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## CHAPTER 24: GROWTH INDUCING ASPECTS OF THE PROPOSED ACTIONS

According to the *CEQR Technical Manual*, a proposed action's growth-inducing aspects chiefly refer to secondary or indirect impacts that could result in additional development. Projects or actions that result in substantially different land use in an area, or substantial new residents or employees coming to an area could induce additional similar development or of support uses.

The goals of the proposed actions are to provide opportunities for new residential and mixed-use development and to create a finely grained rezoning plan that would allow the continuation of industrial uses. Contextual zoning changes are proposed in areas to protect the existing lower-density residential character in the midblocks. Mixed-use zoning are also proposed to support the wide range of uses currently found in the area. The rezoning would remove current restrictions on residential development and provide incentives to promote the creation of affordable housing. Specifically, the proposed project seeks to provide residential and mixed-use development at an appropriate scale with the surrounding context; provide incentives for affordable housing in areas proposed for higher density mixed-use development; direct new development at higher densities to wide streets; support existing light industrial businesses; and reinforce the mixed-use residential and light-industrial/commercial context.

As discussed in detail in Chapter 1, "Project Description," a reasonable worst case development scenario (RWCDs) was developed by the Department of City Planning that identifies as a result of the proposed development expected to occur by 2017 on the 40 projected development sites including approximately 1,577 dwelling units (of which 187 would be affordable units provided through proposed the Inclusionary Housing program); 173,582 square feet of commercial floor area; 2,475 square feet of industrial floor area and 39,773 square feet of community facility floor area. These figures represent a net increase of 1,555 dwelling units, a net decrease of 197,470 square feet of commercial floor area; a net decrease of 180,536 square feet of industrial floor area; and a net decrease of 41,697 square feet of community facility floor area.

This EIS evaluates the potential environmental effects of these anticipated changes in land use. While the proposed project would result in more intensive land uses in the areas around public transit and Northern Boulevard and generate new residents, employees and visitors; it is not anticipated that this growth would spill over into adjacent neighborhoods or cause indirect effects in nearby areas that would result in substantial new development.