

The term “growth-inducing aspects” generally refers to the potential for a proposed project to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. The 2012 *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project is appropriate when the project:

- Adds substantial new land use, new residents, or new employment that could induce additional development of a similar kind or of support uses, such as retail establishments to serve new residential uses; and/or
- Introduces or greatly expands infrastructure capacity.

The proposed project would be limited to the project sites, which would be developed with mixed-use development that would include a retail outlet center, a hotel, catering facility, and public and accessory parking on the South Site and an Observation Wheel, Wheel Terminal Building with various commercial, retail (including merchandising and restaurants), exhibition space, theater space, public and accessory parking, and publicly accessible passive and active open space on the North Site. As discussed in Chapter 2, “Land Use, Zoning, and Public Policy,” the proposed project would be compatible with, and supportive of, land use, zoning, and public policy initiatives in the area. The proposed project would convert large surface parking lots located on prime waterfront property into a vibrant, mixed-use area that capitalizes on existing transportation infrastructure, showcases views of New York Harbor and the Manhattan skyline, and supports the planning goals for St. George and Staten Island all without denigrating the sites’ current role as providing public parking for the Staten Island Ferry St. George Terminal and the Richmond County Bank Ballpark (the Stadium). Although as discussed in Chapter 3, “Socioeconomic Conditions,” the proposed project would generate increased retail traffic that could benefit existing retail businesses in the study area, the new uses would not be expected to induce additional notable growth outside the project sites.

In addition, the proposed project would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development.

Therefore, the proposed project would not induce significant new growth in the surrounding area. \*