

960 FRANKLIN AVENUE REZONING EIS

Chapter 24: Growth-Inducing Aspects of the Proposed Action

The term “growth-inducing aspects” generally refers to “secondary” impacts of a proposed action that trigger further development outside the directly affected area. The *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when the project: (1) adds substantial new land use, 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 (2) introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply).

The Proposed Development would help address the dire City-wide need for affordable housing by increasing the flexibility required to develop a higher amount of residential uses at greater densities and heights. Changing existing zoning to allow for residential uses at higher densities and mandating the inclusion of affordable housing through the City’s Mandatory Inclusionary Housing (MIH) program would result in the construction of permanently affordable housing. The Applicant believes that the Proposed Development would support the City’s goals of promoting affordable housing development by maximizing the use of underutilized land and encouraging the continued economic development of this area of Crown Heights. The Applicant anticipates that the Proposed Development would create new job opportunities. The Applicant also anticipates that the residents and workers added by the new housing and businesses would result in additional customers for existing local businesses, helping to strengthen and create more vibrant retail corridors, and expand local retail options for current residents.

As detailed in **Chapter 1, “Project Description,”** a reasonable worst-case development scenario (RWCDS) was developed to assess the possible effects of the Proposed Project. The RWCDS consists of a two building development with approximately 1,263,039 gsf of residential uses, introducing a total of approximately 1,578 dwelling units (DUs), of which the Applicant intends to provide 50 percent (789 DUs) affordable units and 50 percent (789 DUs) market-rate units. It is anticipated that 60 percent would accommodate families at or below 80 percent AMI, (473 units, consistent with and exceeding MIH option 2), 20 percent would accommodate families at or below 100 percent AMI (158 units) and 20 percent of the units would accommodate families at or below 120 percent AMI (158 units). In addition to the residential component, approximately 21,183 gsf of local retail space and approximately 9,678 gsf of community facility space would be provided. Approximately 180 parking spaces would be allocated in two separate parking garages on the ground- and cellar-levels of the Proposed Development. The environmental consequences of this growth are the subject of Chapters 2 through 22 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from community facilities to local retail and services. It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the new retail and community facility uses provided by the Proposed Development and the existing retail and community facility uses in the surrounding area. The Proposed Development could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the Development Site and operation of the Proposed Development after its completion. However, this secondary growth is not expected to result in any significant impacts in any particular area or at any particular site.

The Proposed Development would result in more intensive land uses on the Development Site. However, it is not anticipated that the Proposed Development would generate significant secondary impacts that would result in substantial new development in nearby areas. As described in **Chapter 2, “Land Use, Zoning, and Public Policy,”** it is unlikely that the Proposed Development would alter land use patterns in the surrounding area. The Proposed Development would not create a critical mass of uses or populations that would induce additional development.

The Proposed Development does not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. As discussed in **Chapter 11, “Water and Sewer Infrastructure,”** because the City’s sewers are sized and designed based on the designated zoning of an area, and related population density and surface coverage characteristics, the proposed rezoning may result in development that is inconsistent with the design of the existing built sewer system. As such, it is possible that preparation of an amended drainage plan may be required. In order to obtain a permit to connect to the City sewer, a site-specific hydraulic analysis to determine whether the existing sewer system is capable of supporting higher density development and related increases in sanitary flows would be prepared prior to construction of the Proposed Development. Sewer improvements may also be required to support the house or site connection proposal. The configuration of any on-site infrastructure improvements would be determined based on the demands created by the Proposed Development and would not be designed to accommodate development elsewhere in the surrounding area. Therefore, these improvements would not be expected to induce growth outside of the Development Site.

Overall, the Proposed Development would not induce significant additional growth beyond that identified and analyzed in this EIS.