

**A. INTRODUCTION**

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 2020 *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.

**B. ASSESSMENT**

As described in Chapter 1, “Project Description,” the ~~Proposed Project~~previously proposed project would result in the development of an up to approximately 680,500-gsf mixed-use building containing market-rate and affordable housing, retail, office, and community facility spaces as well as parking on the Development Site (Block 98, Lot 1; the Development Site), as well as the restoration, reopening, and potential expansion of the South Street Seaport Museum (the Museum) at 89-93 South Street, 2-4 Fulton Street, and 167-175 John Street (Block 74, a portion of Lot 1; the Museum Site), resulting in 86,691 gsf of museum space with the ~~Proposed Project~~previously proposed project.<sup>1</sup> The ~~Proposed Project~~previously proposed project would additionally include operational changes to facilitate passenger drop off on the Pier 17 access drive as well as minor improvements to the Pier 17 access drive area and building, and may also include streetscape, open space, or other improvements (e.g., planters) under the Proposed Actions within the Project Area.

The proposed developments would be limited to the Development Site and Museum Site, apart from operational changes to the Pier 17 access drive and minor improvements to the Pier 17 area, as well as potential streetscape, open space, or other improvements (e.g., planters) in the remainder of the Project Area, which is located in the South Street Seaport neighborhood in Lower Manhattan. The ~~Proposed Project~~previously proposed project’s residential, office, retail, and community facility uses would be consistent with and complementary to existing mix of uses in the surrounding area. The Museum is a key part of the South Street Seaport neighborhood, first opened in 1967, and the restoration, reopening, and potential expansion of the Museum would

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<sup>1</sup> Since the publication of the DEIS, the Applicant has withdrawn the application for the previously proposed project and submitted a modified application (Application Number C 210438(A) ZSM; the “A-Application”) with proposed changes to the project—this modified version of the project is described and considered in this FEIS as the Reduced Impact Alternative, as outlined in Chapter 18, “Alternatives.”

ensure its continued role as a key part of the neighborhood and draw for tourists, furthering the preservation and revitalization of the neighborhood. The restored and potentially expanded museum space would encourage development in complementary uses, such as retail and restaurant uses to serve tourists, as compared to the future without the ~~Proposed Project~~previously proposed project (the No Action condition). The introduction of new residents and workers to the Development Site would likewise encourage complementary uses to serve the new, as well as existing, populations.

While the developments facilitated by the ~~Proposed Project~~previously proposed project would add new residential and worker populations, it would not result in any indirect or direct residential or business displacement, nor would it significantly affect business conditions in any industry or category of businesses within or outside of the study area or reduce employment or impair the economic viability of businesses in the industry or category of businesses. The ~~Proposed Project~~previously proposed project's introduction of affordable housing and offices uses would bring more diverse uses to the Project Area as compared to the No Action condition, better meeting the demands of the South Street Seaport neighborhood. The ~~Proposed Project~~previously proposed project's residential, office, retail, and community facility uses would not constitute new economic activities in the study area that could substantively alter existing economic patterns; rather, the ~~Proposed Project~~previously proposed project would strengthen the existing mix of uses in the South Street Seaport neighborhood and surrounding area. The operational changes to the Pier 17 access drive and minor improvements to the Pier 17 area are not anticipated to result in any substantial effects on growth. The ~~Proposed Project~~previously proposed project would introduce new uses and resulting residents and employees, it is not expected to introduce or accelerate a trend of changing socioeconomic conditions inducing significant new growth in the area. \*