Chapter 20: Growth-Inducing Aspects of the Proposed Actions

A. INTRODUCTION

The term "growth-inducing aspects" generally refers to the potential for a proposed action to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. The 2020 *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action 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.

B. ASSESSMENT

As described in Chapter 1, "Project Description," the Proposed Actions would result in the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory building with related offices on the site of the Applicant's existing building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). In addition to the Development Site, the Rezoning Area contains two residential buildings, not owned or controlled by the Applicant. Immediately adjacent to the Development Site on Lots 1001–1202 is 310 East 66th Street, a 16-story, approximately 208,000-gsf residential building with ground floor retail uses on Second Avenue between East 66th and East 67th Streets. Across Second Avenue is a 45-story approximately 776,206 gsf residential tower with ground floor retail use (Block 1421, p/o Lot 21). It is part of a larger development which includes townhouses on East 67th Street that are outside the rezoning area. Given the existing size and use of these two buildings, neither site is expected to be redeveloped as a result of the rezoning.

The proposed development would be limited to the Proposed Project on the Development Site, which consists the existing NYBC building, on the Upper East Side of Manhattan. The Proposed Project would not result in a substantial change in the land use of the Development Site by replacing an existing community facility building containing laboratories with new community facility and commercial building containing laboratories.

As discussed in Chapter 3, "Socioeconomic Conditions," while Proposed Project would add new worker population, it would not result in any indirect or direct business displacement, nor would it significantly affect business conditions in any industry or category of businesses within or outside of the study area or reduce employment or impair the economic viability of businesses in the industry or category of businesses. The commercial laboratory and community facility development resulting from the Proposed Project would not constitute new economic activities in the study area that could substantively alter existing economic patterns; rather, the Proposed Project would strengthen the existing cluster of medical, research, and other institutional uses in

the Upper East Side. Therefore, the Proposed Actions are not expected to introduce or accelerate a trend of changing socioeconomic conditions.

As noted in Chapter 9, "Water and Sewer Infrastructure," while the Proposed Project would result in incremental water demand, it would not represent a significant increase in demand on the New York City water supply system, and the Proposed Actions would not result in any significant adverse impacts on the City's water supply. In addition, the Proposed Project would generate an incremental increase in sewage generation of approximately 0.02 percent of the average daily flow at the Newtown Creek Wastewater Treatment Plant (WWTP), which would not result in an exceedance of the plant's permitted capacity. Therefore, the Proposed Project would not result in a significant adverse impact to the City's sanitary sewage conveyance and treatment system.

As described in Chapter 9, "Water and Sewer Infrastructure," compared to existing conditions, the Proposed Project would result in an increase in flows to the combined sewer system during wet weather, primarily due to the increase in sanitary flow resulting from the larger development. Because the Development Site is almost entirely covered with rooftop in existing conditions, the Proposed Project would not result in a substantial increase in impervious surface; therefore, there would be a minimal increase in stormwater runoff. In addition, a reduction in stormwater peak flows to the combined sewer system would be achieved with the incorporation of stormwater source control best management practices (BMPs), specifically on-site detention, in accordance with the City's site connection requirements. The New York City Department of Environmental Protection's (DEP) detention performance standard is intended to reduce peak discharges to the City's sewer system during rain events by requiring greater onsite storage of stormwater runoff and slower release to the sewer system. The implementation of DEP's stormwater performance standard over time is expected to provide additional capacity to the existing sewer system, thereby improving its performance. The Proposed Project would not have a significant adverse impact on the City's combined sewer system or the City's sewage treatment system.

Overall, the Proposed Project is not expected to induce any significant additional growth beyond that identified and analyzed in this Environmental Impact Statement. ✷