

## **VI. GROWTH-INDUCING IMPACT OF THE PROPOSED PROJECT**

### **A. HOW THE PROJECT COULD FOSTER GROWTH**

Implementation of the Proposed Project would increase local short-term employment opportunities. It is estimated that the project would provide short-term construction employment as well as long-term employment for approximately 896 persons. Growth among services and suppliers which support hospital and retirement community uses, although minor, should also be anticipated.

It is anticipated that the Proposed Project could be served by the existing electrical power, sewer, fresh water, and solid waste facilities or extensions thereof, although it would contribute to the need for additional services. The additional employment opportunities could create a slight demand for affordable housing in the area.

### **B. CUMULATIVE IMPACTS OF RELATED PROJECTS**

By itself the Proposed Project does not represent significant growth for the area, but when combined with related projects, some cumulative impacts would occur. The short- and long-term related projects are expected to create approximately 201,760 square feet of retail space, 635,200 square feet of office space, 50,000 square feet of government office space, 312,000 square feet of hotel<sup>1</sup>, 40,110 square feet of schools, 164 acres of parkland, 2,000 square feet of activity/recreational facilities, 728 multi-family dwelling units, 1,736 single family dwelling units, and 148 assisted living dwelling units.

New development would create approximately 3,083 new job opportunities<sup>2</sup> and would add approximately 9,182 new residents to the area<sup>3</sup>. Short term construction employment would be provided by the proposed and related projects, and may increase as a result of other future development. Development would result in an increased demand for public services and utilities. Research and analysis of cumulative impacts relative to related projects has been addressed in the appropriate cumulative sections.

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<sup>1</sup> Assuming 800 square feet per hotel room.

<sup>2</sup> Based on 2.5 employees per 1,000 square feet of retail, activity/recreational, and office space, 2.0 employees per 1,000 square feet of school space, and 1.0 employees per 1,000 square feet of parkland.

<sup>3</sup> Based on 2.8 residents per condominium, 4.0 residents per single family dwelling, and 200 total residents for the assisted living units.