

3.11 GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth, 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.

The proposed zoning districts are tailored to complement the characteristics of the three identified nodes of the rezoning area: the transit node, the civic node and the residential node. The zoning districts were designed to address the characteristics and needs that are specific to each node while strengthening the identity of the area as a whole. The proposed action would create opportunities for new housing development on underutilized and vacant land near transit. In addition, the rezoning would create capacity for much-needed office and commercial space and community facility space surrounding the corridor's civic uses.

As discussed in detail in Chapter 2.0, "Project Description," the proposed action is expected to induce a net increase of approximately 594 dwelling units, 42,004 square feet of ground-floor retail, and 306,001 square feet of commercial office space on the identified 11 projected development sites in the rezoning area by 2018. It is expected that approximately 446 dwelling units would be market-rate and 148 dwelling units would be reserved for affordable housing. The environmental consequences of this growth are the subject of this EIS. 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. 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.

The proposed action would result in more intensive land uses (generating new residents, daily workers, and visitors). However, it is not anticipated that it would have significant spillover or secondary effects resulting in substantial new development in nearby areas, as the proposed rezoning has been developed to be responsive to observed and projected land use trends and would result in sufficient available density to meet all projected demands for projected residential and commercial development in the Bronx.