Chapter 25: Growth-Inducing Aspects of the Proposed Actions

A. INTRODUCTION

This chapter considers the "growth-inducing aspects" of the proposed actions, which generally refers to the potential for a project to trigger additional development outside the Project Area that would otherwise not have such development without the proposed actions. The 2014 *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.

As described in Chapter 1, "Project Description," and Chapter 2, "Analytical Framework," in the future with the proposed actions (the With Action condition), the Project Area would be redeveloped with two new mixed-use buildings on two project sites (project site A—601 West 29th Street and project site B—606 West 30th Street). The Project Area includes these two project sites as well as an intervening lot (Lot 38), which is not part of either project site. The Project Area would be rezoned and included in the Special Hudson River Park District. Overall, it is assumed that the Project Area would contain residential apartments, retail, accessory parking, and potentially a public facility (a Fire Department New York-Emergency Medical Service [FDNY-EMS] Station).

The applicants intend to transform the eastern portion of an underutilized block into a vibrant mixed-use area. The applicants believe that the proposed developments would contribute to the vitality of the surrounding Chelsea and Hudson Yards neighborhoods, and provide housing for residents of varied incomes. The transfer of floor area to the project sites is intended to facilitate the necessary funds to provide significant improvements to Hudson River Park, a critical open space asset and an important amenity for neighborhoods in the surrounding area and beyond. The proposed actions would allow for mixed-use developments in a neighborhood that is already experiencing change, reflecting the neighborhoods trend towards increased density and mixed-use development. The proposed actions would only affect the Project Area, the granting site (portions of Piers 59, 60, 61, and their associated headhouses in the Hudson River Park), and the portions within Hudson River Park that could receive improvements funded by the transfer of development rights.

As stated in Chapter 4, "Socioeconomic Conditions," while the residential and commercial uses facilitated by the proposed actions are expected to introduce new populations to the Project Area, there are already well-established residential and commercial markets in the study area, and therefore the proposed actions are not expected to significantly alter existing economic patterns in the study area.

The proposed actions do not include the introduction of significant new infrastructure or significant expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development.

Overall, the proposed actions are not expected to induce any significant additional growth beyond that identified and analyzed in this Environmental Impact Statement, and no further assessment is warranted. ✷