Chapter 24: Growth-Inducing Aspects of the Proposed Actions

A. INTRODUCTION

This chapter considers the "growth-inducing aspects" of the proposed actions, which generally refers to the potential for a project to trigger additional development in areas outside the project site that would otherwise not have such development without the proposed project. The 2014 *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.

As detailed in Chapter 1, "Project Description," and Chapter 3, "Land Use, Zoning, and Public Policy," the proposed actions would create the new Special Hudson River Park District with the goal of facilitating repair, maintenance, and development of Hudson River Park through the transfer of development rights from Pier 40 within the park to the receiving site within the Special Hudson River Park District.

The receiving site, the 550 Washington Street development site, is currently underbuilt relative to existing zoning, and its designation for manufacturing uses reflects the former character of this part of Manhattan. The proposed actions would allow for a mixed-use development in a neighborhood that is already experiencing change, reflecting the citywide trend towards redevelopment of former manufacturing areas into mixed-use communities. The proposed project would replace an underutilized building with a mixed-use development including: residential space, publicly accessible open space, hotel or office development, and retail space. As part of the proposed actions, 25 percent of the residential floor area and 30 percent of the residential units would be permanently affordable housing. The proposed actions would only affect the Pier 40 granting site and the 550 Washington Street development site and would not affect development on other sites.

It is anticipated that the consumer needs of the new residential and worker populations would largely be satisfied by a combination of the new retail uses provided by the proposed project and the existing retail stores in the surrounding area. In addition, while the residential and commercial uses facilitated by the proposed actions are expected to introduce new populations to the rezoning area, as stated in Chapter 4, "Socioeconomic Conditions," the proposed actions are not expected to significantly alter existing economic patterns in the study area.

As discussed in Chapter 12, "Water and Sewer Infrastructure," the proposed project would reroute the wastewater flow that is currently conveyed through the site via two existing combined sewers that are located beneath the existing building. The rerouting of flow is currently being coordinated with the New York City Department of Environmental Protection (DEP). The applicant will conduct an additional analysis and investigation to consider the

project's effects on the capacities of the local sewers and combined sewer overflow (CSO) at the downstream regulator in the corresponding street frontages. Once DEP has reviewed and approved the rerouting, the changes to such infrastructure would be reflected on an amended drainage plan as required per DEP rules and regulations. The configuration of infrastructure improvements would be determined based on the demands created by the proposed project and would not be designed to accommodate development elsewhere in the surrounding area. Therefore, these improvements would not be expected to induce growth outside of the development site.

Overall, the proposed actions are not expected to induce any significant additional growth beyond that identified and analyzed in this Environmental Impact Statement. ✷