# Chapter 25: Growth-Inducing Aspects of the Proposed Project

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 project would result in a new commercial office building on the development site at a greater density than the office development that would be constructed in the future without the proposed project (the No Action building). This increase in density (an increment of approximately 1.2 million gross square feet for the Single-Tenant Scenario and 1.1 million gsf for the Multi-Tenant Scenario) and the proposed uses, which could include trading floor use, would be compatible with the existing concentration of commercial office use in this area of Midtown. While this increased development would contribute to growth in the City and state economies, it would not be expected to induce additional notable growth outside the development site. The level of development in the surrounding area (defined as areas most likely to be affected by the proposed project, encompassing roughly ¼- and ½-mile primary and secondary study areas) is controlled by zoning, and there is already a dense concentration of commercial office uses with additional commercial uses to be developed by 2014. The proposed project reflects Midtown Manhattan's importance as a commercial office center that is well-served by public transportation.

While the proposed project would include significant mass transit improvements, the infrastructure in the study area is already well-developed such that improvements associated with the proposed project would not induce additional growth. ✷