

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 that would 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 goal of the proposed action is to implement Fordham University’s Master Plan to provide about 2.5 million square feet of additional gross floor area at its Lincoln Center campus on the Upper West Side of Manhattan, and would result in an increase of approximately 1.77 million gross square feet of academic space, including 506,238 square feet of new dormitory space. In addition, approximately 736,504 gsf of new residential condominium space will be built on the Fordham site by a private developer. While these uses would contribute to growth in the City and State economies, they would not be expected to induce additional notable growth outside the project site. The area surrounding the project site has been fully developed for decades, and the level of development is controlled by zoning. As such, the proposed action would not “induce” new growth in the study areas.

As noted in Chapter 3, “Socioeconomic Conditions,” the proposed action would not have a significant adverse impact on socioeconomic conditions in the study area. The proposed action would not directly displace any residential population or displace businesses or institutions. Students added to the study area residential population would not cause indirect residential displacement, since temporary residents living in university housing typically do not have a substantial effect on broader residential housing markets, and average rental rates and sales prices in the study area are already substantially higher than the citywide and borough averages. Indirect business displacement would not occur as a result of the proposed action since the project would increase study area employment by two percent and the new activities and jobs would be in industry sectors that already have a strong presence in the study area. Finally, the proposed action would not have any adverse effects on specific industries. *