

**A. INTRODUCTION**

The term “growth-inducing aspects” generally refers to the potential for a proposed project to trigger additional development in areas outside a 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 action is appropriate when a project: (1) adds substantial new land use, 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 (2) introduces or greatly expands infrastructure capacity.

The Proposed Actions would facilitate the redevelopment of Industry City at a higher density and with a broader range of land uses. Together these uses would create a vibrant Innovation Economy District and support job creation. As detailed in Chapter 1, “Project Description,” the Proposed Actions are anticipated to result in an incremental increase of approximately 1.33 million gsf of manufacturing and office uses,<sup>1</sup> 700,000 gsf of retail, 387,000 gsf of new academic use, 287,000 gsf of new hotel use, and 33,000 gsf of event space, generating more than 15,000 total on-site jobs. The environmental consequences of this growth are the subject of Chapters 2 through 20 of this Environmental Impact Statement (EIS).

The projected introduction of a broader range of uses and on-site jobs is intended to continue to attract Innovation Economy uses, and to provide businesses with the ecosystem and resources they need in order to thrive within Industry City and in the larger Sunset Park neighborhood. Industry City would be home to firms representing a broad range of businesses involved in the “making” process, from research and development to design and engineering, as well as the actual manufacturing of products. Proposed retail uses, ranging from local merchants and services to larger destination stores, would support the businesses of co-located manufacturers and other Innovation Economy companies, as well as Industry City employees, students, visitors, and Sunset Park residents alike.

The Proposed Actions would result in a broader range of land uses within Industry City, but would not introduce a new economic activity that would substantially alter economic patterns in the surrounding area. As detailed in Chapter 3, “Socioeconomic Conditions,” the potential for indirect retail displacement is expected to be limited as Industry City’s own retail program is anticipated to capture much of the newly created demand introduced by the Proposed Project, thereby reducing the scale and extent of demand for new retail in the surrounding area. A comparison of business compositions along the Study Area’s major retail corridors between 2007 and 2017 has shown that previous investments at Industry City had only a marginal impact on turnover and vacancies outside of the Project Area, and did not result in a change in character along the major

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<sup>1</sup> As shown in Tables 1-4, 1-5, and 1-6, manufacturing, artisanal manufacturing and office uses combined to create Innovation Economy use.

## **Industry City**

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avenues. The limited indirect retail displacement that could result from increased rents brought about by the Proposed Project would therefore not lead to major changes in the composition of nearby commercial strips.

In addition to local retailers, traditional industrial and warehousing businesses may also be vulnerable to indirect displacement. Greater demand pressures on existing low-employment industrial space could result if the creation of a new Innovation Economy District encourages the co-location of other high-employment manufacturing and Innovation Economy businesses within the Study Area. Any loss in traditional industrial activity, however, will be more than offset by the growth of more job-intensive manufacturing and Innovation Economy uses facilitated through the adaptive reuse of existing vacant and storage/warehouse structures within or near to Industry City.

The Proposed Actions would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would induce development; any proposed infrastructure improvements would be made to support development of the Project Area itself.

Overall, the Proposed Actions are not expected to induce any significant additional growth beyond that identified and analyzed in this EIS. \*