Chapter 24: 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 2021 *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when an action: (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).

The Proposed Actions, as noted in Chapter 1, “Project Description,” would leverage Long Island City’s Central Business District status, excellent transportation access, and unique waterfront to create new housing opportunities, expand affordable housing and open space and position the area as Western Queens’ primary employment hub for new and emerging industries alongside a new mixed-use neighborhood. The Proposed Actions reflect the New York City Department of City Planning (DCP)’s ongoing engagement process with the community to achieve the following land use objectives:

- Protect existing affordable housing and generate significant new housing, especially affordable housing that serves diverse types of households and family needs.
- Invest in existing parks and deliver new open space along the waterfront and in the core that is high-quality, resilient, sustainable, and accessible.
- Enhance connectivity with multi-modal transportation, improve safety for pedestrians and bikers, and improve logistics for deliveries, loading zones, and truck access.
- Plan for a more resilient and sustainable Long Island City.
- Support existing businesses and the creative community, increase local job growth, and improve access to diverse, high-quality jobs and training.

As detailed in Chapter 1, “Project Description,” a reasonable worst-case development scenario (RWCDS) was developed to assess the possible effects of the Proposed Actions. The total development expected to occur by the analysis year of 2035 on the 52 projected development sites identified in the RWCDS are expected to result in a net increment (compared to No Action conditions) of approximately 14,699 dwelling units, including approximately 3,245 to 4,867 permanently income restricted homes, 3,427,450 square feet of commercial space, 291,784 square feet of community facility space, and a net decrease of 794,485 square feet of industrial on the projected development sites. The environmental consequences of this growth are the subject of Chapters 2 through 20 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services in the 54-block Project Area, ranging from community facilities to local goods and services. This would enhance the growth of local commercial corridors in the Project Area. However, the Proposed Actions take this potential growth into

account as part of the RWCDS under the assumed commercial, retail, and community facility components. 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 projected and/or potential development sites and operation of these developments after their completion. However, this secondary growth would be expected to occur incrementally throughout the region over the 10-year analysis period and 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 within the Project Area. However, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. Moreover, the Proposed Actions do not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area. ✷