

CHAPTER 26: GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

The Proposed Action involves the rezoning and creation of the Special Stapleton Waterfront Zoning District on the Homeport Site, and in the neighboring area between Front Street and the Staten Island Railway tracks, in the borough of Staten Island. The Proposed Action also includes street mapping/demapping, disposition of City-owned property, capital funding, and permits. The uses envisioned by the Proposed Action include new multi-family residential development (a total of 638 units), a restaurant and banquet hall, a sports complex, local retail, a farmer's market, commercial office development, and accessory parking facilities. These uses would total approximately 961,200 square feet, of which 617,500 square feet is associated with the Homeport Site and 343,700 square within the remaining Project Area. The Proposed Action also includes 12 acres of new public open space.

Implementation of the Proposed Action would result in a mixed-use waterfront destination that would create jobs, promote economic development, and establish a new public waterfront asset for the Stapleton community and the borough of Staten Island. The project is expected to generate a net increase in economic activity in the form of new businesses and employment within the Project Area. These new businesses would contribute to growth in the City and state economies. Retail needs of the future visitors and residents at the Homeport Site would continue to be met on Bay Street and the Tappen Park area of Stapleton. Although the Proposed Action includes improvements and upgrading of the area's stormwater and sewer systems, these improvements are not expected to induce additional growth outside the Project Area.