Chapter 23: 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 2020 *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.

The Proposed Actions would facilitate the development of residential space, including affordable housing, and create new commercial, arts-related, and community facility space to support job creation. The Proposed Actions are intended to transform the five city blocks in the Project Area into a vibrant, mixed-use community offering a wide variety of housing options, maker space and office space for the creative industries, neighborhood-serving healthcare facilities, retail, a state-of-the-art multiplex cinema, a full-service grocery store, and thoughtfully programmed publicly accessible open spaces throughout.

As detailed in Chapter 1, "Project Description," the Proposed Actions are expected to result in the development of approximately 3.7 million gross square feet (gsf) of space, an increase of approximately 3.3 million gsf above the No Action scenario. The With Action condition would include a total of approximately 3.1 million gsf of residential space (3,652 DUs, of which 914 would be permanently affordable pursuant to MIH), approximately 540,000 gsf of commercial space (retail, eating and drinking establishments, grocery store, Physical Culture Establishments [PCEs], and the relocated cinema and potential motorcycle showroom), approximately 108,000 gsf of community facility space (e.g., day care, community center, and arts and cultural center), and approximately 1,633 parking spaces. The With Action condition would also include approximately 2.17 acres of publicly accessible open space, approximately 0.47 acres of private open space for residents, and approximately 0.27 acres of expanded pedestrian circulation space near the building entrances to be constructed in the Development Site. The environmental consequences of this growth are the subject of Chapters 2 through 22 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services in the Project Area, ranging from community facilities to local goods and services. This would enhance the growth of local commercial corridors in the Project Area. The potential growth that would be generated by the Proposed Actions is taken into account as part of the Reasonable Worst Case Development Scenario (RWCDS) under the assumed commercial, arts-related, and community facility space. 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 construction completion. However, this secondary growth would be expected to occur incrementally throughout the region and 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 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 stated in Chapter 3, "Socioeconomic Conditions," the Proposed Actions would not introduce a new economic activity that would significantly alter or accelerate existing economic patterns in the study area. As the study area includes portions of older surrounding Queens neighborhoods, it already has a well-established residential market and a critical mass of non-residential uses, including retail, light industrial, and community facility uses, and therefore the Proposed Actions would not create the critical mass of uses or populations that would induce additional development outside of the Project Area. The community facility and office uses in the Proposed Development would be targeted toward arts-related uses and would include studio space, flexible office space, and an arts and cultural center, which would support and strengthen the existing cluster of arts and cultural uses found in the study area. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area. ✶