

Chapter 11: Growth-Inducing Aspects of the Proposed Actions

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 2014 *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.

As detailed in Chapter 1, “Project Description,” the proposed actions would facilitate the demolition of approximately 290,000 gross square feet (gsf) of existing retail uses and the development of approximately 387,000 gsf of new retail structures, for a net increase of approximately 97,000 gsf of retail at the project site.

While the proposed project would add retail to the project site, the project area already has a well-established retail market anchored by several existing shopping centers, and therefore the proposed project would not alter the land use mix of the study area, nor would it introduce new economic activities that would alter existing economic patterns. While the proposed project could include in a health club, which is a use not present on the project site, this use would be compatible with other uses and would not result in any land use conflicts. The retail uses added by the proposed project would generate additional foot traffic within the project site and additional vehicular traffic to retail uses near the project site, which would be expected to increase the customer base for existing businesses. It is not expected that the proposed uses would result in any land use conflicts or substantially alter existing economic patterns.

While the proposed uses would be expected to contribute to growth in the City and State economies, they would not be expected to induce additional notable growth outside the project site. It is not anticipated that the proposed enlargement would increase the local population of the area, since it is expected that many of the new jobs would go to residents already living in the surrounding area. It is possible that development resulting from the proposed actions and other developments in the area could prompt some new retail development from those seeking to capitalize on the area’s increased consumer base. Induced commercial development, if it were to occur, would be limited and would likely include stores catering to the new workers and shoppers.

Because the proposed project would expand an existing commercial center, it would not require major new infrastructure and is accessible to major roadways, including Hyland Boulevard and is located near eastern Staten Island’s numerous residential neighborhoods.

Overall, the proposed actions are not expected to induce any significant additional growth beyond that identified and analyzed in this EIS. *