Chapter 26: Growth-Inducing Aspects of the Proposed Project

A. INTRODUCTION

The term "growth-inducing aspects" generally refers to the potential for a proposed action to trigger additional development in areas outside of the project site that would not experience such development without the proposed project. The *New York City Environmental Quality Review* (*CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project is appropriate when the project:

- Adds substantial new land use, new 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
- Introduces or greatly expands infrastructure capacity.

This chapter analyzes whether the proposed project could trigger additional development in areas outside of the project site that would be substantially different from existing uses.

B. POTENTIAL GROWTH IN OFF-SITE USES

As detailed in Chapter 1, "Project Description," the proposed project would revitalize and reactivate a vacant waterfront industrial site with public open space, a restored and adaptively reused historic building, and new residential buildings with a substantial amount of affordable housing. The proposed project would include up to 2,400 residential units, up to 127,537 gross square feet (gsf) of retail/commercial space, up to 146,451 gsf of community facility space, and up to 98,738 gsf of commercial office space. The applicant intends to construct 2,200 residential units, of which it is expected that 660 units would be allocated to affordable housing; a majority of these would be for low-income households. The proposed project would also include approximately four acres of public open space, including public access to the waterfront where no access currently exists.

It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the new neighborhood-scale retail uses that would be included as part of the proposed project and the existing retail stores in the area, which include eating and drinking establishments, shoppers goods stores such as electronics, women's and men's clothing, as well as designer furniture stores and boutiques. As described in Chapter 2, "Analytical Framework," and Chapter 3, "Land Use, Zoning, and Public Policy," the neighborhoods surrounding the project site have recently undergone substantial residential growth, and many new residential projects are anticipated or under construction. This residential growth is anticipated to occur independent of the proposed project, and the new uses introduced by the proposed project would not trigger additional residential development.

A substantial amount of new retail use has also been introduced to the area in tandem with the recent residential growth. It is possible that development resulting from the proposed project and

other developments in the area could prompt some new retail development from those looking to capitalize on the area's increased consumer base. Induced commercial development, if it were to occur, would be limited and would likely include stores catering to the new residential and worker populations, such as food stores, restaurants, beauty salons, dry cleaners, and gift shops.

The proposed project is not expected to induce additional notable growth outside of the project site. While the project would improve existing infrastructure on and around the project site, including water and sewer lines, roadways, sidewalks, and open space, the infrastructure in the study area is sufficiently well-developed such that improvements associated with the proposed project would not induce additional growth. ✷