Chapter 25: Growth-Inducing Aspects of the Proposed Project

The term "growth-inducing aspects" generally refers to the potential for a proposed project to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. The *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.

Phase 1 of the Proposed Project would improve existing open spaces on the Island, open new areas of open space to the public, construct one or both of the new water mains to provide potable water to the Island, and repair and replace the Island's seawall, including the consolidation and upgrade of stormwater outfalls. The new and improved open spaces would not alter residential, worker, or visitor populations compared with the future without the Proposed Project, and therefore would not have the potential to induce additional development. The new water main(s), repair and replacement of the seawall, and stormwater outfall consolidation project are necessary to support the future redevelopment of the Island contemplated by the Proposed Project and would not expand infrastructure capacity in other areas of the City.

The full development of the Proposed Project, including the Later Phases-Park and Public Spaces and the Later Phases-Island Redevelopment, would result in the completion of the park and public spaces and additional redevelopment on the Island, including the retenanting of the currently vacant North Island historic buildings and the development of new uses in two separate development zones on South Island. The full development of the Proposed Project would result in a substantial change to land use on the Island, and would introduce new residents, workers, students, and visitors to the Island. However, because the Island is physically separated from other existing neighborhoods, it would have limited potential to induce additional development off of the Island.

As noted in Chapter 2, "Analytical Framework," the uses associated with the Later Phases-Island Redevelopment are not specifically proposed, defined, or designed and their operations have not yet been planned. When such development has been planned and designed, it is anticipated that it would require zoning and other land use actions that would be subject to CEQR, and the associated future environmental review would take into account the potential growth-inducing aspects of the development proposed at that time. ✷