23.0 Growth-Inducing Aspects

This chapter assesses the potential growth-inducing aspects of the Proposed Actions (i.e., secondary impacts that could trigger further development). The 2021 *CEQR Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when an action:

- 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.

Approval of the Proposed Actions would facilitate the development of residential space, including permanently affordable housing pursuant to Mandatory Inclusionary Housing (MIH), new local retail, destination retail, office and other commercial uses, and new medical office and other community facility uses to support new opportunities for housing and job growth. The Proposed Actions reflect the New York City Department of City Planning's (DCP) ongoing engagement process with the community to achieve the following land use objectives:

- Implement community-identified priorities for housing, services, and job growth, and reinforce proposed investments into community amenities and the streetscape.
- Allow for new housing where appropriate and require permanently affordable housing in new residential developments.
- Reinforce the area as a local job hub that serves surrounding neighborhoods and new residents and promotes a walk-to-work environment.
- Ensure the area evolves into a mixed-use neighborhood that supports new housing and space for local retail, community facilities and services, and commercial and light industrial uses.
- Encourage the investment in, and expansion of, loft-style buildings to help the growth of job-dense uses in appropriate locations.

- Strengthen the quality of the Atlantic Avenue streetscape, improve safety along the corridor and at key intersections, enhance the pedestrian experience along the sidewalk, and find opportunities for publicly accessible open space for existing and future residents.
- Support active ground floor uses along key corridors, including Atlantic Avenue, Grand Avenue, Classon Avenue, and Bedford Avenue.
- Create special zoning rules to improve urban design and accommodate unique development conditions.

As discussed in **Chapter 1, Project Description**, the Proposed Actions are anticipated to result in a net increase of approximately 5,143 dwelling units (DUs), 286,507 sf of local retail space, 50,410 sf of destination retail space, 449,926 sf of office or other commercial space, 48,548 sf of medical office space, and 73,168 sf of other community facility space. The Proposed Actions would result in a net decrease of approximately 81,000 sf of automotive-related uses, 92,583 sf of warehouse uses, and 67,693 sf of other industrial uses. The environmental consequences of this growth are analyzed in **Chapters 2** through **19** of this Environmental Impact Statement (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 considered as part of the reasonable worst-case development scenario (RWCDS) under the assumed non-residential uses. The Proposed Actions would also lead to additional growth in the City and state economies, primarily due to employment and fiscal effects during construction on the projected and/or potential development sites and operation of these developments after construction is completed. 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 specific area or at any specific 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. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.