

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 a balanced rezoning approach that includes opportunities to catalyze future development, while preserving those areas with a strong, definable built context as well as predominately residential areas. New mixed-use development that includes housing on 125th Street would add vitality to the street both at day and night by increasing the residential population and including a zoning bonus to expand and enhance the opportunities for affordable housing development. Furthermore, the proposed action includes the establishment of a new special purpose district for the 125th Street corridor within the rezoning area. The Special 125th Street District would allow a wide range of retail, arts, entertainment and cultural uses to physically and economically activate the street, would allow fine-tuned building form controls to respond to the specific scale and character of the corridor, and would support future job creation and career opportunities.

As discussed in detail in Chapter 2, "Project Description," the proposed action is expected to induce a net increase of approximately 2,328 dwelling units, 208,586 square feet of ground-floor retail, and 436,015 square feet of commercial office space on the identified 26 projected development sites in the rezoning area by 2017. It is expected that approximately 1,830 dwelling units would be market-rate and 498 dwelling units would be reserved for affordable housing. The proposed action would also result in net decrease of 110,985 square feet of community facility space, a decrease of 26,824 square feet of storage and manufacturing space, and a decrease of 110,406 square feet of parking/auto related uses. The environmental consequences of this growth are the subject of Chapters 3.1 through 3.20 of this EIS. 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 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 projected and potential development sites and operation of these developments after their completion.

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 proposed rezoning has been developed to be responsive to observed and projected land use trends and would result in sufficient available density to meet all projected demands for projected residential and commercial development in Harlem. Moreover, the recent and anticipated

development in Harlem necessitates a strategic planning and development framework for the 125th Street corridor, and by providing a significant new supply of housing and local commercial space within this rezoning framework, 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.