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 employment that could induce additional development of a similar kind or of supported 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 purpose of the proposed action, as noted in Chapter 1, "Project Description," is to improve the condition of the project area and surrounding neighborhood by redeveloping vacant properties with new mixed use buildings that would complement existing uses in the area. Overall, the Applicant believes that the proposed action would be consistent with and would advance the ongoing land use trends and address demand for housing and retail space in this area of the City. Chapter 2, "Land Use, Zoning, and Public Policy," provides a description of the ongoing land use trends, including recently adopted rezonings and new buildings completed, under construction, and in 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 action. The RWCDS/With-Action condition would result in the development of 1,147 DUs, occupying 1,147,378 gsf of residential space. For worst-case analysis purposes, approximately 803 DUs would be market rate units and 344 DUs would be affordable housing. For analysis purposes, the market rate/affordable split in residential floor area and units is expected to be 70 percent/30 percent, although a 75 percent/25 percent split is also an option that the City Planning Commission and City Council could apply to the site pursuant to the recently enacted MIH zoning text amendments. The RWCDS With-Action also includes 64,807 gsf of local retail space. Accessory parking would be provided at the minimum level required by zoning; based on the projected market rate/affordable housing splits outlined above, the RWCDS includes approximately 427 self-park spaces. As a condition for allowing a change in use for the project area, the development would include 26,000 sf (0.6 acres) of dedicated publicly-accessible open space, in a 65-foot wide, midblock linear corridor with 13,000 sf on each block. The RWCDS With-Action would consist of eight buildings featuring streetwalls and setbacks, reaching a maximum height of 145 feet (14 stories). Under this RWCDS With-Action scenario, the project area would have approximately 4,072 residents, based on an average of approximately 3.55 residents per household (the average household size for census tracts within a quarter-mile radius of the project area, 2010 Census), and approximately 194 retail employees based on an average of 3 retail employees per 1,000 gsf (a rate used in the 2009 *Broadway Triangle FEIS*, et al). The environmental consequences of this growth are the subject of Chapters 2 through 18 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from community facilities to local retail and services. It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the new retail uses provided by the RWCDS With-Action scenario and the existing and planned retail and community facility uses in the surrounding area. The RWCDS With-Action scenario could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the project site and operation of the action-generated buildings after their completion. However, this secondary growth is not expected to result in any significant impacts in any particular area or at any particular site.

The proposed action would result in more intensive land uses in the project area, which is currently vacant apart from temporary uses such as temporary equipment/vehicle storage. However, it is not anticipated that the proposed action would generate significant secondary impacts that would result 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 discussed in Chapter 10, "Water and Sewer Infrastructure," because the City's sewers are sized and designed based on the designated zoning of an area, and related population density and surface coverage characteristics, the proposed rezoning may result in development that is inconsistent with the design of the existing built sewer system. In order to obtain a permit to connect to the City sewer, a site-specific hydraulic analysis to determine whether the existing sewer system is capable of supporting higher density development and related increases in sanitary flows would be prepared prior to development of the project area pursuant to the proposed action. Sewer improvements and/or a new drainage plan, may also be required to support the house or site connection proposal. The configuration of any on-site infrastructure improvements would be determined based on the demands created by the proposed action and would not be designed to accommodate development elsewhere in the surrounding area. Therefore, these improvements would not be expected to induce growth outside of the project site.

Overall, the proposed action would not induce significant additional growth beyond that identified and analyzed in this EIS and no further assessment is warranted.