displacement in the area surrounding the Project Area. Although the Proposed Actions could add a new population with a higher average household income as compared with the existing population in the surrounding area, the Proposed Actions would not directly displace existing residential tenants. The area surrounding the Project Area is an established mixed-use area of the City that supports a dense and diverse amount of economic activity. All the land

uses contemplated under the Proposed Actions are well-established in the surrounding area and would not constitute new economic activities or alter existing economic patterns. Moreover, the Proposed Actions do not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.