

West 108th Street WSFSSH Development

Chapter 16: Growth-Inducing Aspects of the Proposed Project

The term “growth-inducing aspects” generally refers to “secondary” impacts of a proposed project that trigger further development outside the directly affected area. 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: (1) adds substantial new land use, residents, or employment that could induce additional development of a similar kind or of supported uses, such as retail establishments to serve new residential uses; and/or (2) introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply).

The goal of the Proposed Actions, as noted in Chapter 1, “Project Description,” is to facilitate much needed affordable and supportive housing, transitional housing for older adults, and community facility uses. The Proposed Actions would support the City’s goals of creating new affordable and supportive housing, as well as addressing the needs of the City’s homeless population, by optimizing the use of City-owned land within close proximity to public transportation. The Proposed Project is also intended to create new jobs (approximately 50 new permanent on-site workers, excluding construction workers). The Proposed Actions would help address specific needs of the local community, as well as the City at large, including the provision of affordable and supportive housing, transitional housing, and community facility uses.

As detailed in Chapter 1, “Project Description,” the Proposed Actions would facilitate the development of approximately 277 affordable units (including supportive housing), an approximately 31,000 gross square foot (gsf) transitional housing facility for older adults with approximately 110 shelter beds, and an additional approximately 6,400 gsf community facility use. The environmental consequences of this growth are the subject of Chapters 2 through 12 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from community facilities to local retail and services. It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by the existing retail and community facility uses in the surrounding area, in addition to the community facility planned as part of the Proposed Project. The Proposed Project could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the Development Site and operation of the Proposed Project after its completion. However, this secondary growth is not expected to result in any significant impacts in any particular area or at any particular site.

It is not anticipated that the Proposed Project would generate significant secondary impacts that would result in substantial new development in nearby areas, and the Proposed Project would not introduce an economic activity that would alter existing economic patterns in the study area. Moreover, the Proposed Actions do not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development. Therefore, the Proposed Actions would not induce significant additional growth beyond that identified and analyzed in this EIS.