22 GROWTH-INDUCING ASPECTS OF THE PROPOSED PROJECT

22.1 Introduction

Per the New York State Environmental Quality Review Act (SEQRA), the growth-inducing aspects of a proposed project must be assessed as part of an environmental review in the State of New York. The growth-inducing aspects of a project are generally referred to as "secondary" effects of a proposed project because they may have the potential to trigger further development.

The 2021 *CEQR Technical Manual* states that an analysis of the growth-inducing aspects of a proposed action is appropriate for projects that add substantial new land use, residents, or employment that could induce additional similar development or supportive uses (e.g., retail to serve a new residential development), or where a proposal would introduce new or greatly expanded infrastructure capacity (e.g., sewers, central water supply) that might also induce growth. This chapter analyzes whether the Proposed Actions could trigger additional development in areas outside of the Proposed Rezoning Area that would be substantially different from existing land uses.

The Proposed Actions would facilitate the construction of up to four buildings on three underutilized waterfront sites in the Crotona Park East neighborhood, a mature urban area of the Bronx. The neighborhood has an established residential market and a critical mass of non-residential uses, including retail, commercial, and community facility uses. The project-generated affordable housing, retail, and accessory parking would be consistent with public policies such as *OneNYC 2050* and *Housing New York 2.0*, and the vision set forth in the draft *Southern Boulevard Neighborhood Study*.

The Reasonable Worst Case Development Scenario (RWCDS) established that the projected development sites would result in up to 866,017 gross square feet (gsf) of residential use (970 dwelling units), 21,229 gsf of commercial uses, and 20,000 gsf of accessory parking (100 spaces). The potential environmental effects of this growth are discussed in Chapters 2 through 21 of this Draft Environmental Impact Statement.

The Proposed Actions would allow more intensive land uses on the development sites, and would increase the demand for local neighborhood services such as community facilities, open space, and retail. The project-generated demand for these services would largely be satisfied by the existing nearby commercial and community facilities, as well as the project-generated commercial spaces and waterfront open space.

The Proposed Actions are limited to the Proposed Rezoning Area, which includes Bronx Block 3017, Lots 29, 60, 65, 68, and 74, and portions of Lots 6 and 28. Development capacity would not be increased outside of the Proposed Rezoning Area. The Proposed Actions would not introduce new infrastructure (e.g., develop a sewer line in an area not currently served by sewers) or greatly increase infrastructure capacity that would induce or unlock development in secondary areas. The socioeconomic conditions assessment found that the Proposed Actions do not have the potential to adversely affect real estate market conditions. The project-generated development would occur near existing developed infrastructure, and would therefore not have significant potential to induce growth outside of the Proposed Rezoning Area.