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Growth-Inducing Aspects of the Proposed Project

The term "growth-inducing aspects" generally refers to the potential for a proposed project to trigger additional development in areas outside of the project site (i.e., directly affected area) that would not experience such development without the proposed project.

19.1 Introduction

The *2014 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 (e.g., sewers, central water supply).

As described in **Chapter 1**, "**Project Description**," the proposed project would introduce two new buildings to Projected Development Site 1—the Suffolk Building and the Norfolk Building—containing 488 dwelling units, of which 208 would be affordable (93 MIH units and 115 AIRS residences); 23,547 gsf of commercial space; and 44,010 gsf of community

facility space. A small commercial space is projected to be developed on Projected Development Site 2.

19.2 Principal Conclusions

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 that would be developed as part of the projected development, the existing retail stores in the surrounding area, and the retail uses that are currently being developed in the No Action condition. The proposed project is not expected to induce additional notable growth outside of Projected Development Site 1 or 2. As described in **Chapter 2**, "**Land Use, Zoning, and Public Policy**," and **Chapter 3**, "**Socioeconomic Conditions**," the neighborhood surrounding the project block is undergoing substantial residential and commercial growth, and many new residential projects are anticipated or under construction. In total, approximately 1,166 new housing units (affordable and market-rate), 594,565 sf of commercial space, and 33,073 sf of community facility space are anticipated to be developed within a quarter-mile of the project block by the 2023 analysis year. This growth is anticipated to occur independent of the proposed project, and the new uses introduced by the proposed project would not trigger additional residential, commercial and community facility development outside of the project block. The proposed project is not expected to induce additional notable growth outside of the project area.

The proposed project would not introduce or expand infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development; any proposed infrastructure improvements would be made to support development of Projected Development Sites 1 and 2. Therefore, the proposed project would not induce significant new growth in the surrounding area.