Chapter 18: Growth-Inducing Aspects of the Proposed Actions

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 *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.

This chapter is closely linked to the information presented in other sections of this Supplemental Environmental Impact Statement (SEIS), such as Chapter 2, "Land Use, Zoning, and Public Policy," and Chapter 3, "Socioeconomic Conditions." The analysis updates changes in background conditions since the 2001 *FEIS* and assesses whether any changed background conditions and the differences in program elements between the proposed development program and those assessed in the 2001 *FEIS* for the project block would result in any growth-inducing aspects that were not previously identified in the 2001 *FEIS* findings.

The proposed actions would facilitate the applicant's proposed project, in which it intends to build approximately 1.1 million gross square feet (gsf) on the project block, consisting of approximately 850,000 gsf of residential space (up to 863 residential units, including up to 151 affordable units, or 20 percent of the units on projected development site 1); approximately 80,000 gsf of commercial office; 62,000 gsf of retail; 28,000 gsf of community facility space; and 285 accessory parking spaces. As stated in Chapter 3, "Socioeconomic Conditions," the proposed project is not expected to introduce enough of a different economic activity to alter existing economic patterns in the study area. While the proposed uses would be substantial additions to the study area, they do not represent new types of land uses. West 57th Street is a busy thoroughfare which already contains commercial and retail, residential, parking, and light manufacturing uses. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the proposed project would be compatible with and complementary to existing study area land uses. The area surrounding the project site is fully developed, and the level of development is controlled by zoning. As such, the proposed project would not "induce" new growth in the study area. The proposed project and related actions are specific to the project site only.

In addition, the proposed project would not meet the CEQR thresholds of 1 million gallons per day of water usage, and the project site is located in a combined sewer area but would not exceed 1,000 residential units or 250,000 square feet of commercial space above the future without the proposed project scenario, and therefore, no additional analyses of infrastructure are required. The proposed project would utilize existing infrastructure, and the proposed actions would not result in any significant adverse impacts to water supply or wastewater and stormwater infrastructure. ✷