

A. INTRODUCTION

This chapter provides an assessment of the potential growth-inducing aspects of the proposed project. These generally refer to “secondary” impacts that could trigger additional development in areas outside of the project site that would not have such development without the proposed project. The 2012 *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when an action:

- 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 proposed project would transform surface parking lots and a largely underutilized site with substantial environmental degradation into a lively, mixed-use, sustainable community and regional destination. The proposed project would introduce a variety of uses, including residential, retail, office, entertainment, hotel, convention center, community facility, open space, and parking (see Chapter 1, “Project Description,” for details). As described in Chapter 1, consistent with the assumptions of the 2008 FGEIS, it is anticipated that if the proposed project is approved and the project site is redeveloped, additional development could occur on CitiField parking Lot B. While specific development plans for Lot B have not yet been proposed, it is anticipated that approximately 280,000 square feet (sf) of office and 184,500 sf of retail could potentially be developed on Lot B.

While any future development on Lot B would require its own environmental review process subject to CEQR, consistent with the 2008 FGEIS, this Supplemental Environmental Impact Statement (SEIS) considers the cumulative impacts of both the proposed project and the potential future development on Lot B. While the uses proposed for Willets West and the Special Willets Point District would contribute to growth in the local Queens, City, and State economies, they would not be expected to induce notable growth outside of the project site and the anticipated development on Lot B. As described in Chapter 2, “Land Use, Zoning, and Public Policy,” it is unlikely that the proposed project and potential future development on Lot B would alter land use patterns in surrounding neighborhoods. Given the recent trend to redevelop underutilized sites near the Flushing River waterfront, it is possible that the proposed project and new development on Lot B could encourage further redevelopment of some nearby underutilized sites along the Flushing River. However, given that such changes are already under way, potential development parcels are limited, and as the project site is physically separated from surrounding neighborhoods by water bodies, roadways, and parkland, the ability of the proposed project to alter land use and economic patterns or induce substantial growth in the study area would be minimal.

Willets Point Development

As described in Chapter 1, substantial infrastructure and roadway improvements would be provided as part of the proposed project. The infrastructure and roadway improvements included in the proposed project are intended to support the anticipated growth in the Willets West and District portions of the project site, as well as the potential future development of Lot B. The infrastructure in the study area is already well-developed such that improvements associated with the proposed project would not induce additional growth. *