

Chapter 25:

Growth-Inducing Aspects of the Proposed Actions

As described in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to “secondary” impacts that may trigger further development. Proposals that add substantial new land use, new resident, or new employment could induce additional development of a similar kind or of support uses (e.g., goods and services for stores to serve new residential uses).

The goals of the proposed actions are to provide opportunities for new mixed-use development in a central business district of the City that is currently underutilized. In addition, the proposed actions would allow the continuation of industrial uses. Contextual zoning changes are also proposed in areas to protect existing residential neighborhoods.

As discussed in detail in Chapter 1, “Project Description,” a reasonable worst case development scenario (RWCDS) was developed by the Department of City Planning that identifies a net increase of 3,565 dwelling units, 2.9 million square feet of commercial space (commercial, offices, retail, and a hotel), and 245,180 square feet of community facility space on 186 projected development sites through the 2015 Build year under the proposed actions. There are also 420 potential development sites on which this growth could occur. The environmental consequences of this growth are the subject of this EIS. The projected growth in residential population associated with this development is likely to increase the demand for neighborhood services, ranging from community facilities to local goods and services retail. This would enhance the growth of local commercial corridors in the rezoning area. However, the proposed actions take this potential growth into account as part of the RWCDS under the assumed commercial, retail, office, and hotel components. The proposed actions could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction and operation of these developments after their completion. However, this secondary growth would be expected to occur incrementally throughout the region and is not expected to result in any significant impacts in any particular area or at any particular site.

The proposed actions would result in more intensive land uses in the areas around the transportation centers, such as Downtown Jamaica. However, it is not anticipated that it would cause significant spillover or secondary effects resulting in substantial new development in nearby areas since the RWCDS already anticipates substantial new growth in downtown and along major corridors. Moreover, the growth in the residential population of New York City is a trend that has been ongoing over the last two decades, resulting in a housing shortfall and increasing demands for new dwelling units. It is the objective of the proposed actions to, in part, address that housing need through these proposed zoning changes as well as provide for new transit-oriented development in Downtown Jamaica. In sum, the development that is expected to be induced by this set of actions has been examined in this FEIS. *