PARK AVENUE BROOKLYN REZONING
Chapter 19: Growth-Inducing Aspects of the Proposed Actions

The term “growth-inducing aspects” generally refers to "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The 2025 *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when an action: (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 detailed in **Chapter 1, “Project Description,”** approval of the Proposed Actions would facilitate the redevelopment of nine Applicant-controlled Projected Development Sites within the Project Area as well as three additional Projected Development Sites not controlled by the Applicant. For CEQR analysis purposes, the Applicant’s nine development sites and three non-Applicant sites are considered collectively and referred to as the total reasonable worst-case development scenario (RWCDS) for the Proposed Actions. Compared to No-Action conditions, the total RWCDS for the Proposed Actions would result in an incremental (net) increase of approximately 481 dwelling units (DUs), including 124 affordable units pursuant to the Applicant’s proposed MIH Option 1, 201,838 gross square feet (gsf) of private school space, 28,505 gsf of local retail space, and net decreases of approximately 40,250 gsf of medical office space, 17,969 gsf of office space, 11,400 gsf of warehouse space, 5,000 gsf of house of worship space, as well as a net decrease of 100 parking spaces, by the analysis year of 2031. The environmental consequences of this growth are the subject of Chapters 2 through 15 of this Environmental Impact Statement (EIS).

The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from community facilities to local goods and services. This would enhance the growth of local commercial corridors in the Project Area. 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 and community facility uses provided by the Projected Developments, including the three new private schools planned on Applicant-controlled sites, and the existing retail and community facility uses in the surrounding area. The development facilitated by 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 the Projected Developments after they are completed. However, this secondary growth is not expected to result in any significant impacts in any particular area or at any particular site.

The Proposed Actions would result in more intensive land uses on the Projected Development Sites, 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 2, “Land Use, Zoning, and Public Policy,”** it is unlikely that the development resulting from the Proposed Actions would alter land use patterns in the surrounding area. The Proposed Actions would not create a critical mass of uses or populations that would induce additional development. As stated in **Chapter 3, “Socioeconomic Conditions,”** the Proposed Actions would also not introduce substantial new development that is markedly different from existing

uses, development, and activities within the neighborhood. All of the uses contemplated under the Proposed Actions are well-established in the surrounding neighborhood, and would not constitute new economic activities or alter existing economic patterns. While the proposed residential uses would be additions to the Project Area, they do not represent new types of land uses and would be well served by existing and proposed businesses and community facility uses. As such, while the new residential, commercial, and community facility uses would be expected to contribute to growth in the City and State economies, they would not be expected to induce additional notable growth outside the Project Area.

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.

Overall, the Proposed Actions are not expected to induce any significant additional growth beyond that identified and analyzed in this EIS.