962-972 FRANKLIN AVENUE REZONING
Chapter 14: Growth-Inducing Aspects of the Proposed Action

The term "growth-inducing aspects" generally refers to "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The *City Environmental Quality Review* (CEQR) *Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when the 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).

The Proposed Project would help address the dire City-wide need for affordable housing by increasing the flexibility required to develop a higher amount of residential uses at greater densities and heights. Changing existing zoning to allow for residential uses at higher densities and mandating the inclusion of affordable housing through the City's Mandatory Inclusionary Housing (MIH) program would result in the construction of permanently affordable housing. The Applicant believes that the Proposed Project would support the City's goals of promoting affordable housing development by maximizing the use of underutilized land and encouraging the continued economic development of this area of Crown Heights. The Applicant anticipates that the Proposed Project would create new job opportunities. The Applicant also anticipates that the residents and workers added by the new housing and businesses would result in additional customers for existing local businesses, helping to strengthen and create more vibrant retail corridors, and expand local retail options for current residents.

As detailed in **Chapter 1, "Project Description,"** a reasonable worst-case development scenario (RWCDS) was developed to assess the possible effects of the Proposed Project. The RWCDS consists of a 14-story (145-foot-tall excluding mechanical equipment), 471,495 gsf mixed-used residential and commercial building containing 475 dwelling units (DUs) (419,346 gsf), 119 of which would be permanently affordable pursuant to MIH, 8,128 gsf of local retail space, 27,349 gsf of parking area, 2,752 gsf of loading area, and approximately 13,920 gsf of mechanical/storage space. Parking for approximately 20 percent of all market-rate units would be provided at the Proposed Project (approximately 71 parking spaces). The accessory parking garage would be accessed via a curb cut on Franklin Avenue. The environmental consequences of this growth are the subject of Chapters 2 through 13 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from community facilities to local retail and services. It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the new retail uses provided by the Proposed Project and the existing retail and community facility uses in the surrounding area. The Proposed Project could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the Proposed Development Site and operation of the Proposed Project after its completion. However, this secondary growth is not expected to result in any significant impacts in any particular area or at any particular site.

The Proposed Project would result in more intensive land uses on the Proposed Development Site. However, it is not anticipated that the Proposed Project would generate significant secondary impacts that would result in substantial new development in nearby areas. As described in **Chapter 2, "Land Use, Zoning, and Public Policy,"** it is unlikely that the Proposed Project would alter land use patterns in the

surrounding area. The Proposed Project would not create a critical mass of uses or populations that would induce additional development.

The Proposed Project does not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. As discussed in **Attachment E, "Water and Sewer Infrastructure,"** in the Environmental Assessment Statement (EAS), because the City's sewers are sized and designed based on the designated zoning of an area, and related population density and surface coverage characteristics, the proposed rezoning may result in development that is inconsistent with the design of the existing built sewer system. As such, it is possible that preparation of an amended drainage plan may be required. In order to obtain a permit to connect to the City sewer, a site-specific hydraulic analysis to determine whether the existing sewer system is capable of supporting higher density development and related increases in sanitary flows would be prepared prior to construction of the Proposed Project. Sewer improvements may also be required to support the site connection proposal. The configuration of any on-site infrastructure improvements would be determined based on the demands created by the Proposed Project and would not be designed to accommodate development elsewhere in the surrounding area. Therefore, these improvements would not be expected to induce growth outside of the Proposed Development Site.

Overall, the Proposed Project would not induce significant additional growth beyond that identified and analyzed in this EIS.