Chapter 12: Growth-Inducing Aspects of the Proposed Actions

A. INTRODUCTION

The term "growth-inducing aspects" generally refers to the potential for a proposed action to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. The 2020 *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:

- Adds 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.

B. ASSESSMENT

As described in Chapter 1, "Project Description," the Proposed Actions would result in the construction on Projected Development Site 1 (Lot 1) of a nine-story mixed-use building containing approximately 101,000 gross square feet (gsf) of floor area, including 70,000 gsf of light industrial/office uses (split between 1/3 office use and 2/3 light industrial and manufacturing use for the purposes of analysis), 22,000 gsf of community facility (medical office) uses, and 9,000 gsf of retail uses on the ground floor. In addition, in order to present a conservative analysis, it is assumed that Projected Development Site 2 on Lot 6 would be developed with a new nine-story mixed-use building containing approximately 80,500 gsf of floor area, including 55,000 gsf of office uses, 17,500 gsf of community facility (medical office) uses, and 8,000 gsf of retail uses on the ground floor. The proposed developments would be limited to Projected Development Sites 1 and 2, which consist of Block 2415, Lots 1 and 6 respectively, in the Williamsburg neighborhood of Brooklyn. These uses would be consistent with the existing uses in the surrounding area. While the developments facilitated by the Proposed Actions would add new worker population, it would not result in any indirect or direct business displacement, nor would it significantly affect business conditions in any industry or category of businesses within or outside of the study area or reduce employment or impair the economic viability of businesses in the industry or category of businesses. Rather, it would bring more diverse uses to the area and meet the demands of the Brooklyn waterfront, which continues to transform from a manufacturing area to a mixed-use area, and facilitate the creation of new quality light manufacturing, office, community facility, and retail spaces to serve what has become a mixed-use area. Therefore, the Proposed Actions are not expected to introduce or accelerate a trend of changing socioeconomic conditions. ✷