Chapter 24: Growth-Inducing Aspects of the Proposed Actions

The term "growth-inducing aspects" generally refers to "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The 2020 *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: (1) adds substantial new land use, 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 (2) introduces or greatly expands infrastructure capacity.

The Proposed Actions would facilitate the development of residential space, including affordable housing; create new commercial, arts-related, and community facility space to support job creation; and preserve the existing neighborhood character of SoHo/NoHo. The Proposed Actions reflect the New York City Department of City Planning's (DCP) ongoing engagement process with the community to achieve the following land use objectives:

- Promote economic recovery, resiliency, and growth by allowing a wider range of commercial, community facility, and light industrial uses.
- Expand housing opportunities by allowing residential use and requiring permanently affordable housing to ensure that the neighborhoods support income diversity and further the City's equity and Fair Housing goals.
- Establish appropriate densities and contextual building envelopes that ensure new development harmonizes with neighborhood context and scale.
- Promote the preservation of historic resources and adaptive reuse of existing buildings by allowing for the conversion of existing buildings.
- Celebrate SoHo/NoHo's evolving role in the City's creative economy by continuing to accommodate and expanding live-work uses and supporting creative, arts, and cultural uses.

As detailed in Chapter 1, "Project Description," the Proposed Actions are expected to result in a net increase of approximately 1,829 projected dwelling units (DUs) (including 382 to 573 affordable units); 61,789 gross square feet (gsf) (51,752 zoning square feet [zsf]) of projected retail space (local and destination retail and supermarket space); and 20,778 gsf (18,076 zsf) of projected community facility space. The Reasonable Worst-Case Development Scenario (RWCDS) also identifies 58 potential development sites, which are considered less likely to be developed by the analysis year. On the potential development sites, the Proposed Actions may result in a net increase of approximately 1,719 DUs, including 365 to 545 permanently affordable units; 52,630 gsf (46,073 zsf) of potential destination retail space; and 16,272 gsf (14,156 zsf) of potential community facility space. The environmental consequences of this growth are the subject of Chapters 2 through 20 of this EIS.

The projected increase in residential population is likely to increase the demand for neighborhood services in the Project Area, ranging from community facilities to local goods and services. This would enhance the growth of local commercial corridors in the Project Area. The potential growth

that would be generated by the Proposed Actions is taken into account as part of the RWCDS under the assumed commercial, arts-related, and community facility space. The Proposed Actions could also lead to additional growth in the City and State economies, primarily due to employment and fiscal effects during construction on the projected and/or potential development sites and operation of these developments after construction completion. However, this secondary growth would be expected to occur incrementally throughout the region and is not expected to result in any significant impacts in any particular area or at any particular site.

The Proposed Actions would result in more intensive land uses within the Project Area. However, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. As stated in Chapter 3, "Socioeconomic Conditions," the Proposed Actions would not introduce a new economic activity that would alter existing economic patterns in the study area. As the study area includes portions of older surrounding Manhattan neighborhoods, it already has a well-established residential market and a critical mass of non-residential uses, including retail, light industrial, and community facility uses, and the Proposed Actions would not create the critical mass of uses or populations that would induce additional development outside of the Project Area. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area. ✷