

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 full development of the Proposed Project—including the approved Phase 1 park and public space improvements and infrastructure work, completion of the park and public spaces, the re-tenanting of the vacant North Island historic buildings, and the development of new uses in two separate development zones on South Island—would result in a substantial change to land use on the Island. It would introduce new residents, workers, students, and visitors to the Island. However, because the Island is physically separated from other existing neighborhoods, it would have limited potential to induce additional development off of the Island.

As noted in Chapter 2, “Analytical Framework,” the uses associated with the South Island Development Zones are not specifically proposed, defined, or designed and their operations have not yet been planned. When such development has been planned and designed, it is anticipated that it would require zoning and other land use actions that would be subject to CEQR, and the associated future environmental review would take into account the potential growth-inducing aspects of the development proposed at that time. *