Chapter 24: Growth-Inducing Aspects of the Proposed Actions

The term "growth-inducing aspects" generally refers to "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The 2014 *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 Proposed Actions would facilitate the development of affordable housing, create new commercial and manufacturing space to support job creation, and preserve existing neighborhood character. The Proposed Actions are intended to achieve the following land use objectives:

- Create opportunities for requiring permanently affordable housing to ensure that the neighborhood continues to serve diverse housing needs;
- Modify the existing zoning, where needed, to preserve the built neighborhood character;
- Create opportunities for economic development while preserving the vitality of existing commercial and manufacturing uses;
- Establish a Special District that improves the pedestrian experience and establishes urban design controls that balance new development in response to existing neighborhood context and scale; and
- Ensure a successful neighborhood plan by establishing a planning framework that is inclusive of the relevant capital infrastructure needs and services to support current demand and future growth.

As detailed in Chapter 1, "Project Description," the Proposed Actions are expected to result in a net increase of approximately 3,500 dwelling units, a substantial proportion of which are expected to be affordable; approximately 122,500 square feet (sf) of commercial retail space; approximately 105,000 sf of community facility space; and approximately 132,400 sf of manufacturing space. The Proposed Actions are also expected to result in net decreases of approximately 10,600 sf of auto-related space, 33,000 square feet of hotel space, and 57,600 sf of warehouse/storage space. The environmental consequences of this growth are the subject of Chapters 2 through 20 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services in the 96-block Project 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 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 construction 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 Project 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. ✷