Chapter 22: Growth-Inducing Aspects of the Proposed Actions

A. INTRODUCTION

The term "growth-inducing aspects" generally refers to the potential for a proposed project to trigger additional development in areas outside the project site that would otherwise not have such development absent approval of a proposed action. The 2025 *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 (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.

As described in Chapter 1, "Project Description," the Proposed Project would result in approximately 1,502 dwelling units (DUs), approximately 34,000 gross square feet (gsf) of retail space, an approximately 931-seat public school, approximately 15,000 gsf of cultural center space, and approximately 30,000 gsf of community facility space. The Proposed Actions would also result in approximately 0.85 acres of open space on the Project Site, of which approximately 0.37 acres would be private open space and approximately 0.48 acres would be publicly accessible open space. The Proposed Actions are intended to replace the existing school facility with a new modern facility, as well as increase public school capacity by approximately 210 seats; increase the supply of housing, including needed affordable housing; and provide retail and community amenities for neighborhood residents.

As discussed in Chapter 3, "Socioeconomic Conditions," the Proposed Actions would not result in the direct displacement of any residential tenants as the Project Site does not currently contain residential uses, and the Proposed Actions would not result in socioeconomic changes that would alter the residential market in a manner that would lead to notable project-generated rent pressures. As the With Action condition would introduce affordable housing units, it would reduce the potential to introduce or accelerate a trend toward increases in rents as compared to the No Action condition.

The Proposed Actions would result in more intensive land uses on the Project Site. However, it is not anticipated that the Proposed Actions would generate 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. The neighborhoods surrounding the Project Site are developed with residential, commercial, and institutional buildings and planned development is expected by the 2033 analysis year irrespective of the Proposed Actions. 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 Actions would not create the critical mass of uses or populations that would induce additional development outside the Project Site. Moreover, the Proposed Actions do not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect

development; any proposed infrastructure improvements would be made to support development of only the Proposed Project. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area. ✷