

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 *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 an approximately 786,562 gross-square-foot (gsf) building providing approximately 68,097 gsf of museum-related space (gallery, storage, and mechanical space), between 518,645 and 618,465 gsf of residential space, and between 100,000 and 200,000 gsf of hotel space. As described in Chapter 1, “Project Description,” by making use of a vacant site next to the Museum of Modern Art (MoMA) in Midtown Manhattan, the project would bring a number of benefits to the cultural and historic resources of New York City. The project would result in additional floor area for MoMA to expand its gallery space. In addition, as a condition of the proposed actions, two New York City landmarks (St. Thomas Church and the University Club) would be renovated to a sound first-class condition. The work at St. Thomas Church includes the largest stained-glass restoration project ever undertaken in the United States.

While the proposed project would contribute to growth in the city and state economies, it would not induce additional notable growth outside the project site. The level of development in the area surrounding the proposed project is controlled by zoning, and there is already a well-established trend in Midtown Manhattan toward residential and commercial redevelopment such that the proposed project would not actually “induce” new growth in the study areas. Rather, the proposed project would reflect and complement current development patterns in this section of Midtown.

The proposed project would improve existing infrastructure on and around the development site, including new sidewalks and connections to water, stormwater, and sewer lines. However, the infrastructure in the study area is already well developed, and improvements associated with the proposed project would not induce additional growth. *