

The term “growth-inducing aspects” generally refers to the potential for a proposed project to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. The *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.

The proposed actions would facilitate the implementation of a large-scale, mixed-use development plan with substantial affordable housing units on the publicly owned Hunter’s Point South site (Site A) and allow for the residential redevelopment of the privately owned adjacent site, Site B. Together, the two sites comprise more than 37.5 acres. Site A would also include retail uses, community facility space, a public school, public parkland (with waterfront access) and other public and private open spaces, and accessory parking. Redevelopment of Site B would include public waterfront access and, if the developer of Site B opts to develop the site pursuant to the density bonus provision, Site B would also include permanently affordable housing units and additional publicly accessible open space. The maximum envelope of potential development with the proposed actions includes up to 7.5 million gross square feet (gsf) of new buildings.

The proposed actions would transform the largely underutilized waterfront area into a new, enlivened, and affordable residential neighborhood. The proposed new housing would be an integral part of the City’s New Housing Marketplace plan for the provision of 165,000 units of affordable housing. The proposed actions would also establish new publicly accessible waterfront recreation areas and other inland public parks and open space, providing significant benefits to the Long Island City community, the Borough of Queens, and the City at large. By facilitating Site B’s redevelopment, the proposed actions would strengthen the area’s residential character and provide more neighborhood open space amenities.

While all of these uses would contribute to growth in the City and State economies, they would not be expected to induce additional notable growth outside the project sites. The level of development in the study areas (defined as areas most likely to be affected by the proposed actions, encompassing roughly ¼- and ½-mile primary and secondary study areas) is controlled by zoning, and there is already a well-established trend toward residential and commercial redevelopment such that the proposed actions would not actually “induce” new growth in the study areas. Rather, the proposed actions reflect ongoing trends toward residential development in the Hunter’s Point neighborhood.

The proposed actions would improve existing infrastructure on and around the project sites, including providing new streets, a bikeway, and water, stormwater, and sewer lines, but the

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infrastructure in the study area is already well developed, and so improvements associated with the proposed actions would not induce additional growth. *