

Chapter 23: 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 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.

The proposed project would be limited to the Development Site, which consists of Parcels 1, 3, 5, and 10 of the Bronx Park South Large Scale Residential Development (LSRD). The project would increase the density of the Development Site by introducing 934 more affordable residential units and 21,610 square feet more retail than in the existing condition; the project would also introduce a new 500-seat public elementary school. These uses would be consistent with the existing uses in the surrounding area. As discussed in Chapter 3, “Socioeconomic Conditions,” the new units constructed with the proposed project, as well as the new population those units would introduce to the study area, as a whole would generally be similar to the existing income profile of the surrounding neighborhood. The proposed project is not expected to introduce or accelerate a trend of changing socioeconomic conditions.

In addition, the proposed project would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development; any proposed infrastructure improvements would be made to support development of the Development Site itself.

Therefore, the proposed project is not expected to induce significant new growth in the surrounding area. *