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 provide opportunities for new residential and commercial development at higher densities, while retaining certain light industrial uses, and encouraging the development of the waterfront, including continuous public waterfront access along the Harlem River waterfront. New residential development, including affordable housing, in this area would be compatible with the high level of transportation infrastructure in this area and the residential, commercial, and open space investments in the surrounding neighborhoods. The proposed action includes the establishment of the Lower Concourse Special Mixed Use District (MX) and the Special Harlem River Waterfront District (SHRWD) within the rezoning area. The new mixed-use districts would allow residential and commercial development on the Grand Concourse and along the waterfront, residential and mixed-use development in other areas, and light industrial uses in certain areas. It is also expected that the Harlem River waterfront area in the rezoning area would be developed and enhanced with a new open space and esplanade along the Harlem River waterfront further encouraging and complementing the new development along the waterfront.

As discussed in detail in Chapter 2.0, "Project Description," the proposed action is expected to induce a net increase of approximately 3,414 dwelling units, 571,162 square feet of new retail space and 164,285 square feet of new hotel space (combined for a total of 735,447 square feet of commercial space), and 63,700 square feet of community facility space on the identified 31 projected development sites in the rezoning area by 2018. It is expected that approximately 2,823 dwelling units would be market-rate and 591 dwelling units would be reserved for affordable housing. The proposed action would also result in a net decrease of 598,351 square feet of office space and a net decrease of 308,872 square feet of warehouse/manufacturing space. 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 in the area surrounding the Lower Concourse and would result in sufficient available density to meet all projected demands for projected residential and commercial development in Mott Haven. Moreover, the recent and anticipated development in the South Bronx and the area surrounding the Lower Concourse necessitates a strategic planning and development framework for Mott Haven, and by providing a significant new supply of housing, commercial development, and open 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.