

## **A. INTRODUCTION**

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 2014 *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.

The proposed project would be limited to the four project sites and would not induce additional growth beyond the project sites. The following sections evaluate the growth-inducing aspects of the proposed project at each site.

## **B. BRONX SITE**

The Bronx Site is located at 745 East 141st Street (Block 2574, Lot 1) in the Mott Haven neighborhood of the Bronx Community District 1. The proposed project would redevelop the eastern portion of the site with a new detention facility containing approximately 1,270,000-gross-square-feet (gsf) of above-grade floor area, including approximately 1,437 beds for people in detention; support space; community facility and/or retail space; and court/court-related facilities. This site would also provide approximately 575 accessory parking spaces.

With the proposed project, the western portion of the site (to a depth of 100 feet from Concord Avenue) would be rezoned from the existing M1-3 zoning district to a Special Mixed Use M1-4/R7X district to facilitate the development of a proposed building with approximately 209,025 gsf of floor area, with approximately 31,000 gsf of ground-floor retail and community facility use and approximately 235 affordable dwelling units.

The proposed project would change the land use of the Bronx Site from the current parking use to institutional, community facility, residential, and retail uses. The proposed project would be compatible with the predominantly industrial uses in the northern, southern, and eastern portions of the study area, and would be buffered from adjacent residential uses by the proposed mixed-use buildings on the western portion of the project site. Overall, the proposed project would be consistent with surrounding land uses.

As discussed in Section 2.2, “Socioeconomic Conditions-Bronx,” While the proposed project would include a future mixed-use building with residential units, which could add a new population with a higher average household income as compared with existing study area households, there is a high concentration of rent-regulated housing as well as a readily

observable trend toward higher market rents in the study area. According to the 2012–2016 ACS, median gross rents have been increasing in the study area since 2010. The proposed project is not expected to accelerate these trends because all of the proposed DUs would be affordable to low-, moderate-, and/or middle-income residents, and would serve to maintain a more diverse range of household incomes within the study area.

The proposed project would result in a mix of public facility, affordable residential, and retail uses, all of which are currently found in the study area. The proposed project would also be the first justice and correction facility in the area, so it would not cause an undue concentration of similar facilities. Finally, the proposed project would promote positive trends within the study area by developing new, LEED-gold standard community and retail facilities. The proposed project would thus not substantially change business conditions within the socioeconomic study area.

The proposed project at the Bronx Site would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development. The proposed project would involve the relocation of an existing sewer main at the Bronx Site, but any such infrastructure improvements would be made to support development of the proposed project.

### **C. BROOKLYN SITE**

The Brooklyn Site is located at 275 Atlantic Avenue (Block 175, Lot 1) in the Downtown Brooklyn neighborhood of Brooklyn Community District 2. The proposed project would replace the existing Brooklyn Detention Complex with a new detention facility containing approximately 1,190,000 gsf of above-grade floor area, including approximately 1,437 beds for people in detention; support space; and community facility and/or retail space. This site would also provide approximately 292 accessory parking spaces.

The proposed project would not change the land use of the Brooklyn Site as it would remain as a detention facility. The proposed project would be compatible with the predominantly higher-density institutional and mixed-use buildings to the north of the study area and Downtown Brooklyn, and would be buffered from adjacent residential uses to the south by Atlantic Avenue. Overall, the proposed project would be consistent with surrounding land uses.

As discussed in Section 3.2, “Socioeconomic Conditions-Brooklyn,” the proposed project is located on the site of the existing Brooklyn Detention Complex, a public detention facility. While the proposed project includes the demolition of the existing facility, the proposed project would include facilities similar to those found in existing and No Action conditions. There are no private businesses on the site; therefore, the proposed project would not result in the displacement of any private businesses or employment associated with private businesses. As the proposed project is a replacement of the existing detention facility use, the economic activities associated with the proposed project would be similar to those found in the future without the proposed project. The proposed project would not substantially change business conditions within the socioeconomic study area.

The proposed project at the Brooklyn Site would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development. Any proposed infrastructure improvements would be made to support development of the proposed project.

## **D. MANHATTAN SITE**

The Manhattan Site is located at 125 White Street (Block 198, Lot 1 and Block 167, Lot 1) in the Civic Center neighborhood of Manhattan Community District 1. The proposed project would redevelop the existing office building with a new detention facility containing approximately 1,270,000 gsf of above-grade floor area, including approximately 1,437 beds for people in detention; support space; and community facility and/or retail space. This site would also provide approximately 125 accessory parking spaces. The community facility space would be located along Baxter Street. Loading functions and a sallyport would abut 100 Centre Street.

The proposed project would result in an expansion and increase in density of the existing detention facility use on the Manhattan Site. The proposed project would be compatible with the predominantly institutional and court uses surrounding the site. The facility would also be buffered from adjacent residential uses in the Chinatown neighborhood to the east. Overall, the proposed project would be consistent with surrounding land uses.

As discussed in Section 4.2, “Socioeconomic Conditions-Manhattan,” the Manhattan Site is currently occupied by an existing detention facility. As the proposed project is a replacement of the existing detention facility use, the economic activities associated with the proposed project would be similar to those found in the future without the proposed project. The proposed project would not substantially change business conditions within the socioeconomic study area.

The proposed project at the Manhattan Site would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development. Any proposed infrastructure improvements would be made to support development of the proposed project.

## **E. QUEENS SITE**

The Queens Site is located at 126-02 82nd Avenue and 80-25 126th Street (Block 9653, Lot 1 ; Block 9657, Lot 1) in the Queens Civic Center area of the Kew Gardens neighborhood of Queens Community District 9. The proposed project would redevelop the existing Queens Detention Complex and adjacent parking lot with a new detention facility containing approximately 1,258,000 gsf of above-grade floor area, including approximately 1,437 beds for people in detention; support space; community facility space; and an adjacent public parking structure providing approximately 676 public spaces. This site would also provide approximately 605 accessory parking spaces within the detention facility. The proposed facility would also include centralized care space to provide centralized infirmary and maternity ward services for the proposed borough-based jail system.

The proposed project would not change the land use of the Queens Site as it would remain as a detention facility use. The proposed project would be compatible with the predominantly institutional uses surrounding the site, within the Queens Criminal Court complex. The facility would also be buffered from adjacent residential uses to the west by Queens Boulevard and to the residential uses to the east by the Van Wyck Expressway. The density would be consistent with the higher-density mixed-use buildings along Queens Boulevard. Overall, the proposed project would be consistent with surrounding land uses.

As discussed in Section 5.2, “Socioeconomic Conditions-Queens,” the proposed project is located on the site of the existing Queens Detention Complex site, a disused public detention facility. There are no private businesses on the site. As the proposed project is a replacement of

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the existing disused detention facility use, the economic activities associated with the proposed project would be similar to those found in the future without the proposed project. The proposed project would not substantially change business conditions within the socioeconomic study area.

The proposed project at the Queens Site would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development. The proposed project would involve the relocation of two water mains at the Queens Site, but any such infrastructure improvements would be made to support development of the proposed project. \*