15 GROWTH-INDUCING ASPECTS OF THE PROPOSED PROJECT

15.1 Introduction

According to the New York State Environmental Quality Review Act (SEQRA), the growth-inducing aspects of a proposed project must be assessed. The growth-inducing aspects of a project are generally referred to as "secondary" effects of a proposed project because they may have the potential to trigger further development.

The 2020 *CEQR Technical Manual* states that an analysis of the growth-inducing aspects of a proposed action is appropriate for projects that add substantial new land use, residents, or employment that could induce additional similar development or supportive uses (e.g., retail to serve a new residential development), or where a proposal would introduce new or greatly expanded infrastructure capacity (e.g., sewers, central water supply) that might also induce growth. This chapter analyzes whether the Proposed Actions could trigger additional development in areas outside of the Project Area that would be substantially different from existing land uses.

The Proposed Actions would facilitate the construction of up to three buildings on a currently vacant site in Downtown Staten Island, an urban area with multi-family residential, commercial, and community facility uses. Downtown Staten Island has an established residential market and a critical mass of non-residential uses, including retail, commercial, and community facility uses. The infill housing (including affordable options), retail, and accessory parking developed as a result of the Proposed Actions would be consistent with public policies such as OneNYC, Housing New York, and North Shore 2030.

The Reasonable Worst Case Development Scenario (RWCDS) established that the Proposed Actions would result in 659,644 gross square feet (gsf) of residential use (726 dwelling units), 19,834 gsf of commercial uses, and 102,874 gsf of parking, (351 spaces) over the No-Action Condition. The potential environmental effects of this growth are discussed in Chapters 2 through 11 of this Draft Environmental Impact Statement (DEIS).

The Proposed Actions would allow more intensive land uses on the development sites, and would nominally increase the demand for local neighborhood services such as community facilities, and retail. The project-generated demand for these services would largely be satisfied by the existing commercial and community facilities in Downtown Staten Island. With the Proposed Actions, smaller local retail spaces could be developed on the development sites to further support the new residents.

The Proposed Actions limit the rezoning area to Block 12 and portions of Lot 13; development capacity would not be increased outside of this area. The Proposed Actions would not introduce new infrastructure (e.g., develop a sewer line in an area not currently served by sewers) or greatly increase infrastructure capacity that would induce or unlock development in secondary areas. The Proposed Actions would allow infill development in a mature urban area near existing developed infrastructure, and would therefore have minimal-to-no potential to induce notable growth outside of the Project Area.