Rheingold Rezoning DEIS
CHAPTER 19: GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth.

The goal of the Proposed Action is to create new affordable and market rate residential and retail development on underutilized lots, currently zoned for manufacturing, where there is no longer a concentration of industrial activity. The Proposed Action would expand future development opportunity while providing incentives for affordable housing through the Inclusionary Housing Program. In addition, the proposed mapping action would connect the neighborhoods to the east and west of the rezoning area.

As discussed in detail in Chapter 1, "Project Description," the Proposed Action could induce approximately 1,076 dwelling units and a net increase of 74,194 sf on the identified 8 projected development sites in the rezoning area by 2016. The environmental consequences of this growth are the subject of Chapters 2 through 15 of this EIS. The projected increase in residential population is likely to increase the demand for neighborhood services in the approximate 6-block rezoning area, ranging from religious establishments to banks and local retail. This would enhance the growth of local commercial corridors in the rezoning area. The Proposed Action 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 potential development sites and operation of these developments after their completion.

The Proposed Action would result in more intensive land uses within the rezoning area. However, it is not anticipated that the Proposed Action would generate significant secondary impacts resulting in substantial new development in nearby areas. As stated in Chapter 3, "Socioeconomic Conditions," the Proposed Action 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, office and community facility uses, the Proposed Action would not create the critical mass of uses or populations that would induce additional development. Moreover, the Proposed Action does not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. Therefore, the Proposed Action would not induce significant new growth in the surrounding area.