

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 2014 *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.

The proposed project would be limited to the proposed development site, which consists of Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75 in the Central Harlem neighborhood of Manhattan; the proposed rezoning area also includes the remainder of the project block (Block 1730, Lots 16, 19, 55, and 65). The proposed project would increase the density of the proposed development site by introducing up to 1,642 new dwelling units, of which up to 493 units would be designated as permanently affordable pursuant to the Mandatory Inclusionary Housing (MIH) program; approximately 135,500 gsf of commercial space (an increase of approximately 39,845 gsf over conditions without the proposed project); and approximately 15,055 gsf of community facility space. In addition, this EIS considers the potential future development of Lot 65 with a mixed-use building (continuation of existing community facility use with residential above), fully utilizing the maximum FAR allowable under the proposed rezoning. In total, Lot 65 could be developed with approximately 69 new DUs and 6,968 gsf replacement community facility use. The owner of the Kennedy Center has indicated that it has no intention of developing the Kennedy Center site (Lots 16 and 19), or altering its long established functions, and development of this site under the rezoning is unlikely in the foreseeable future; however, in order to provide a conservative analysis, consistent with the guidance of the *CEQR Technical Manual* the property will be considered as a potential development site. It is possible that redevelopment of this site with community facility, commercial, and/or affordable housing uses could occur at some point in the future. As discussed in Chapter 1, “Project Description,” the proposed actions are not anticipated to induce development on the Hansborough Center site, given the long-standing community facility use on this site and its City ownership.

As discussed in Chapter 3, “Socioeconomic Conditions,” while the proposed actions could add new population with a higher average household income as compared with existing study area households, the proposed project would not directly displace existing residential tenants, and the proposed actions would not result in socioeconomic changes that would not alter the residential market in a manner that would lead to notable project-generated rent pressures. There is already a readily observable trend toward higher incomes and new residential development in the study

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area. According to the 2012-2016 American Community Survey (ACS), average and median gross rents have been increasing in the study area since 2000. In particular, the study area gross rents increased at significantly greater rates than that of Manhattan and New York City. Therefore, the proposed project is not expected to introduce or accelerate a trend of changing socioeconomic conditions.

In addition, the proposed actions would not include the introduction or expansion of infrastructure capacity (e.g., sewers, central water supply) that would result in indirect development; any proposed infrastructure improvements would be made to support development of the proposed development site itself.

Therefore, the proposed actions is not expected to induce any significant additional growth beyond that identified and analyzed in this EIS. *