

This chapter provides an assessment of the potential growth-inducing aspects of the proposed project. These generally refer to “secondary” impacts that could trigger additional development in areas outside of the project site that would not have such development without the proposed project. The *CEQR Technical Manual* indicates that an analysis of the growth-inducing aspects of a Proposed Action is appropriate when an action:

- 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 transform a large, prominent—but underutilized—site, at the crossroads of Brooklyn’s two most important avenues, atop a major public transportation hub, and at the intersection of six distinct neighborhoods. It would introduce an arena for a major sports team and surround it with a broad mix of retail, hotel, office, residential, community facility, and open space uses (see Chapter 1, “Project Description,” for details).

The proposed project is not expected to induce additional notable growth outside of the project site. While the project would improve existing infrastructure on and around the project site, including water and sewer lines, roadways, and railroad and subway facilities, the infrastructure in the study area is already well-developed such that improvements associated with the proposed project would not induce additional growth.

The proposed project would introduce a large mixed-use development that includes a new land use (an arena) with its expected economic activity in the form of new businesses, employment, and residents on the project site. While all of these uses would contribute to growth in the city and state economies, they would not be expected to induce additional notable growth outside the project site. As described in Chapter 3, “Land Use, Zoning, and Public Policy,” with the exception of the existing manufacturing zoning districts primarily to the east of Vanderbilt Avenue along Atlantic Avenue, the ability of the proposed project to alter land use patterns in the study area would be minimal given existing land use patterns, existing zoning regulations, and historic district designations. Unless there are profound zoning changes in the study area, the introduction of a new mixed-use development with an arena use and increased economic activity on the project site would not be expected to spur changes in the established neighborhoods elsewhere in the study area. *