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Chapter 27: Growth-Inducing Aspects of the Proposed Action

A. INTRODUCTION

This chapter provides an assessment of the potential growth-inducing aspects of the Proposed Action. As set forth in the *CEQR Technical Manual*, this analysis focuses on the likelihood of “secondary” impacts that could trigger additional development in areas outside of Hudson Yards that would not have such development without the Proposed Action. The *CEQR Technical Manual* indicates that an analysis of the growth-inducing aspects of a Proposed Action is appropriate when an action:

- 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.

Since the Proposed Action will result in both effects, an assessment of its potential to induce growth in areas outside of the Project Area is warranted.

B. GROWTH-INDUCING CHARACTERISTICS OF THE PROPOSED ACTION

The Proposed Action is intended to provide additional office, retail, and residential space needed to meet projected demands for these uses within the Hudson Yards area for the next 25 to 30 years. As a consequence, the Proposed Action would result in more intensive land uses (generating many new residents, daily workers, and visitors) supported by needed transportation improvements within Hudson Yards. However, it is not anticipated that it would have significant spillover or secondary effects resulting in substantial new development in nearby areas since:

- The proposed rezoning has been developed to be responsive to observed and projected land use trends and would result in transit-oriented development with sufficient available density to meet all projected demands for projected commercial and residential development in the Far West Side of Midtown Manhattan.
- The intense pressure to create new commercial office sites and new residential units has been an observed trend in and nearby Hudson Yards due to their close proximity to the Manhattan CBD. As manufacturing uses continue to decline in Manhattan, the conversion of buildings and the redevelopment of vacant sites have become more frequent throughout Chelsea, Clinton, and the Project Area. Hudson Yards is an underutilized area with a significant amount of land available for new commercial and residential development, compared to other areas in Midtown Manhattan which are substantially built-out with fully developed infrastructure and few opportunities for new development. By providing a significant new supply of market rate housing and new office space in the Project Area, the Proposed Action would help stabilize or reduce the pressure for new development and changes in land use in areas adjoining the Project Area.
- Given its proposed alignment, the proposed extension of the No. 7 Subway would principally serve the transit-oriented development proposed for the Project Area. The extension would not be a catalyst for development of other areas that are substantially distant from the two stations included in the proposed extension. Development in the Clinton and West Chelsea neighborhoods and within the West 42nd Street corridor would continue to be consistent with past and current trends.

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- The Proposed Action would help relieve the pressure for the conversion of Garment Center related uses to other uses by providing substantial opportunities for new commercial and residential development in areas outside of the Garment Center.
- The Proposed Action would help protect the existing residential areas in Clinton by providing substantial opportunities for new commercial development within the Hudson Yards Area.

Current zoning in areas adjacent to Hudson Yards, including the mandated controls in the Special Garment Center and Special Clinton Districts and the proposed controls for the West Chelsea area, would protect existing uses and substantially limit the type and amount of new development in those areas. ❖