

Chapter 19:

Growth-Inducing Aspects of the Proposed Actions

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 *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.

This chapter is closely linked to the information presented in other sections of this Environmental Impact Statement (EIS), such as Chapter 2, “Land Use, Zoning, and Public Policy.”

The proposed project would facilitate the development of a new ambulatory care center for Memorial Sloan-Kettering Cancer Center (MSK ACC) and a new Science and Health Professions Building for CUNY-Hunter (CUNY-Hunter Building) on a 66,111-square-foot City-owned site on the east end of a block bounded by York Avenue, Franklin Delano Roosevelt (FDR) Drive, and East 73rd and East 74th Streets (Block 1485, Lot 15) on the Upper East Side of Manhattan. The MSK ACC would stand approximately 23 stories (approximately 450 feet) tall on a footprint of 39,667 square feet. In a gross floor area of 749,357 gross square feet, it would contain state-of-the-art ambulatory care facilities, including office practice space for head and neck, endocrinology, thoracic, hematologic oncology, dental, speech, and consultative services; infusion rooms; interventional and diagnostic radiology; radiation oncology; cardiology and pulmonary testing; pharmacy and clinical laboratories to support the on-site activities; academic offices; conference rooms; and up to 250 parking spaces on the lower levels of the site for patients and visitors. Approximately 1,335 patients are expected to come to the MSK ACC daily.

The CUNY-Hunter Building would stand approximately 16 stories (approximately 350 feet) tall on a footprint of 26,444 square feet. In its gross floor area of 402,990 square feet, it would house teaching and research laboratories, class rooms, a learning center, a single 350-seat lecture hall, faculty offices, and a vivarium to house research animals. Approximately 1,130 undergraduates and 1,219 graduate students would come to classes and laboratories in this building. In addition students from the main Hunter College campus at Lexington Avenue and East 68th Street would attend lectures in the lecture hall.

While the proposed uses would result in increased activity on the project site, they do not represent new types of land uses in the study area, which currently contains institutional, commercial, parking, light manufacturing, and residential uses. As described in Chapter 2, “Land Use, Zoning, and Public Policy,” the proposed actions would result in development that would be compatible with and complementary to existing study area land uses. The area

surrounding the project site is fully developed, and the level of development is controlled by zoning. As such, the proposed project would not “induce” new growth in the study area. The proposed project and related actions are specific to the project site only.

In addition, as discussed in Chapter 8, “Water and Sewer Infrastructure,” the proposed project would not result in any significant adverse impacts to water supply or wastewater and storm water infrastructure. While the proposed project would increase the project site’s water consumption, sewage generation, and storm water runoff as compared to conditions in the future without the proposed project (the “No Build” condition), it is expected that there would be adequate water service to meet the proposed project’s incremental water demand, and there would be no significant adverse impacts on the City’s water supply; the incremental volume in sanitary flow to the combined sewer system would not result in an exceedance of the Wards Island WWTP’s capacity, as per the plant’s State Pollutant Discharge Elimination System (SPDES) permit, and therefore would not create a significant adverse impact on the City’s sewage conveyance or treatment systems; and with the incorporation of selected best management practices (BMPs), the peak storm water runoff rates would be reduced from the future without the proposed project and would not have a significant impact on the City’s sewage conveyance or treatment systems. *