

A. INTRODUCTION

The term “growth-inducing aspects” generally refers to the potential for a proposed action to trigger additional development in areas outside of the project site that would not have such development without the proposed project. The *New York City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project 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.

This chapter analyzes whether the proposed actions could trigger additional development in areas outside of the development parcels that would be substantially different from existing uses.

B. POTENTIAL GROWTH IN OFF-SITE USES

As detailed in Chapter 1, “Project Description,” the proposed 6,117,177-gross-square-foot (gsf) development program would introduce a total of 3,753,607 gsf of residential use (approximately 4,166 dwelling units), 119,936 gsf of community facility use, 1,532,437 gsf of commercial office use, 71,167 gsf of retail use, and 640,030 gsf of below-grade space (which includes 945 public parking spaces and 609 accessory spaces). The proposed development program would also include 210,771 sf (4.84 acres) of publicly accessible open space. Collectively, the proposed development program would introduce an estimated 6,500 new residents and 7,000 new employees to the area.

It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the existing retail stores in the area, and the new stores and services that would be part of the proposed development program. It is possible that development resulting from the Proposed Actions and other development in the area could prompt some new retail development from those looking to capitalize upon the area’s increased consumer base. In the future without the Proposed Actions, there are few identified plans for rezoning in the ½-mile area surrounding the development parcels¹, and the number of soft sites and vacancies available for new retail development is limited. Therefore, any new retail development induced by the proposed development program is likely to be similar in nature (as prescribed by zoning) to existing shoppers’ goods stores and services in the surrounding area, and would not substantially change the existing character of the economic activity. Induced

¹ For a description of future rezoning within the ½-mile area surrounding the development parcels, see Section F, “Future Without the Proposed Actions,” in Chapter 2, “Land Use, Zoning, and Public Policy.”

First Avenue Properties Rezoning Final SEIS

development, if it were to occur, would be limited and would likely include stores catering to the new residential and worker populations, such as food stores, restaurants, beauty salons, dry cleaners, and gift shops.

The proposed development program would improve existing infrastructure on and around the development parcels, including water and sewer lines, roadways, and sidewalks, but the infrastructure in the study area is already well-developed such that improvements associated with the Proposed Actions would not induce additional growth. *