East New York Rezoning Proposal
Chapter 23: Growth-Inducing Aspects of the Proposed Action

The term “growth-inducing aspects” generally refers to "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The *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 goal of the Proposed Actions, as noted in Chapter 1, “Project Description,” is to create opportunities for new residential development with significant amounts of permanently affordable housing and preserve existing affordability to ensure that the neighborhood continues to serve diverse housing needs; encourage mixed-use development on key corridors; enhance and revitalize major thoroughfares through new economic development; and protect neighborhood character of residential core and ensure predictable future development.

As detailed in Chapter 1, “Project Description,” a reasonable worst-case development scenario (RWCDS) was developed to assess the possible effects of the Proposed Actions. The total development expected to occur by the analysis year of 2030 on the 80 projected development sites identified in the RWCDS under the With-Action condition would consist of approximately 6,862 residential units, 1,210,389 sf of commercial uses, 98,851 sf of industrial uses, and 614,842 sf of community facility uses, as well as 2,442 accessory parking spaces. The incremental change between the No-Action and With- Action conditions that would result from the Proposed Actions would be a net increase of 6,312 residential units, 557,290 sf of commercial space, 457,870 sf of community facility space, and 1,138 accessory parking spaces, as well as a net reduction of 27,035 sf of manufacturing space. The environmental consequences of this growth are the subject of Chapters 2 through 19 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services in the 190-block rezoning area, ranging from community facilities to local goods and services retail. This would enhance the growth of local commercial corridors in the rezoning area. However, the Proposed Actions take this potential growth into account as part of the RWCDS under the assumed commercial, retail, and community facility components. 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 and/or potential development sites and operation of these developments after their 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 rezoning 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 alter existing economic patterns in the study area. As the study area already has a well-established residential market and a critical mass of non-residential uses, including retail, industrial and community facility uses, the Proposed Actions would not create the critical mass of uses or populations that would induce additional development outside the rezoning area. Moreover, the Proposed Actions do not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.