

Chapter 27:

Growth-Inducing Aspects of the Proposed Actions

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 that would not have such development without the proposed project. The *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 Actions would transform a large (approximately 28 acres of land area) but generally low-density section of Manhattanville in West Harlem into the new Special Manhattanville Mixed-Use Zoning District, which would allow Columbia University to develop an Academic Mixed-Use Area to meet its needs for long-term growth and modernization and promote commercial redevelopment or rehabilitation adjacent to the new West Harlem Waterfront park. The Proposed Actions would add institutional uses to the Project Area, including academic, academic research, and administrative facilities; housing for graduate students, faculty, and other employees; and privately owned, publicly accessible open space. Rezoning in Subdistrict B and the Other Areas would add shops and other commercial uses along the west side of Twelfth Avenue, and housing and retail uses on the east side of Broadway between West 134th and West 135th Streets.¹ This would create a vibrant, mixed-use neighborhood in an area devoid of open spaces and generally characterized by auto repair businesses, parking lots, moving and storage facilities, and sites containing underutilized commercial or industrial buildings. While all of these uses would contribute to growth in the City and State economies, they would not be expected to induce additional notable growth outside the Project Area. The study areas—defined as areas most likely to be affected by the Proposed Actions, encompassing roughly ¼- and ½-mile primary and secondary study areas—surrounding the Project Area have been fully developed for decades, and the level of development is controlled by zoning. As such, the Proposed Actions would not actually “induce” new growth in the study areas. As noted in Chapter 4, “Socioeconomic Conditions,” at full build-out, the Proposed Actions would indirectly displace residents in the study areas, which would create a significant adverse indirect displacement impact in the primary study area. However, because this impact would affect only certain sections of the primary study area, it is

¹ CPC is contemplating certain modifications to Subdistrict B. The proposed modifications would rezone Subdistrict B to a modified M1-2 light manufacturing district to support light manufacturing and retail uses. It is anticipated that this modification would not result in any projected development sites in Subdistrict B. The proposed modifications are more fully described in Chapter 29, “Modifications to the Proposed Actions.” Chapter 29 also analyzes the potential environmental impacts that could result from the proposed modifications.

Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS

not considered to be strong enough to create, on its own, the level of change in neighborhood character that would induce growth.

The project would improve existing infrastructure on and around the project site, including water and sewer lines, roadways, and subway facilities, but the infrastructure in the study area is already well-developed such that improvements associated with the Proposed Actions would not induce additional growth. *