6. GROWTH-INDUCING ASPECTS OF THE PROPOSED PROJECT

The term "growth-inducing aspects" generally refers to the potential for a proposed action to trigger additional development in areas outside of the project site (i.e., directly affected area) that would not experience such development without the proposed action. The CEQR Technical Manual indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when the 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.

- Introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply). 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.

As described in Chapter 1, "Project Description," the East Fordham Road rezoning seeks to create a new gateway for the Bronx by permitting mixed-use development to promote an active, vibrant streetscape while preserving existing neighborhood and commercial character. Compared to the No-Action condition, the Proposed Action would result in a limited, overall increase in residential and commercial space throughout the 12-block rezoning area. A reasonable worst-case development scenario (RWCDS) was developed to assess the possible short-and long-term effects of the Proposed Action. The incremental change expected to occur by the analysis year of 2023 on the 9 projected development sites identified in the RWCDS under the With-Action condition would consist of approximately 352 dwelling units, 200,130 million gross square feet (gsf) of retail space, and 76 gsf of community facility space. The environmental consequences of this growth are the subject of this Environmental Impact Statement (EIS).

The proposed action would result in more intensive land uses (generating new residents, daily workers, and visitors). The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from banks to local retail. This would enhance the growth of local commercial corridors in the rezoning area. It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by the new neighborhood-scale ground-floor retail uses that are expected to be developed as a result of the Proposed Action. The Proposed Action could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the projected and potential development sites and operation of these developments after their completion.

It is not anticipated that the Proposed Action would generate significant secondary impacts resulting in substantial new development in nearby areas. The area surrounding the project site is fully developed, and the level of development is controlled by zoning. The infrastructure in the study area is sufficiently well-developed and the Proposed Action would not result in a substantial expansion to infrastructure

capacity in the surrounding area. Therefore, the proposed action would not induce significant new growth in the surrounding area.