Chapter 21: Growth-Inducing Aspects of the Proposed Actions

A. INTRODUCTION

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 2012 *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 2, "Land Use, Zoning, and Public Policy," the proposed actions would work toward preserving and strengthening the residential character of the community through the construction of a new residential building, complementing the existing and ongoing revitalization of the area and contributing to a developing retail environment. The proposed actions would facilitate the development of new residential uses that work toward the goals of creating both affordable and market-rate housing in Manhattan and throughout the City—residential uses are not permitted in the current M2-3 and M1-5 manufacturing zones. The rezoning would also allow for uses consistent with the emerging residential character of the neighborhood, on a scale appropriate to the surrounding area, while creating active retail uses at the street level along West 57th Street and Eleventh Avenue while contributing to the area's commercial base and existing built character.

The rezoning area is currently underdeveloped, and its designation for manufacturing uses reflects the former character of this part of Manhattan. The proposed rezoning, along with the other proposed actions, would allow for a mixed-use building in a neighborhood that is already experiencing change that reflects the citywide trend towards redevelopment of former manufacturing areas into vibrant mixed-use communities.

The Clinton neighborhood is in the process of transitioning from a predominantly commercial and industrial area to a residential and commercial neighborhood. This redevelopment trend is expected to continue with projects that are currently under development, such as Riverside Center and 625 West 57th Street north of the rezoning area, as well as projects facilitated by the recently adopted West Clinton Rezoning, which was in part intended to increase residential and local retail uses and create a 24-hour neighborhood south of the rezoning area. Redevelopment within the proposed rezoning area would complement the existing and ongoing revitalization of the area, contribute to the vitality of the streetscape and retail environment, and reinforce the character of 57th Street as a major mixed-use corridor running through the heart of Manhattan. The addition of ground floor retail would complement the planned retail across the street and

contribute to the transformation of this portion of West 57th Street into a vibrant wide commercial street with retail uses on both sides.

While the proposed actions would facilitate the redevelopment of a site that is largely underutilized, the developments on the proposed project site and the projected development site do not represent new types of land uses in the study area. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the area currently contains a wide variety of uses, and has experienced significant redevelopment in the last decade with higher-density residential uses, such as the Helena Condominium, Riverside South, and Mercedes House residential high-rise buildings. In addition, higher-density residential mixed use redevelopment in the area is expected to continue independent of the proposed project by 2017, with projects such as Riverside Center and 625 West 57th Street introducing new residential and retail uses. The proposed actions would be limited to the rezoning area, 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 that are expected to be developed as a result of the proposed actions and the existing retail stores in the surrounding area and Manhattan as a whole. 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 3, "Socioeconomic Conditions," the proposed actions are not expected to significantly alter existing economic patterns in the study area.

As discussed in Chapter 10, "Water and Sewer Infrastructure," the infrastructure (e.g. sewers or water supply) in the study area is sufficiently well-developed and the proposed actions would not result in an expansion of infrastructure capacity in the surrounding area.

Overall, the proposed actions are not expected to induce any significant additional growth beyond that identified and analyzed in this EIS within the area proposed for rezoning. ✷