Chapter 24: Growth-Inducing Aspects of the Proposed Project

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.

The proposed project would not induce additional development in the surrounding area and would not expand infrastructure capacity. As described in Chapter 1, “Project Description,” the proposed project would be limited to the project site, where it would result in the redevelopment of Pier 57 with retail, public open space, restaurant, and other commercial uses; a marina; and educational and cultural and uses. As discussed in Chapter 2, “Land Use, Zoning, and Public Policy,” these new uses would be compatible with other trends in the study area that include new residential, cultural uses, retail, and commercial development in place of former industrial and manufacturing uses. The proposed uses would not introduce a substantial new land use, residential population, or employment base. The proposed project would utilize existing infrastructure; it would not introduce new infrastructure or result in the expansion of infrastructure capacity. Furthermore, as part of Hudson River Park, the project site is governed by the Hudson River Park Act of 1998, which controls the extent of development within the park and defines permissible land uses.

Therefore, the proposed project would not “induce” new growth in the surrounding area.