A. INTRODUCTION

The term "growth-inducing aspects" generally refers to "secondary" impacts of a proposed action 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 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 Applicant believes that by providing a new hub of business development, the Proposed Project would be compatible with the ongoing commercial and light industrial development of the neighboring BNY and would be complementary to the increased residential uses in the area, providing space for work (office) and shopping (retail) that could reduce travel times and distances for local 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 Action. The RWCDS is expected to result in a net increase of 540,442 gsf of commercial office space, 21,233 gsf of retail space, and 49,453 sf (1.44 acres) of waterfront public open space, as well as a net reduction of 181,401 gsf of warehouse space and 45 parking spaces. The environmental consequences of this growth are the subject of Chapters 2 through 21 of this EIS.

The projected increase in non-residential population is likely to increase the demand for local retail and services. It is anticipated that the consumer needs of this population would be largely 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 Project 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 Project Site compared to both Existing and No-Action conditions. 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 **Chapter 11,**

"Water and Sewer Infrastructure," 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 house or 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 Project Site.

B. PRINCIPAL CONCLUSIONS

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