Chapter 20: Growth-Inducing Aspects of the Proposed Actions

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.

This chapter analyzes the growth-inducing aspects of the proposed Lenox Hill Hospital (LHH) Redevelopment project (the Proposed Project).

B. ASSESSMENT

As described in Chapter 1, "Project Description," Lenox Hill Hospital (the Applicant) is requesting a series of discretionary actions from the City Planning Commission (CPC) to facilitate the enlargement and modernization of the existing LHH on Block 1411, Lots 1 and 113 (Projected Development Site 1), bounded by Park and Lexington Avenues and East 76th and East 77th Streets in Manhattan. The Proposed Project would include a new building fronting on Lexington Avenue, as well as additions and modifications to portions of the existing hospital complex on Projected Development Site 1 and connections between the new hospital building and the renovated buildings. Two building envelopes are proposed, each of which would accommodate the Proposed Project's program. Envelope 1 would include a new approximately 771,000-gross-square-foot (gsf) building on Lexington Avenue and 56,000 gsf of additions to the existing hospital. Envelope 2 would include a new approximately 867,000-gsf building and 8,000 gsf of additions to the existing hospital. With the existing buildings to remain, the overall gross floor area of the Proposed Project on Projected Development Site 1 would be approximately 1.4 million gsf with either envelope. The program, project population (staff, patients, visitors), site access, zoning actions, and construction duration would be the same for both Envelope 1 and Envelope 2.

This Environmental Impact Statement (EIS) also considers the as-of-right development of a building with hospital support functions at 111-115 East 77th Street between Lexington and Park Avenues (Block 1412, Lots 9, 10, and 11) (Projected Development Site 1a) as part of the Proposed Project. It would be connected to Projected Development Site 1 by a utility tunnel under East 77th Street. In addition, the Applicant proposes to provide improvements to the 77th Street subway station of the Lexington Avenue (No. 6) line, providing Americans with Disabilities Act (ADA) access to the downtown platform and improving sidewalk conditions in the immediate area.

Development that would occur with the Proposed Actions would be limited to the Proposed Project on Projected Development Site 1, which is fully occupied by existing LHH buildings. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the Proposed Actions would not result in a substantial change in the land use on the Project Site; it would be compatible with existing land use in the surrounding area and would not result in any significant adverse impacts to land use, zoning, or public policy. The Proposed Project would not result in a substantial change in the land use on the Project Site because it would continue the existing hospital-related uses on the Project Site. It is also located in an area with public facility and institutional uses. The Proposed Actions, including the proposed discretionary special permits, would modify only the zoning regulations on the Project Site and would not affect zoning regulations applicable to other sites in the study area.

As discussed on page 5 and pages 10e–10f of the "Socioeconomic Conditions" section of the Environmental Assessment Statement (EAS)[1], while the Proposed Project would result in an incremental increase of 339 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 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 an incremental increase in water demand, it would not represent a significant increase in demand on the New York City (NYC) water supply system, and the Proposed Project would not result in any significant adverse impacts on the City's water supply under either Envelope 1 or Envelope 2. In the 2036 analysis year, the With Action condition would generate an incremental 16,551 gallons per day (gpd) of sewage over the No Action condition. This incremental volume in sanitary flow to the combined sewer system and the Wards Island Wastewater Resource Recovery Facility (WRRF) would not be substantial when compared with the WRRF's average daily flow of 202 million gallons per day (mgd) and would not result in an exceedance of the WRRF's permitted capacity of 275 mgd.

Also as described in Chapter 9, "Water and Sewer Infrastructure," compared with existing conditions, the Proposed Project would result in an increase in flows to the combined sewer system during wet weather, primarily due to the increase in sanitary flow resulting from the larger development. The Proposed Project's surface coverage and the weighted runoff coefficients of the Projected Development Sites would remain as in existing conditions. The Proposed Project would result in similar flows to the City's combined sewer system as under existing conditions, and therefore is not expected to result in an increase in combined sewer overflow volumes or frequencies during rain events. Because of the available capacity of the Wards Island 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 best management practices to meet the City's

[1] The EAS evaluated Envelope 1 (which preceded the formulation of Envelope 2); however, the assessment of socioeconomic conditions is the same for Envelope 2 since the incremental increase in the number of workers generated by the Proposed Project would be the same under either massing scenario.

site connection requirement, the Proposed Project would not result in a significant increase in stormwater runoff. The Proposed Project would not result in significant adverse impacts to local water supply or wastewater and stormwater conveyance and treatment infrastructure. ✷