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## CHAPTER 27: GROWTH INDUCING ASPECTS OF THE PROPOSED ACTION

According to the *CEQR Technical Manual*, a proposed action's growth-inducing aspects chiefly refer to secondary or indirect impacts that could result in additional development. Projects or actions that result in substantially different land use in an area, or the introduction of a substantial number of new residents or employees to an area could induce additional development or additional supportive uses.

The Proposed Action would facilitate rational and orderly redevelopment, which is consistent with the scale of the surrounding neighborhood, of an otherwise underutilized, primarily vacant area. The general goal of the Proposed Action is to encourage housing production, including affordable housing and mixed use development in an area well-served by mass transit, while permitting local commercial and community facility uses to support the growing residential population. In addition, the Proposed Action would bring residential uses currently located in manufacturing districts into conformance with zoning. Under the Proposed Action, residential development would be allowed on an as-of-right basis and incentives would be provided for the development of affordable housing. The Proposed Action would facilitate the redevelopment of long-held City-owned land with affordable housing.

As discussed in detail in Chapter 1, "Project Description," a reasonable worst-case development scenario (RWCDS) was developed by the Department of Housing Preservation and Development that identifies anticipated development as a result of the Proposed Action. Development expected to occur by 2018 on the 34 projected development sites includes approximately 1,869 dwelling units (of which ~~905~~ 844 would be affordable), 187,230 square feet of retail space and 35,456 square feet of community facility space. These figures represent a net increase of 1,851 dwelling units, a net decrease of 91,138 square feet of commercial office space, a net decrease of 51,275 square feet of industrial floor area, a net increase of 103,286 square feet of retail space, and a net increase of 35,456 square feet of community facility floor area.

This EIS evaluates the potential environmental effects of these anticipated changes in land use. While the Proposed Action would result in more intensive land uses in the areas proximate to public transit and generate new residents, employees and visitors it is not anticipated that this growth would spill over into adjacent neighborhoods or cause indirect effects in nearby areas that would result in substantial new development.

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