Chapter 24: Growth-Inducing Aspects of the Proposed Project

A. INTRODUCTION

This chapter provides an assessment of the potential growth-inducing aspects of the Proposed Project. These generally refer to "secondary" impacts that could trigger additional development in areas outside of the Project Site that would not have such development without the Proposed Project. 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:

- 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 Project would adaptively reuse the large vacant Armory and create new employment, learning, and recreational opportunities for local residents. The Proposed Project would introduce a variety of new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person capacity live event venue, and other entertainment uses, along with parking and loading docks. The Proposed Project would redevelop the National Guard Site with a new residential building with ground floor retail, adding 500 new permanently affordable dwelling units (DUs) to the neighborhood. In addition, approximately 64,800 square feet (sf) of new, publicly accessible open space would be created on the Project Site in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road and along the west side of the Armory along Reservoir Avenue. The new open space would provide a flexible design suitable for a variety of programming and users, such as farmers' markets, food vendors, concert patrons, and tour groups (see Chapter 1, "Project Description," for details).

The Proposed Project would be limited to the Project Site, which includes the adaptive reuse of the vacant Armory in the Kingsbridge Heights neighborhood of the Bronx. The Proposed Project would not result in an adverse change in the land use of the Project Site by adaptively reusing the vacant Armory with new, active uses including community facility and cultural space, light manufacturing space, commercial office space, and other entertainment uses. The replacement of the National Guard buildings with a new residential building with 500 new DUs would be consistent with existing land uses in the surrounding area. The new open space on the Project Site would enhance the character of the surrounding area.

As described in Chapter 3, "Socioeconomic Conditions," the Proposed Project would not result in any significant adverse impacts due to direct residential or business displacement. Although the residential units included in the Proposed Project would be all affordable, the population introduced as a result of the Proposed Project would be expected to have a higher average income than the existing population. However, the population growth caused by the Proposed Project would not be large enough to result in a significant adverse impact. Therefore, the Proposed Project would not result in significant adverse impacts due to indirect residential displacement. While some of the uses introduced with the Proposed Project may be somewhat unique to the area, these uses would not be of a scale large enough to substantially alter market conditions in the surrounding neighborhood. Additionally, the affordable housing introduced by the Proposed Project would ensure the continuation of the existing customer base at a variety of price points. Therefore, the Proposed Project would not result in significant adverse impacts due to indirect business displacement. The Proposed Project would not result in any direct business displacement and would not alter market conditions in a manner that could indirectly substantially reduce employment or adversely affect the economic viability in any specific industry or category of business. Therefore, the Proposed Project would not result in significant adverse impacts on a specific industry.

As described in Chapter 10, "Water and Sewer Infrastructure," the Proposed Project would result in marginally increased flows to the City's combined sewer system that may be discharged as combined sewer overflow (CSO) during rain events. However, because of the available capacity at the Wards Island Wastewater Resource Recovery Facility (WRRF) and the incorporation of best management practices (BMP) to meet the City site connection requirement and compliance with the Unified Stormwater Rule, the Proposed Project would not result in significant adverse impacts to local water supply or wastewater and stormwater conveyance and treatment infrastructure.

While the new uses proposed for the existing Armory, the new residential building and DUs, and the new publicly accessible open space would contribute to growth in the local Bronx, City, and State economies, they would not be expected to induce notable growth outside of the Project Site. As described in Chapter 2, "Land Use, Zoning, and Public Policy," it is unlikely that the Proposed Project would alter land use patterns in surrounding neighborhoods. Overall, the ability of the Proposed Project to alter land use and economic patterns or induce substantial growth in the study area would be minimal. ✷