

3.8 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 proposed action is intended to create opportunities for new mid-density residential development and larger scale ground floor commercial development along Webster Avenue, while shaping Webster Avenue into a vibrant, inviting and walkable residential and commercial corridor. For the neighborhood rezonings to the west, the proposed action is intended to preserve low density development in the residential areas of Bedford Park and Norwood, and to shift new development from the neighborhoods to Webster Avenue. Through height limits and contextual requirements of the proposed zoning, development incentives would be removed from the lower-density neighborhoods and shifted to higher-density areas such as Webster Avenue.

The proposed action is expected to result in approximately 957 dwelling units (including 191 affordable dwelling units); 434,141 square feet of commercial space (153,581 square feet of retail space, 10,625 square feet of FRESH supermarket space, 34,110 square feet of restaurant space, 144,978 square feet of office space, and 90,847 square feet of parking garage area); and 47,946 square feet of community facility space on the 24 projected development sites. This would result in a net change in development between the No-Action and With-Action scenarios at these 24 projected development sites of approximately 738 additional dwelling units (191 of which would be affordable housing units), 36,844 square feet of retail space, 10,625 square feet of FRESH supermarket space, 24,169 square feet of restaurant space, 7,782 square feet of community facility space, 16,573 square feet of office space, and net decreases of 27,612 square feet of hotel space and 78,152 square feet of automotive-related, storage and other space. The environmental consequences of this growth are the subject of Chapters 3.1 through 3.20 of the EAS and Chapters 3.1 through 3.9 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 rationalize development along the Webster Avenue corridor and preserve the residential areas of Bedford Park and Norwood. By providing a new supply of housing and commercial development 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.