Chapter 23: Growth-Inducing Aspects of the Proposed Action

23.1 Introduction

The term "growth-inducing aspects" generally refers to the potential for a proposed action to trigger additional development in areas outside of the project site (i.e., directly affected area) that would not experience such development without the proposed action. The *2014 CEQR Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when the action:

- 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 (e.g., sewers, central water supply).

As noted in Section 1.3 of Chapter 1, "Project Description," the purpose of the Proposed Action is to protect and strengthen East Midtown as one of the world's premier business addresses and key job center for the City and region; seed the area with new modern and sustainable office buildings to maintain its preeminence as a premier office district; improve the area's pedestrian and built environments to make East Midtown a better place to work and visit; and complement ongoing office development in Hudson Yards and Lower Manhattan to facilitate the long-term expansion of the City's overall stock of office space.

Compared to the Future No-Action Condition (also known as the "No-Action Condition"), the Proposed Action would result in a limited, overall increase in office and commercial space throughout the 78-block rezoning area. A reasonable worst-case development scenario (RWCDS) was developed to assess the possible short- and long-term effects of the Proposed Action. The total development expected to occur by the analysis year of 2036 on the 16 Projected Development Sites identified in the RWCDS under the Future With-Action Condition (also known as the "With-Action Condition") would consist of approximately 119 dwelling units, 13.4 million gross square feet (gsf) of office space, and 0.6 million gsf of retail. The incremental change between the No-Action and With-Action Conditions that would result from the Proposed Action would be a net decrease in residential units (approximately 44 dwelling units, or 0.08 million gsf), a net increase of approximately 6.6 million gsf of office space, 0.14 million gsf of retail, and a reduction of 0.8 million gsf of hotel uses (-1,246 rooms). The environmental consequences of this growth are the subject of Chapters 2 through 18 of this EIS.

The Proposed Action would result in a targeted amount of new high-density commercial development that is expected to reinforce East Midtown's standing as one of the City's premier business district, add to the area's attractiveness and market dynamism and provide support for the overall continued health of the area. The increased commercial density resulting from the Proposed Action would be compatible with the existing concentration of commercial office use in this area of East Midtown. While this increased development would contribute to growth in the City and State economies, primarily due to employment and fiscal effects during construction on the project-generated developments and operation of these developments after their completion, it would not be expected to induce additional notable growth outside the rezoning area.

The Proposed Action would result in more intensive land uses within the rezoning area. However, it is not anticipated that the Proposed Action would generate significant secondary impacts resulting in substantial new development in nearby areas. As stated in Chapter 3, "Socioeconomic Conditions," the rezoning area and surrounding study area already have well-established commercial markets, and therefore the Proposed Action would not be introducing new economic activities to the Projected Development Sites or to the surrounding area that would alter existing economic patterns. The Proposed Action would increase the overall employment in the rezoning area compared to the No-Action Condition, and therefore the influx of employees to the study area would add to the customer base of existing study area businesses compared to the No-Action Condition.

The Proposed Action would encourage increased development in a transit-rich area of Manhattan, with dense development focused around the intermodal Grand Central Terminal and the Lexington Avenue/51st-53rd Street transit hubs. The proposed public realm improvements financed by the Public Realm Improvement Fund would improve the pedestrian network, both above- and below-grade, with a combination of plazas, shared streets, median widenings, and thoroughfare improvements. These public realm improvements would enhance accessibility to and encouraging the use of the existing nearby transit lines. The Public Realm Improvement Fund would also fund transit improvements noted in the Pre-Identified Transit Improvement List, which generally seek to facilitate accessibility and/or capacity improvements to the key transit stations in the vicinity. Such improvements could include additional or wider staircases/escalators, new elevators, and/or reconfiguration of circulation elements within the stations. While the Proposed Action would provide for significant public realm improvements, the infrastructure in the study area is already well developed such that improvements associated with the Proposed Action would not induce additional growth.

Therefore, the Proposed Action would not induce significant new growth in the surrounding area.