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Growth-Inducing Aspects of the Proposed Project

The term "growth-inducing aspects" generally refers to the potential for a proposed project 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 project.

Introduction

The *2021 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 (e.g., sewers, central water supply).

As described in **Chapter 1, Project Description**, the Applicants, 760 12th LLC and 801 Eleventh Ave., LLC, are seeking zoning map amendments, zoning text amendments, and zoning special permits (collectively, the Proposed Actions) to facilitate the development of two buildings (collectively, the Proposed Projects)—a 44-story, mixed-use residential and commercial building at 629 West 54th Street (Manhattan Block 1102, Lot 11) and a 38-story, mixed-use residential and commercial building at 801 Eleventh Avenue (Manhattan Block 1103, Lot 36). The building at 629 West 54th Street would contain up to approximately 617 dwelling units (DUs) and 113,990 gross square feet (gsf) of commercial auto dealership space. The building at 801 Eleventh Avenue would contain 477 DUs and 85,760 gsf of commercial auto dealership space. In total, the Proposed Projects would contain approximately 1,179,321 gsf (892,442 zsf), including approximately 939,934 gsf (744,400 zsf) of

residential floor area and 199,750 gsf (148,042 zsf) of commercial floor area across the two development sites.

The Proposed Actions include a zoning text amendment, a zoning map amendment, and zoning special permits to facilitate a transfer of floor area from Chelsea Piers, Piers 81/83, and Pier 98 (the "Granting Sites") within Hudson River Park to the development sites. In addition to the Proposed Actions, the Board of Directors of Hudson River Park Trust must approve the sale of the floor area from the Granting Sites, which requires a Signification Action process pursuant to the Hudson River Park Act.

Given the range of programs that could result from the Proposed Actions, two reasonable worst case development scenarios were assessed to ensure conservative analyses. The Maximum Commercial Scenario assesses the Proposed Projects with a more conservative mix of commercial retail and office uses instead of auto dealership space. The Maximum Residential Scenario assesses a development scenario in which the Applicants instead maximize the residential floor area that could be developed on each Development Site.

Assessment

The Proposed Actions would be limited to the development sites and the Granting Sites. As described in **Chapter 2, Land Use, Zoning, and Public Policy**, in both the Maximum Commercial Scenario and the Maximum Residential Scenario, the Proposed Actions would result in an expansion of existing land uses in the study area, leading to greater bulk and density than that which currently exists on the development sites. Residential use would be permitted on both development sites, which is not permitted currently. The proposed Zoning Text Amendment would also allow for a maximum residential FAR of 14.4 in the Project Area. No other blocks and lots would be affected by the Proposed Actions. The increased bulk and density facilitated by the Proposed Actions are expected to be compatible with existing uses, and consistent with current development trends, in the study area. Therefore, the Proposed Actions are not expected add substantial new land uses, new residents, or new employment to the surrounding area.

As described in **Chapter 3, Socioeconomic Conditions**, the Proposed Actions under the Maximum Residential Scenario would result in the development of up to 1,242 dwelling units (DUs) (including approximately 248 to 373 permanently affordable DUs, pursuant to Mandatory Inclusionary Housing [MIH] regulations), introducing an estimated 2,087 residents to the development sites. Anticipated residential development projects within the study area would increase the study area population to 56,416 in the future absent of the Proposed Actions. The Proposed Actions would increase the study area population by 3.7 percent, to 58,503. While the estimated weighted average household income of the new population from the incremental units introduced by the Proposed Actions is estimated to be $248,531, higher than the average household income of the study area population of $105,056, the new population would represent an increase of approximately 3.7 percent over the No-Action condition. Since the increase is less than five percent, the population increase is not expected to introduce or accelerate a trend that would lead to the displacement of vulnerable population or create a significant indirect residential displacement adverse impact.

As discussed in **Chapter 9, Water and Sewer Infrastructure**, although the Proposed Actions would result in developments that increase water demand and wastewater, the infrastructure in the study area is well equipped such that improvements associated with the Proposed Actions would not induce additional growth or overburden the existing system.

Therefore, the Proposed Actions are not expected to cause any significant secondary impacts that would lead to substantial new development in the surrounding area. Furthermore, the Proposed Actions would be limited to the boundaries of the Project Area and would not extend beyond the Project Area. Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.