

**A. INTRODUCTION**

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

This chapter analyzes whether the proposed project could trigger additional development in areas outside of the project site that would be substantially different from existing uses.

**B. POTENTIAL GROWTH IN OFF-SITE USES**

As detailed in Chapter 1, “Project Description,” the Proposed Project consists of a complex of five mixed-use buildings that would include: residential (including market-rate and affordable housing); commercial (including hotel, retail, office, cinema, and automotive showroom and service uses); a public elementary and intermediate school; public parking; and open space. Specifically, the Proposed Project’s above-grade program would include: approximately 2,500 residential units, of which 12 percent (or approximately 300 units) would be set aside for affordable housing; approximately 140,168 gross square feet (gsf) of retail space, which may include a 36,701-gsf cinema; approximately 104,432 gsf of commercial office; a 151,598-gsf public school; a 250-room hotel; and approximately 2.75 acres of privately owned, publicly accessible open space. Below grade, the Proposed Project would include approximately 181,677 gsf of automotive showroom and service uses, and approximately 1,800 parking spaces.

It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the new neighborhood-scale retail uses that would be included as part of the Proposed Project and the existing retail stores in the area. As described in Chapter 2, “Land Use, Zoning, and Public Policy,” the neighborhoods surrounding the project site have recently undergone substantial residential growth, and many new residential projects are anticipated or under construction. This residential growth is anticipated to occur independent of the Proposed Project, and the new uses introduced by the Proposed Project would not trigger additional residential development.

New retail uses have also been introduced to the area in tandem with the recent residential growth. It is possible that development resulting from the Proposed Project and other developments in the area could prompt some new retail development from those looking to

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capitalize on the area's increased consumer base. Induced commercial development, if it were to occur, would be limited and would likely include stores catering to the new residential and worker populations, such as food stores, restaurants, beauty salons and dry cleaners.

The Proposed Project is not expected to induce additional notable growth outside of the project site. While the Proposed Project would improve existing infrastructure on and around the project site, including roadways, sidewalks, and open space, the infrastructure in the study area is sufficiently well-developed such that improvements associated with the Proposed Project would not induce additional growth. \*