Astoria Cove
CHAPTER 23: GROWTH INDUCING ASPECTS OF THE PROPOSED ACTION

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g, sewers, central water supply) might also induce growth. This chapter analyzes whether the Proposed Action could trigger additional development in areas outside of the project site that would be substantially different from existing uses.

The goals of the Proposed Action include providing opportunities for development of an economically integrated mix of residential and commercial uses, including affordable housing, on underutilized and vacant land formerly used for manufacturing, and enhancing and upgrading the waterfront area to provide waterfront access. The Proposed Action would expand future development opportunity while providing incentive for affordable housing through the Inclusionary Housing (IH) Program. In addition, the proposed mapping action would connect the existing neighborhoods in the vicinity of the project site.

As discussed in detail in Chapter 1, "Project Description," the proposed project would introduce approximately 2,189,068 gsf of mixed-use development on the project site. The environmental consequences of this growth are the subject of Chapter 2 through 19 of this EIS. The projected increase in residential population is likely to increase the demand for neighborhood services in the surrounding area, ranging from religious establishments to banks and local retail. The Proposed Action could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction of the proposed project and operation of the development after its completion.

It is anticipated that the consumer needs of the new residential and worker population would largely be satisfied by a combination of the new neighborhood-scale ground-floor retail and supermarket uses that would be developed on the project site and the existing and planned and anticipated future retail stores in the surrounding area and Queens as a whole. The Proposed Action is not expected to induce additional notable growth outside of the project site. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the neighborhoods surrounding the project site have recently undergone substantial residential growth, and many new residential projects are anticipated or under construction. In total, approximately 6,929 new residents are anticipated in the ¼-mile study area by the Proposed Action's 2023 Build Year, including 388 residents introduced by No-Action as-of-right development on the project site. This residential growth is anticipated to occur independent of the Proposed Action, and the new uses introduced by the proposed project would not trigger additional residential development outside of the project site.

In addition, as stated in Chapter 3, "Socioeconomic Conditions," the Proposed Action would not introduce a new economic activity that would alter existing economic patterns in the study area. The study area is already experiencing a trend toward increase residential development, adding to the demand for neighborhood retail and services, and the proposed project's retail uses would not represent a new type of use within the study area and would serve both existing resident and future consumer demand.

The proposed project would improve existing infrastructure on and around the project site, including constructing new streets, improving existing roadways and sidewalks, developing new open space, building new storm sewers along portions of 4th and 9th Streets and 26th Avenue and associated stormwater outfalls at the northern termini of 4th and 9th Streets. However, the study area is sufficiently well-developed such that improvements associated with the Proposed Action would not induce additional notable growth outside of the project site.