

770 Eleventh Avenue Mixed-use Development Rezoning EIS
CHAPTER 23: GROWTH INDUCING ASPECTS OF THE PROPOSED PROJECT

The proposed action would enable the construction on the 94,463 sf project site of a new approximately 1.3 million gross square feet (gsf) mixed-use development with the following uses (all approximate): 900 dwelling units (DUs), 8,800 gsf of retail; 20,000 gsf of health club space; 330,000 gsf of automobile sales, preparation, and repairs space; 36,000 gsf of NYPD Mounted Unit facility (stable and related space); and up to 225 accessory parking spaces.

The proposed action would result in a more intensely developed site and introduce to it a new mix of residential and commercial uses. These uses would be compatible with the surrounding area and be consistent with the ongoing redevelopment of this part of Clinton to residential-oriented mixed-use neighborhood. No significant development is expected to occur in the surrounding area as a result of the proposed action.