

This chapter considers the “growth-inducing aspects” of the proposed project, which generally refers to the potential for a project to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. In particular, a project may result in “secondary” impacts as a result of induced development. The 2014 *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, which may also induce growth.

As detailed in Chapter 1, “Project Description,” and Chapter 2, “Land Use, Zoning, and Public Policy,” the proposed project would result in the development of an approximately 226,000 gross square foot (gsf) retail center on the project site that is similar to the retail center that is assumed to be developed absent the proposed actions. The proposed retail center would be similar to other commercial uses located in the area, particularly those located along Forest Avenue, and is intended to serve the existing demand in the surrounding community for retail uses such as a large-scale supermarket and wholesale warehouse.

The proposed project requires a special permit to allow retail establishments with Use Group (UG) 6 and 10A uses in excess of 10,000 zoning square feet (zsf) in an M1-1 district and an amendment to the City Map to demap portions of Garrick Street, Amador Street, Albany Avenue, and Morrow Street (unbuilt streets) and to map a new section of Morrow Street and realign the intersection of Morrow Street and Forest Avenue. The proposed special permit would apply only to the project site and would not affect zoning conditions at any other sites. While the proposed project would result in increased consumer traffic to the project site, any additional commercial development that may seek to take advantage of the customer base drawn to the project site would be constrained by the limited amount of developable land in the area (which includes wetlands that are protected from development) as well as restrictions in the existing zoning; in particular, the area is largely zoned for manufacturing and low-density residential uses, which limits large-scale commercial development. Furthermore, the proposed actions include the demapping of unbuilt streets located in mapped wetland areas outside of the project site, which is intended to preclude the potential for future development in sensitive undeveloped wetland areas. Therefore the proposed actions would not induce other additional development off of the project site.

The circulation and sewer infrastructure improvements that would be included with the proposed project would serve the project site. While the proposed realignment of Morrow Street would improve vehicular access to both the project site and the adjacent cinema, the realigned street is intended to minimize conflicts at the intersection of Morrow Street and Forest Avenue, and would not create new or expanded capacity serving the adjacent cinema. Overall, the proposed

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project is not expected to induce any significant additional growth beyond that identified and analyzed in this Environmental Impact Statement, and there would be no secondary impacts resulting from induced development. *