Chapter 20: Growth-Inducing Aspects of the Proposed Project

The term "growth-inducing aspects" generally refers to the potential for a proposed project to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. The *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project is appropriate when the project:

- 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 includes the development of a 214,000-square-foot, approximately 60-foot-tall retail development occupied by stores categorized under Use Groups 6 or 10. It is anticipated that the proposed building would house a BJ's Wholesale Club and up to three other retail stores. As stated in Chapter 3, "Socioeconomic Conditions," the proposed project is not expected to introduce enough of a different economic activity to alter existing economic patterns in the study area. While the proposed uses would be substantial additions to the study area, they do not represent new types of land uses. Shore Parkway is a busy thoroughfare which already contains retail and other commercial uses. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the proposed project would be compatible with and complementary to existing study area land uses. The area surrounding the project site is fully developed, and the level of development is controlled by zoning. As such, the proposed project would not "induce" new growth in the study area. The proposed project and related actions are specific to the project site only.

In addition, as described in Chapter 8, "Water and Sewer Infrastructure," the proposed project would utilize existing infrastructure. ✷