

Chapter 11: Growth-Inducing Aspects of the Proposed Project

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 2010 *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 project would restore, expand, and modernize the existing vacant Kings Theatre and would provide a modern facility for the presentation of live performances. In turn, the renovated and modernized theatre, with active programming and a range of events, is intended to result in the improvement of this section of Flatbush Avenue and to serve as a community and City-wide amenity. The active theatre use would be compatible with surrounding uses. The proposed project would not be expected to induce additional notable growth outside the project site. The level of development in the surrounding area is controlled by zoning. The project site was part of the Flatbush Rezoning adopted by the City Council on July 29, 2009. While the zoning of the project site itself did not change under this rezoning, various zoning changes were adopted in the area to protect and preserve the existing character of the area by mapping lower density and contextual zoning districts to preserve the scale of detached home, row house, and apartment building neighborhoods; to provide incentives for affordable housing along certain corridors that are well-served by transit; and to maintain opportunities for commercial growth and reinvestment in commercial areas.

The proposed project would be consistent with zoning and would result in the reinvestment in a long vacant site. *