RIVER RING
Chapter 22: Growth-Inducing Aspects of the Proposed Actions

The term “growth-inducing aspects” generally refers to "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The *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 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 (e.g., sewers, central water supply).

As detailed in Chapter 1, “Project Description” the Proposed Actions would facilitate the development of approximately 1,336,000 gsf, consisting of 1,250 dwelling units (DUs) of which approximately 313 units would be affordable, 50,000 gsf of community facility space, 60,000 gsf of commercial office space, 23,000 gsf of local retail space, and up to 250 below-grade accessory parking spaces (83,000 gsf) on the Applicant’s Proposed Development Site. The Proposed Development would also include approximately 2.9 acres of public open space (plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area), including public access to the waterfront where no access has existed for decades. Additionally, as part of the reasonable worst-case development scenario (RWCDS), a non-Applicant owned Projected Development Site at 230 Kent Avenue (Block 2362, Lot 1) is expected to be improved with a three-story, approximately 20,223 gsf mixed-use light industrial, commercial and community facility building as a result of the proposed zoning change.

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 and community facility uses provided by the Proposed and Projected Developments and the existing retail and community facility uses in the surrounding area. The development facilitated by the Proposed Actions could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the Proposed Development Site and operation of the Proposed Development after its 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 Actions would result in more intensive land uses on the Applicant’s Proposed Development Site, and a modest increase in density on the Projected Development Site, however, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. As described in Chapter 2, “Land Use, Zoning, and Public Policy,” it is unlikely that the development resulting from the Proposed Actions would alter land use patterns in the surrounding area. The Proposed Actions would not create a critical mass of uses or populations that would induce additional development. The neighborhoods surrounding the Project Area have recently undergone substantial residential growth, and many new residential projects are anticipated or currently under construction. This residential growth is anticipated to occur independent of the Proposed Actions, and the new uses introduced by the Proposed and Projected Developments would not trigger additional residential development in the surrounding area.

As stated in Chapter 3, "Socioeconomic Conditions," the Proposed Actions would not result in significant adverse impacts to indirect residential displacement or indirect business/institutional displacement in the area surrounding the Project Area. The area surrounding the Project Area is an established mixed-use area that supports a dense and diverse amount of economic activity with an emerging office market. All of the uses contemplated under the Proposed Actions are well-established in the study area, and would not constitute new economic activities or alter existing economic patterns. While the proposed residential uses would be considerable additions to the study area, they do not represent new types of land uses and would be well served by existing businesses and community facility uses. As such, while the new residential, commercial, and community facility uses would be expected to contribute to growth in the City and State economies, they would not be expected to induce additional notable growth outside the Project Area.

While the Applicant's Proposed Development would improve existing infrastructure on and around the Proposed Development Site, including water and sewer lines, roadways, sidewalks, and open space, any proposed infrastructure improvements would be made to support the Proposed Development itself and would not induce additional growth in the surrounding area. As discussed in Chapter 11, "Water and Sewer Infrastructure," the Applicant would be required to file a site connection proposal for approval from the NYC Department of Environmental Protection (DEP) to tie into the City's sewer system. In order to obtain a sewer connection permit from DEP, the Applicant would be required to demonstrate that the existing system could handle the increased flows due to the Proposed Development. Any analysis and improvements, if required, would be undertaken prior to construction of the Proposed Development and would be coordinated with DEP for review and approval. The configuration of any infrastructure improvements, if necessary, would be determined based on the demands created by the Proposed Development, and would not be designed to accommodate additional development elsewhere in the surrounding area. Therefore, such improvements, would not result in an expansion of infrastructure capacity in the surrounding area and would not be expected to induce growth outside of the Development Site.

Overall, the Proposed Actions are not expected to induce any significant additional growth beyond that identified and analyzed in this Environmental Impact Statement (EIS).