20

Growth-Inducing Aspects of the Proposed Project

The term "growth-inducing aspects" generally refers to the potential for a proposed project to trigger additional development in areas outside of the project site (i.e., directly affected area) that would not experience such development without the proposed project.

Introduction

The *2021 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 (e.g., sewers, central water supply).

As described in **Chapter 1, Project Description**, the Proposed Actions would facilitate the construction of approximately 2.19 million gross square feet (gsf) of academic, health care, Life Sciences, and retail space, and would also facilitate the development of new public realm improvements. The public realm improvements would take the form of a new publicly accessible open space, a replacement bridge over Franklin D. Roosevelt (FDR) Drive at East 25th Street to make it ADA accessible, a tie-in to the ~~Kips Bay~~East Midtown Coastal Resiliency (~~KBCR~~EMCR) project's planned flood protection to the northeast along FDR Drive and protection along East 25th Street,[1] ~~including a connection to the existing floodwall at the U.S. Department of Veterans Affairs New York~~

[1] Absent the ~~KBCR~~EMCR project, the Proposed Project would incorporate standalone flood protections with independent utility into the design. For conservative analysis purposes, a hypothetical scenario in which there is no EMCR was referenced in the DEIS. However, that outcome is unlikely, and there are no plans to discontinue the EMCR project.

~~Harbor Healthcare System's Manhattan campus (U.S. Corbin VA Facility),~~ and a widening of the demapped portion of the former East 26th Street located between FDR Drive and First Avenue to accommodate two-way traffic flow.

The Development Site is located in the Kips Bay Science District and First Avenue Health and Life Sciences corridor, a long-established cluster of medical facilities, academic institutions, and healthcare and Life Sciences businesses. In 2016 the LifeSci NYC initiative was established by the City with the goal to establish New York City as a global leader in Life Sciences. Given the presence of the Life Sciences, academic, and medical institutions in the Kips Bay area, NYCEDC identified the Brookdale Campus within Kips Bay Science District and First Avenue Health and Sciences Corridor as an opportune location to fulfill many of the goals of the City's LifeSci NYC initiative. The Proposed Actions would allow for the Applicants to advance many of the goals of the City's LifeSci NYC initiative by facilitating the development of a first-of-its-kind jobs and education hub in the heart of New York City with a mix of state-of-the-art academic, health care, and Life Sciences facilities on the site of the existing CUNY Hunter College's Brookdale Campus.

Principal Conclusions

To further the goals of the NYC LifeSci initiative, the Proposed Project would construct multiple buildings[2] consisting of approximately 605,163 gsf for the CUNY Hunter College programs~~,~~[3]~~,~~ CUNY Graduate School of Public Health and Health Policy, Borough of Manhattan Community College health care programs, and CUNY Research Labs; approximately 193,358 gsf for a NYC Public School focused on sciences and health care professions; approximately 156,270 gsf for the OCME Manhattan Forensic Pathology Center; approximately 185,010 gsf for the H+H Ambulatory and Simulation Training Center; approximately 15,000 gsf of local retail; and up to approximately 1 million gsf for Life Sciences use. Additionally, the Proposed Project would deliver approximately 1.7 acres of public realm improvements—0.60 acre of which would be dedicated to publicly accessible open space.

As described in **Chapter 2, Land Use, Zoning, and Public Policy**, there are several other developments that would bring substantial commercial and community facility growth to the neighborhood surrounding the Rezoning Area, which is occurring independent of the Proposed Project. This would collectively result in 971,000 gsf of commercial Life Sciences, office, and laboratory space, growth that will occur in the future without the Proposed Actions. Additionally, some residential and community-facility growth, approximately 44,571 gsf (59 units) and 6,409 gsf, respectively, is expected to occur within the study area by the 2031 build year. Furthermore, a flood protection project is expected within the study area. This project would provide a flood barrier around the Bellevue Hospital campus as well as elevated and/or hardened space for critical mechanical, electrical, and plumbing (MEP) equipment and would provide redundant systems for important hospital infrastructure to ensure that the hospital is fully operational under backup systems.

~~[2] As design progresses for the Proposed Project, it is likely that the building on the eastern portion of the Development Site (i.e., Building A) would be designed as two buildings with independent utility systems to accommodate separation between the public school and CUNY facilities.~~

[3] While the CUNY Hunter space on site currently contains dormitory space (711 beds, with 648 occupiable), the Proposed Project would not include dormitory space on site. CUNY Hunter intends to replace the ~~dorm~~dormitory space that would be lost as a result of the Proposed Project elsewhere (at 569 Lexington Avenue) so there would be no potential for displacement.

As discussed in **Chapter 9, Water and Sewer Infrastructure**, the infrastructure in the study area is already well developed such that improvements associated with the Proposed Actions would not induce additional growth or overburden the existing system.

Although the Proposed Actions would result in increased development, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. Additionally, the zoning changes introduced by the Proposed Actions are limited to the boundaries of the Rezoning Area and would not extend beyond the Rezoning Area.

Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.