

A. INTRODUCTION

This chapter discusses the potential of the proposed project to induce growth on and in the vicinity of the project site. Proposed actions may induce primary growth by expanding the numbers of employees on a site or secondary growth if further development is triggered by the proposed actions. In an environmental context, secondary growth is the main concern. Actions that may result in secondary growth effects include actions that introduce a substantial amount of new residents or new employment that could induce additional development of a similar kind and/or development of support uses (e.g., stores to serve new residents or employees). In addition, actions that result in the expansion of infrastructure capacity (e.g., sewers, central water supply, or roadways) could also induce secondary growth. This chapter is closely linked to the information presented in other chapters of this Environmental Impact Statement (EIS), such as Chapter 2, “Land Use, Zoning, and Public Policy,” Chapter 3, “Socioeconomic Conditions,” and Chapter 11, “Water and Sewer Infrastructure.”

As described in Chapter 1, “Project Description,” the proposed project would redevelop the northern portion of the Bronx Psychiatric Center campus with approximately 1.2 million gross square feet (gsf) of commercial office space for business, professional, or medical facilities; it would also include 100,000 gsf of bio-tech/research space; 250,000 gsf of accessory use; 124,300 gsf of hotel use; 100,000 gsf of college/trade school space; 40,000 gsf of retail space; 2,000 gsf of community facility space; 380,900 square feet of open space, including two baseball diamonds with a 2,000 gsf support building and supporting amenities; 8,100 gsf of amenities space; and approximately 4,029 accessory parking spaces.

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” the proposed project would result in the development of approximately 1.2 million gsf of commercial office space for business, professional, or medical facilities to the project site. These uses would complement the nearby land uses, including Hutchinson Metro Center to the north, the Westchester Square Medical Center to the southwest, and Yeshiva University’s Albert Einstein College of Medicine to the west. As such, the proposed project would not “induce” new growth in the study area. The proposed project and related actions are specific to the project site only.

As noted in Chapter 3, “Socioeconomic Conditions,” while the proposed project would add a substantial amount of commercial development to the project site, this would not be a new use to the study area. The study area already has a well-established commercial market, and therefore the proposed project would not introduce new economic activities to the project site or to the study area that would alter existing economic patterns. This area of the Bronx is already characterized by numerous office developments for business, professional, and medical facilities. The retail uses introduced by the proposed project would not be of a scale that would accelerate commercial market trends within the study area. The retail added to the project site would serve the study area’s existing workforce, visitors, and patients, as well as the worker and visitor population added by the proposed project. Moreover, the proposed hotel would not be

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considered substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. The proposed project would also introduce new accessory use dwelling units to the project site, but this use would not constitute a new concentration of higher-income housing that could substantially alter rental market conditions in the study area.

As described in Chapter 11, “Water and Sewer Infrastructure,” the proposed project would utilize existing infrastructure, and the proposed project would not result in any significant adverse impacts to water supply or wastewater and storm water infrastructure. Therefore, secondary growth is not expected to be induced as a result of the proposed project. *