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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.

Introduction

The *2021 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 Actions would facilitate the development of approximately 3.7 million square feet (sf) of new construction, with destination entertainment that includes a music hall, hotel, a gaming facility,[1] convention and meeting space, restaurant and retail space, and office and community facility space. The Proposed Project would also include public park space—at least 20 acres of the Development Site would be improved with landscaping and other amenities for public recreation—and other public realm improvements as well as structured parking facilities to accommodate up to 13,750 spaces.

[1] The inclusion of a gaming facility is contingent upon receiving a gaming license from the New York State Gaming Commission. See Required Approvals section below.

The Development Site is approximately 78 acres of land bounded by Seaver Way to the east, the Metropolitan Transportation Authority (MTA) Corona Yard to the south, Grand Central Parkway to the west, and Northern Boulevard to the north. The majority of the Development Site is part of Flushing Meadows Corona Park. Approximately 53 of the 78 acres of the Development Site consists of asphalt surface parking lots (7,423 spaces), and the remainder consists of roadways and other circulation areas. The parking lots were constructed for and have been used as parking areas for nearby entertainment uses, which historically have included the World's Fair and Shea Stadium, and now Citi Field. State legislation enacted in 1961 authorized the City to enter into agreements with private parties for the use of a stadium and parking lots on the Development Site and the current site of Citi Field. The Proposed Actions would transform these underutilized parking lots into a unique mixed-use recreational, commercial, and entertainment hub with extensive public park space with landscaping and other amenities for public recreation.

Principal Conclusions

The Proposed Project would be limited to the Development Site, which would replace the underutilized portions of the Development Site with a mixture of commercial and other uses, structured parking, and public park to create a vibrant regional entertainment destination.

The Development Site is physically separated from surrounding neighborhoods by major highway infrastructure (the Grand Central Parkway and Whitestone Expressway) and rail infrastructure (the MTA Corona Rail Yard to the south). To the west is the planned and approved Willets Points Development Project (Phases 1 and 2) that will contain a mix of uses including all affordable housing. The Proposed Project does not include any residential uses. Additionally, the zoning map change introduced by the Proposed Actions is limited to the boundary of the Project Area, except to the west, where the boundary of the zoning map change falls within the Grand Central Parkway. Thus, the proposed zoning map change would not facilitate development beyond the Project Area and the potential for the Proposed Project to alter land use and economic patterns or induce substantial growth beyond the Development Site would be minimal.

As described in **Chapter 3, Socioeconomic Conditions,** the Development Site is bounded to the north by the Whitestone Expressway and Flushing Bay and to the south by the MTA Corona Rail Yard and Flushing Meadows Corona Park, and the Proposed Project is therefore not expected to induce any new development in these areas. The project is a regional entertainment destination, and it is anticipated that restaurant, hotel and other uses located on the Development Site would satisfy most of the demand for accommodations and food services generated by the Proposed Project. The new uses in the Willets Point area to the east, which will include a 250-room hotel and 84,000 sf of retail space, are expected to be able to accommodate additional demand from regional visitors as well as the new residents of the proposed Willets Point development. The restaurants and the hotel in the Corona neighborhood to the west would continue to serve visitors to the existing regional uses and can be expected to also serve visitors to the Proposed Project, though visitors generated by the Proposed Project are anticipated to be limited. If demand for these services is greater than anticipated in Corona, the demand could also be absorbed in currently vacant commercial spaces or in the newly constructed mixed-use buildings adjacent to the study area on Roosevelt Avenue which contain several commercial vacancies and could result in limited growth in the accommodations and food services business in the Corona neighborhood. Therefore, the Proposed Actions would not add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate a trend of changing socioeconomic conditions.

Further, while the Proposed Project would introduce a significant number of workers to the Development Site with approximately ~~7,400~~7,534 new jobs, this would not be expected to affect real estate market conditions in Corona, since the vast majority of employees are anticipated to continue to reside at locations outside of the study area and commute to the Development Site. The Proposed Project is therefore not expected to induce residential growth.

As discussed in **Chapter 11, Water and Sewer Infrastructure**, improvements would be made to facilitate the Proposed Actions and are not expected to induce any additional growth.

Although the Proposed Actions would result in increased development on the Development Site itself, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. Overall, the Proposed Actions would not induce any significant additional growth beyond that identified and analyzed in this EIS.