Chapter 24: Growth-Inducing Aspects of the Proposed Projects

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 *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 projects would not induce development and would not expand infrastructure capacity. As described in Chapter 1, "Project Description," proposed development would be limited to new and renovated buildings and new publicly accessible open space, all within the project area.

As described in Chapter 1, "Project Description," a zoning text amendment is proposed to make a special permit currently available only for LSGDs in Manhattan Community District 7 also available for LSGDs in Manhattan Community District 2. However, other than the East Site, it is unlikely that another property within Community District 2 would take advantage of the proposed text amendment. The text amendment is only applicable to LSGDs that are partially located within C6-1, C6-2, or C6-3 districts, which are not widely mapped in Community District 2. In addition, in order to meet the criteria for LSGDs, properties generally must consist of at least 1.5 acres and be in common ownership on a single zoning lot. Even if all of these criteria are met, the amended text would only be available by special permit, a discretionary approval subject to ULURP and its own review. Within Community District 2, the Westbeth Artists' Housing property located at 55 Bethune Street is the only property that currently meets these criteria; however this property is already built out, and is a designated historic resource. Thus, it is not likely to take advantage of the text amendment in the future.

As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," the proposed projects would be consistent with and complementary to existing land uses in the area. The zoning districts proposed for the East Site would be consistent with those found on the adjacent blocks and in other nearby parts of the study area. The special permits and rezoning would apply to the East Site only and would not be applicable to other sites.

As stated in Chapter 3, "Socioeconomic Conditions," the proposed projects would not result in direct or indirect residential displacement, direct or indirect business and institutional displacement, and would not have any adverse effects on specific industries. The East Site project would not add a substantial new population with different socioeconomic characteristics compared to the size and character of the existing population.

The proposed projects would not include the introduction of new infrastructure or an expansion of infrastructure capacity that would result in indirect development.

Therefore, the proposed projects would not "induce" new growth in the surrounding area. ✷