Chapter 25: Growth-Inducing Aspects of the Proposed Project

The term "growth-inducing aspects" generally refers to the potential for a proposed project to trigger additional development in areas outside of the project site (i.e., the directly affected area) that would not experience such development without the proposed project. The 2012 *City Environmental Quality Review* (*CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project is appropriate when the 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.

This chapter analyzes whether the proposed project could trigger additional development in areas outside of the project site that would be substantially different from existing uses.

As described in Chapter 1, "Project Description," the proposed project would involve development on eight building sites—seven of which would be developed as part of the Applicant's proposal and one of which would be developed by the New York City Housing Authority (NYCHA) pursuant to a future RFP (Building 8). In total, the proposed project would result in the development of approximately 2.73 million gross square feet (gsf) on the building sites, consisting of a total of approximately 2.2 million gsf of residential space (2,644 housing units including 2,161 market-rate and 483 affordable housing units); approximately 69,000 gsf of retail space (including an approximately 30,100-gsf retail space designed for supermarket use in Building 1); and approximately 1,347 garage parking spaces and 53 on-site surface parking spaces. The proposed project would also include approximately 2.35 acres of publicly accessible open space, including a waterfront esplanade along the East River and upland connections to 1st Street. As part of the proposed project, a new connecting street segment would be opened between existing mapped portions of Astoria Boulevard on the NYCHA parcel. The environmental consequences of this growth are the subject of this Environmental Impact Statement (EIS).

As detailed in Chapter 1, "Project Description," and Chapter 3, "Land Use, Zoning, and Public Policy," the purpose of the proposed project is to implement a plan for a large-scale housing development with affordable units, along with ground-floor retail space and a publicly accessible waterfront esplanade and open space, to transform a largely underused waterfront area into a new, enlivened mixed-use development. The proposed project would also provide revenue to support the NYCHA's mission of maintaining and providing affordable housing, through the disposition of the land for Buildings 6 and 7 to the Applicant and the anticipated future disposition of the land for Building 8 by NYCHA pursuant to a future request for proposals (RFP). The new connecting street segment between existing mapped portions of Astoria Boulevard on the NYCHA Parcel is intended to improve circulation in the area and provide a better connection with the surrounding community.

It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the new neighborhood-scale ground-floor retail uses that are expected to be developed as a result of the proposed project and the existing retail stores in the surrounding area and Queens as a whole. The proposed project is not expected to induce additional notable growth outside of the project site. As described in Chapter 2, "Analytical Framework," and Chapter 3, "Land Use, Zoning, and Public Policy," the neighborhoods surrounding the project site have recently undergone substantial residential growth, and many new residential projects are anticipated or under construction. In total, nearly 1,400 new housing units are anticipated in the ¼-mile study area by the proposed project's 2022 analysis year. This residential growth is anticipated to occur independent of the proposed project, and the new uses introduced by the proposed project would not trigger additional residential development outside of the project site.

The proposed project is not expected to induce additional notable growth outside of the project site. While the proposed project would improve existing infrastructure on and around the project site, including water and sewer lines, roadways, sidewalks, and open space, the infrastructure in the study area is sufficiently well-developed such that improvements associated with the proposed project would not induce additional growth. ✷