6. GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to secondary impacts (rather than direct impacts) of a proposed action that could trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (such as stores to serve new residential uses). Further, actions that introduce or greatly expand infrastructure capability could also induce growth although this could be an issue only in limited areas of Staten Island and Queens, since in most areas of New York City the infrastructure is already in place and its improvement or expansion is usually proposed only to serve existing or expected users.

The goals and objectives of the Proposed Action are to provide new opportunities for redevelopment and economic growth within the Crotona Park East/West Farms area by permitting residential development at a mix of densities and facilitating the inclusion of neighborhood amenities such as retail, community facility, and open space uses. The proposed rezoning would direct new residential development, including affordable housing, and commercial development at higher densities to an area with excellent highway and transit access. The new development would reinforce the adjacent residential neighborhoods, connecting the residential neighborhood of Crotona Park East to the newly renovated Starlight Park and the Bronx River Greenway, and improve street presence and activity within the rezoning area.

As discussed in detail in Chapter 1, "Project Description," the Proposed Action is expected to result in a net increase of approximately 2,635 residential units, 92,941 square feet of retail space, 12,000 square feet of community facility space, and two public plazas within the proposed rezoning area by 2022. It is anticipated that 912 of the 2,635 residential units would be subsidized units. The Proposed Action would also result in a net decrease of almost 400,000 square feet of industrial floor area. The environmental consequences of this growth are discussed in Chapters 2A through 2U of this EIS. The Proposed Action could lead to additional growth in the City and State economies through employment and fiscal effects during construction on the development sites and operation of these developments once construction is complete.

The Proposed Action would result in more intensive land uses within the rezoning area. However, it is not anticipated that the Proposed Action would generate significant secondary impacts resulting in substantial new development in nearby areas, as the proposed rezoning is consistent with existing and projected land use trends in the surrounding Crotona Park East and West Farms neighborhoods. The projected residential development would accommodate a portion of the City's current and future housing needs, and the retail, community facility, and open space components of the project would provide community benefits to the area's existing and future residents and workers.