

Greenpoint-Williamsburg Rezoning EIS

CHAPTER 25: GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth, although this could be an issue only in limited areas of Staten Island and perhaps Queens, since in most areas of New York City infrastructure is already in place and its improvement or expansion is usually proposed only to serve existing or expected users.

The goal of the proposed action is to provide opportunities for new residential development on underutilized and vacant land in the rezoning area, formerly used for manufacturing, where there is no longer a concentration of industrial activity and where strong demand for housing exists. In addition, the proposed action would allow the continuation of industrial uses, together with the residential re-use of underutilized and vacant land. The proposed action would also provide for the development, enhancement and upgrade of the waterfront areas, including new parkland on the waterfront to provide waterfront access and recreational opportunities.

As discussed in detail in Chapter 1, "Project Description," the proposed action could induce a net increase of approximately 7,391 dwelling units and 253,698 sf of ground-floor retail on the identified 76 projected development sites in the rezoning area by 2013. The environmental consequences of this growth are the subject of Chapters 2 through 21 of this EIS. The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from religious establishments to banks and local retail. This would enhance the growth of local commercial corridors in the rezoning area. The proposed action could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the projected and potential development sites and operation of these developments after their completion.

The proposed action would result in more intensive land uses (generating new residents, daily workers, and visitors). However, it is not anticipated that it would have significant spillover or secondary effects resulting in substantial new development in nearby areas since, as the proposed rezoning has been developed to be responsive to observed and projected land use trends and would result in sufficient available density to meet all projected demands for projected residential, commercial and light industrial development in Greenpoint and Williamsburg. Moreover, the substantial growth in residential population in the Greenpoint and Williamsburg areas is a trend that has been ongoing over the last two decades, resulting in a housing shortfall and increasing demands for new dwelling units. While the residential population dramatically increased, the industrial sector has declined, leaving many large properties vacant or underutilized.

By providing a significant new supply of housing and local commercial space in the rezoning area, the proposed action would help stabilize or reduce the pressure for new development and changes in land use in areas adjoining the rezoning area.