Chapter 20: Growth-Inducing Aspects of the Proposed Project

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 2021 *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," based on projections issued by the national Centers for Disease Control, Memorial Sloan Kettering Cancer Center (MSKCC) expects that new cancer cases in New York City will increase from the current rate of 40,000 annually to 60,000 annually by 2050. While this increase is a projection among all age groups, this rise is being driven by two populations: older patients, whose cases are more acute and require more complex treatment, and younger patients who are being diagnosed with prostate, colon, and breast cancer at alarming rates. To meet this increase in patient volume and the new interventions that are needed to treat the growing number of acute cases, MSKCC will need to supplement its existing capacity with a purpose-built structure with 28 operating rooms (with four dedicated to interventional radiology procedures) and up to 206 single-bedded patient rooms including intensive care unit (ICU) and single rooms for immunocompromised patients, as well as medical support areas.

To fulfill this need, MSKCC is requesting a series of zoning actions to establish a building envelope to facilitate the development of a new 31-story (up to 598.3 feet including mechanical bulkhead), approximately 903,065 gross square foot (gsf) inpatient hospital building (the Proposed Project), also referred to as the "MSK Pavilion." It would be located on York Avenue between East 66th and East 67th Streets and would consist of 28 operating rooms, including recovery and intensive care facilities, up to 206 single-bedded patient rooms, clinical support floors, a two-floor lobby, and 5 mechanical floors to house intensive technologies and air exchange systems. A two-story patient bridge across East 67th Street (Patient Bridge) connecting floors 5 and 6 of the Proposed Project with floors 8 and 9 of the Memorial Hospital building would serve as the primary connector for patients in either building to access medical services in the other building.

Development that would occur from the Proposed Actions would be limited to the Proposed Project on the Development Site, which consists of the existing MSKCC Sloan and Scholar buildings, and a bridge connection to the existing Memorial Hospital building across East 67th Street. The Proposed Project would not result in a substantial change in the land use of the

Development Site by replacing existing community facility related MSKCC buildings containing contract housing and administrative hospital support space with a new inpatient hospital building for MSKCC.

As shown on page 5 of the Environmental Assessment Statement (EAS) and discussed on pages 10e–10f in the "Socioeconomic Conditions" section, while the Proposed Project would result in an incremental increase of 657 workers, 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. The Proposed Project would not reduce employment or impair the economic viability of businesses in any industry or category of businesses within or outside of the study area. The Proposed Project would not constitute a new economic activity in the study area that could substantively alter existing economic patterns; rather, the Proposed Project would strengthen the existing MSKCC campus and the surrounding cluster of medical, research, and other institutional uses on the Upper East Side. Therefore, the Proposed Project is 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 would not result in any significant adverse impacts on the City's water supply. In addition, the Proposed Project would generate an incremental decrease in sewage generation at the Newtown Creek Wastewater Resource Recovery Facility (WRRF) and 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," as compared with existing conditions, the Proposed Project would result in similar or reduced flows to the City's combined sewer system, as there would be a decrease in sanitary sewage generation, and no change to stormwater runoff (the Development Site would be fully impervious rooftop space under both existing and With Action conditions). Furthermore, 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) that would be required as part of the New York City Department of Environmental Protection (DEP) site connection approval process. DEP's 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 Proposed Project would result in similar or reduced flows to the City's combined sewer system as under existing conditions, it is not expected to result in an increase in Combined Sewer Outflow (CSO) volumes or frequencies during rain events. Because of the available capacity of the Newtown Creek WRRF, the projected flows to the combined sewer system would not have a significant adverse impact on water quality. In addition, with the incorporation of BMP measures to meet the City's site connection requirement, the Proposed Project would not result in a significant increase in stormwater runoff. Therefore, the Proposed Project would not result in significant adverse impacts to local water supply or wastewater and stormwater conveyance and treatment infrastructure.

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