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Growth-Inducing Aspects of the Proposed Development

The term "growth-inducing aspects" generally refers to the potential for a proposed development to trigger additional development in areas outside of the project site (i.e., directly affected area) that would not experience such development without the Proposed Actions.

Introduction

The *2021 City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project is appropriate when the project:

- Adds a 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 (e.g., sewers, central water supply).

As described in **Chapter 1, Project Description**, the Proposed Actions would facilitate the development of approximately 1,215,000 gross square feet (gsf) of residential space with up to approximately 1,150 dwelling units (DUs), including approximately 300 affordable DUs, 35,000 gsf of community facility space, approximately 36,500 gsf[1] of local retail space, approximately 140 below-grade parking spaces, and approximately 50,000 square feet (sf) of new open space. The Proposed Actions would facilitate development on Brooklyn Block 2590, Lots 1 and 25 (the Development Site) in the Greenpoint neighborhood of Brooklyn, Community District 1. To accommodate the Proposed Development, the Project Developer would relocate the existing on-site New York City Transit Authority (NYCTA) Facility to a 143,000-gsf newly constructed turnkey facility (the NYCTA Replacement Facility) at 213 Meadow Street (the NYCTA Relocation Site) in the North Brooklyn

[1] The Project Developer may include up to approximately 3,000 sf of community facility space (i.e., meeting space) for non-profit use in place of local retail space in the East Building. For the purpose of a conservative assessment, the EIS analyzes this space as local retail.

Industrial Business Zone (IBZ) in East Williamsburg. This relocation of the existing NYCTA Facility would enable the development of approximately 50,000 sf of open space, a permanent home for the Monitor Museum, and more housing, including permanently affordable units. The Proposed Actions would only affect land use within the Development Site and the NYCTA Relocation Site.

Principal Conclusions

The effect of the Proposed Actions would be limited to the Development Site and the NYCTA Relocation Site. At the Development Site, the Proposed Actions would activate the currently underutilized Development Site with a mixture of residential, community facility, and commercial uses, as well as a new publicly accessible waterfront open space.

As described in **Chapter 2, Land Use, Zoning, and Public Policy** the area surrounding the Development Site is experiencing a rapid transformation from a primarily industrial and manufacturing area towards a residential and mixed-use neighborhood—a result of the 2005 Greenpoint-Williamsburg Rezoning. Several developments are under construction within a quarter mile of the Development Site that would bring new residential and commercial uses to the area, independent of the Proposed Development. These developments would collectively result in 814 new residential units and 728,654 zoning square feet (zsf) of commercial space by the 2031 build year, absent the Proposed Actions.

As described in **Chapter 3, Socioeconomic Conditions**, the Proposed Development would not introduce any new trends that could significantly alter the socioeconomic character of the surrounding area. The Proposed Development's 36,500 gsf of proposed retail does not meet the 200,000 gsf threshold set by the *CEQR Technical Manual* to constitute substantial new commercial development. Thus, the existing businesses in the study area are not expected to suffer any significant adverse indirect business displacement impact from the Proposed Development and may instead see benefits. The Proposed Development would introduce new housing, including units that would be permanently affordable pursuant to Mandatory Inclusionary Housing (MIH). The analysis concludes that the estimated average incomes of the new population introduced by the Proposed Development would be similar to the average incomes of the study area populations, and therefore, the Proposed Actions would not be expected to significantly alter socioeconomic conditions in the study area. As such, the Proposed Development is not expected to create or accelerate a trend of increasing rents in the study area that would indirectly displace vulnerable lower-income renters.

As discussed in **Chapter 9, Water and Sewer Infrastructure**, the infrastructure in the study area is already well developed such that improvements associated with the Proposed Actions would not induce additional growth or overburden the existing system.

The proposed NYCTA Replacement Facility, an industrial use, would be constructed in an industrial area within an M3-1 zoning district and within the North Brooklyn IBZ. As discussed in **Chapter 2, Land Use, Zoning, and Public Policy**, the proposed use would be compatible with the other surrounding industrial uses and the proposed NYCTA Replacement Facility would not be expected to introduce any new development trends in the area.

Although the Proposed Actions would result in new development, the Proposed Actions would not generate significant secondary impacts resulting in substantial new development in nearby areas. Additionally, the Proposed Actions are limited to the boundaries of the Development Site and the NYCTA Relocation Site and would not extend beyond these boundaries. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.