

Stevenson Commons EIS

Chapter 21: Growth-Inducing Aspects of the Proposed Actions

The term “growth-inducing aspects” generally refers to “secondary” impacts of a proposed action 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 action is appropriate when the project: (1) adds substantial new land use, 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 (2) introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply).

As detailed in Chapter 1, “Project Description” the Proposed Actions would facilitate new construction on the Stevenson Commons site in the Soundview neighborhood of the Bronx Community District 9, resulting in approximately 735 affordable dwelling units (DUs), including 621 income-restricted housing units and 114 affordable independent residences for seniors (AIRS), 33,995 gsf of community facility uses, approximately 1.94 acres of publicly accessible open space, and a net decrease of 104 accessory parking spaces (the “Proposed Project”). The Proposed Project would be limited to the proposed Development Site, which consists of ~~a portion of existing Block 3600, Lot 4 (tentative future Tax-Lots 4, 10, 15, 20, 30, 40, and 50).~~

The Proposed Actions would result in more intensive land uses on the Development Site, however, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. As stated in Chapter 3, “Socioeconomic Conditions,” while the Proposed Project could add new population with a higher average household income as compared with the existing population in the study area, the Proposed Project would not directly displace existing residential tenants, and the Proposed Actions would not result in socioeconomic changes that would alter the residential market in a manner that would lead to notable project-generated rent pressures. The affordable housing added by the Proposed Project is expected to help maintain a more diverse demographic composition, including providing senior housing, within the study area and would further expand housing opportunities in an area where a strong demand for affordable housing exists. Therefore, the Proposed Project is not expected to induce or accelerate a trend of changing socioeconomic conditions.

In addition, the Proposed Actions 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 Proposed Project on the Development Site itself. Therefore, such improvements, would not result in an expansion of infrastructure capacity in the surrounding area and would not be expected to induce growth outside of the Development Site.

Overall, the Proposed Actions are not expected to induce any significant additional growth beyond that identified and analyzed in this Environmental Impact Statement (EIS).