

The term “growth-inducing aspects” generally refers to the potential for a proposed project or action to trigger additional development in areas outside of the project site. The *City Environmental Quality Review (CEQR) Technical Manual* indicates that the potential for growth inducing impacts in the City is limited, but that an analysis of the growth-inducing aspects of a proposed project may be appropriate when a proposal:

- 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 goal of the proposed project and actions are to allow for the redevelopment of a former waterfront industrial site along the Gowanus Canal with residential and other uses including a publicly-accessible waterfront open space. While this development would support the City and State economies, it would not be expected to induce additional growth outside the project site. As described in Chapter 2, “Land Use, Zoning and Public Policy,” much of the area surrounding the project site, including west of Bond Street and east of 4th Avenue has been fully developed with residential development and commercial uses since the late 19th century (e.g., the Carroll Gardens and Park Slope neighborhoods). The intervening blocks between these long established residential neighborhoods along the Gowanus Canal have historically been developed with industrial uses and the level and type of development in this area is controlled by zoning which consists primarily of M2 and M1 zoning districts. The proposed project and related actions are specific to the two project blocks only. The remaining Gowanus area is also subject to the planning framework now being developed by the New York City Department of City Planning, which is a separate action examining future land use proposals for the area that would allow residential, commercial and open space uses along the canal. Also, given the increasing attraction of the area for new uses (including commercial, residential and hotel), there are a number of No Build projects that will add these new uses to the area through the year 2011.

As stated in Chapter 3, “Socioeconomic Conditions,” the proposed project and actions would not significantly affect socioeconomic conditions in the study area. It would not add a residential population that would significantly increase the local population. In addition, given the trends that have been occurring in the area over the past two decades, the new residents would be similar in demographic composition to the current population and the added housing, in particular the affordable housing, would serve the current housing needs and demands in the area. With the proposed project, the added employment would be associated with the proposed residential and commercial uses, but would not significantly alter the local employment conditions. In addition, as described in Chapter 13, “Infrastructure,” the proposed project can use existing infrastructure and proposes only infrastructure improvements that are site specific (e.g., new storm outfalls, bulkheads) and necessary for site development.

**363-365 Bond Street FEIS**

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For all the reasons cited above, it is concluded that the proposed actions would not result in any growth-inducing impacts. \*