

3.24 GROWTH INDUCING ASPECTS OF THE PROPOSED ACTION

As set forth in the *CEQR Technical Manual*, growth-inducing aspects of a proposed action generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth, although this could be an issue only in limited areas of Staten Island and Queens, since in most areas of New York City the infrastructure is already in place and its improvement or expansion is usually proposed only to serve existing or expected users.

The goal of the proposed action is to create new mixed-use development, affordable housing and open space, and to provide further stimulus for the economic revitalization of the surrounding community. New mixed-use development that includes housing on the project site would add vitality to the street both at day and night by increasing the residential population and increasing the supply of affordable housing. The proposed action would also add new publicly accessible open space to the eastern end of 125th Street and would facilitate new construction that would enliven the surrounding streetscape and maintain the overall scale and residential context of the area.

The proposed action is expected to result in the construction of up to approximately 1,000 units of housing within an overall program of development that includes up to 1.7 million square feet of new construction on the East 125th Street Development project site. The environmental consequences of this growth are the subject of Chapters 3.1 through 3.20 of this ~~DEIS~~ DEIS/FEIS. The projected increase in residential population is likely to increase the demand for neighborhood services, ranging from banks to local retail. This would enhance the growth of local commercial corridors in the vicinity of the project site and rezoning area. The proposed action could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the project site.

The proposed action includes the rezoning of an off-site parcel, the United Moravian Church, located at East 127th Street and Third Avenue. Rezoning this parcel from R7-2 to C6-3 could facilitate redevelopment of this off-site parcel, and an additional increment of development of approximately 32 dwelling units attributable to its rezoning may result if development pursuant to the proposed zoning were to occur on that off-site parcel separately from the East 125th Street Development.

As a result of the proposed new construction on the East 125th Street Development project site and any potential new development occurring on the off-site parcel that is to be rezoned only, the proposed action would result in more intensive land uses (generating new residents, daily workers, and visitors). However, it is not anticipated that it would have significant spillover or secondary effects resulting in substantial new development in nearby areas, as the development is proposed in an area that is already experiencing a high degree of growth and redevelopment. Moreover, by providing a significant new supply of affordable housing and local commercial space, the proposed action is expected to help stabilize or reduce the pressure for new

development and changes in land use in areas adjoining the rezoning area beyond those already projected through planned development and the 125th Street Corridor Rezoning and Related Actions project.