

**7.0 GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION**

As indicated in previous sections of the document, the proposed project will add a projected 319 persons to the population of the Town of Carmel, as well as approximately 352 new long term jobs. The project will promote increased construction employment and, on a cumulative basis, an increased long term demand for goods and services that will have a steady multiplier effect in the project area.

The increase in visitors to the area resulting from the construction of a hotel on the Gateway Summit site is expected to increase patronage of area entertainment venues and restaurants to some degree. However, since the hotel will have its own banquet hall and conference center, significant growth -- beyond supporting existing establishments -- would not be expected. Route 6 in the vicinity of the project site is a largely built up corridor and significant new construction of retail and service uses to serve future site residents, workers or visitors would not be expected given the level of development proposed and the fact that this area is already supported by a range of existing retail and support services.

No significant adverse effects on the area's utilities, community services, or facilities are expected, and no new access to currently inaccessible areas would be created. No new water or sewer capacity would be created as a result the proposed project and no extension of utility lines would occur outside of the boundaries of the project site. The project would also not increase the zoned density of site, as no zone change is being requested.

No adverse effects on area commercial services are expected as a result of the proposed development. The increase in resident and worker population anticipated as a result of the proposed project is not expected to induce further development in the area.