12

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 of the project site (i.e., directly affected area) that would not experience such development without the proposed project.

Introduction

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 action:

- 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 allow the Applicants to lease space in the Starrett-Lehigh Building and Terminal Warehouse to a more diverse range of tenant types, giving the Applicants the flexibility needed to respond to changes in the economy over the long term; no new floor area would be introduced at either building.

The Proposed Actions would facilitate new uses within the two existing buildings within the project area. The Proposed Actions would allow up to 25 percent of both buildings (totaling approximately 459,000 sf at the Starrett-Lehigh Building and 282,000 sf at Terminal

Warehouse) to contain tenants consistent with Use Groups 3A, 4A, 6C, 9A, 10A, and 12B (Subarea K uses that are not already allowed in the M2 district). All Use Group 10A uses shall not be greater than 15 percent of floor area (approximately 275,000 sf at Starrett-Lehigh and 171,000 sf at Terminal Warehouse).

Principal Conclusions

Generally, the more diverse types of uses that would be allowed with the Proposed Actions include additional types of retail use as well as community facility use (such as academic or university space, and medical office). These uses are consistent with those allowed by existing zoning within the study area and are consistent with the recent mixed-use developments and projected mixed-use residential developments in the surrounding area to the north of the project area and in West Chelsea. These changes occurring in the study area (independent of the Proposed Actions) will result in a large increase in residents and workers that will require increased local goods and services to support their needs. The more diverse types of uses that would be allowed in the future with the Proposed Actions would support the needs of the residents and workers within the study area. Overall, the projected introduction of a broader range of uses is intended to support the increasingly mixed-use character of the surrounding West Chelsea and Hudson Yards neighborhoods, but not induce growth.

Overall, the Proposed Actions would result in a broader mix of land uses within the project area but would not introduce new economic activity that would substantially alter economic patterns in the surrounding area. The Proposed Actions would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would induce development. Therefore, the Proposed Actions are not expected to induce any significant additional growth in the directly affected area.