Chapter 25: Growth-Inducing Aspects of the Proposed Actions

This chapter provides an assessment of the potential growth-inducing aspects of the proposed actions. These generally refer to "secondary" impacts that could trigger additional development in areas outside of the primary study area that would not have such development without the proposed actions. The *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.

The goals of the proposed actions are to preserve the low- to mid-rise streetwall character established throughout much of the East Village and Lower East Side neighborhoods from out-of-scale development, provide opportunities for housing development and incentives for affordable housing along selected wide streets and major corridors, and protect existing commercial uses in certain areas that would be rezoned for residential use.

As discussed in detail in Chapter 1, "Project Description," a reasonable worst-case development scenario (RWCDS) was developed by the New York City Department of City Planning (DCP) that identifies a net increase of 1,383 dwelling units—including 348 affordable units—and a 74,439-square-foot reduction in the total amount of commercial space on 205 projected development sites through the 2017 analysis year under the proposed actions. There are also 565 potential development sites on which this growth could occur. The environmental consequences of this growth are the subject of this EIS. The projected growth in residential population associated with this development is likely to increase the demand for neighborhood services, ranging from community facilities to local retail. These neighborhood services, which would be channeled to the major transportation corridors throughout the primary study area, are taken into account as part of the RWCDS. The proposed actions would not result in a substantial expansion to infrastructure capacity in the surrounding area.

The new land uses that are expected to result from the proposed actions would represent a continuation of current land use trends and would occur on underutilized sites within the primary study area. Moreover, the growth in the residential population of New York City is a trend that has been ongoing over the last two decades, resulting in a housing shortfall and increasing demands for new dwelling units. It is one of the primary objectives of the proposed actions to provide opportunities for housing development and incentives for affordable housing along selected wide streets and major corridors. In sum, the development that is expected to be induced by this set of actions has been examined in this EIS. ✷