# Chapter 25: Growth-Inducing Aspects of the Proposed Project

## 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 projects would be limited to the project sites, which consist of Block 248, Lots 15, 70, and 76 (Site 4 [4A/4B]); Block 247, Lots 1 and 2 (Site 5); and Block 246, Lot 5 (Site 6A), in the Lower East Side neighborhood of Manhattan. The proposed projects would increase the density of the project sites by introducing up to 2,775 new dwelling units, of which 25 percent or up to 694 units would be designated as permanently affordable,[1] including approximately 200 units of new low-income senior housing; approximately 10,858 gsf of new retail space; approximately 17,028 gsf of additional community facility space; and approximately 22,779 sf of new open space—including both publicly accessible and private open space. On Site 5, the existing approximately 22,440 sf of private Rutgers Slip Open Space would be enlarged by approximately 11,110 sf, and the total of approximately 33,550 sf (approximately 0.77 acres), would be dedicated as publicly accessible open space. Across the three project sites, a total of approximately 80,020 sf of both publicly accessible and private open space would be altered with new amenities, such as new landscaping, paving, seating, and play areas, compared to existing conditions. These uses would be consistent with the existing uses in the surrounding area. As discussed in Chapter 3, "Socioeconomic Conditions," while the proposed projects would add new population which, in the aggregate, would have a higher average household income than the average household income in the study area, there is already a readily observable trend toward higher incomes and new market-rate residential development in the study area. The proposed projects are expected to introduce a higher percentage of affordable housing than is expected from planned development projects in the future No Action condition,

[1] A portion of the affordable units would be made permanently affordable pursuant to requirements of the "R10 Program," set forth in Zoning Resolution Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to Regulatory Agreements with the New York City Department of Housing Preservation and Development (HPD) as established in consultation with the applicants. For purposes herein, permanent or permanently affordable housing shall refer to units made permanently affordable both through the R10 Program and the Regulatory Agreements.

which are primarily market-rate. In this respect, the proposed projects would serve to maintain a study area housing stock that is affordable to households with a wider range of incomes as compared to the No Action condition, in which projects are expected to continue the trend towards market-rate development and rising residential rents in the study area. Therefore, the proposed projects are not expected to introduce or accelerate a trend of changing socioeconomic conditions.

In addition, the proposed projects 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 project sites themselves.

Therefore, the proposed projects are not expected to induce any significant additional growth beyond that identified and analyzed in this EIS. ✷