

6.0 GROWTH INDUCEMENT

INTRODUCTION

Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines, as amended, requires the discussion of the ways in which a project could directly or indirectly foster economic growth, population growth, or the construction of additional housing in the surrounding environment. This discussion should also include projects that would remove obstacles to population growth. It should include the characteristics of a project, which may encourage and/or facilitate other activities that could significantly affect the environment, either individually or cumulatively. CEQA emphasizes that growth in an area should not be considered beneficial, detrimental, or of little significance. The purpose of this section is to evaluate the growth-inducing potential and impact of this proposed project.

GROWTH-INDUCING CRITERIA

In general terms, a project may foster spatial, economic, or population growth in a geographic area if it meets any one of the criteria that are identified below:

- Removal of an impediment to growth (e.g., the establishment of an essential public service or the provision of new access to an area).
- Economic expansion or growth (e.g., construction of additional housing, changes in revenue base, employment expansion, etc.).
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning or general plan designation).
- Development or encroachment in an isolated or adjacent area of open space (being distinct from an “infill” type of project).

Should a project meet any one of these criteria, it can be considered growth inducing. An evaluation of this proposed project compared against these growth-inducing criteria is provided below.

Removal of an Impediment to Growth

Growth in an area may result from the removal of physical impediments or restrictions to growth, as well as the removal of planning impediments resulting from land use plans and policies. In this context, physical growth impediments may include nonexistent or inadequate access to an area or the lack of essential public services (e.g., water service), while planning impediments may include restrictive zoning and/or general plan designations.

The surrounding area contains established land uses and has supporting infrastructure. Construction of the proposed uses would require the modification and/or improvement of existing infrastructure in order to support the increased land use intensity associated with the proposed Broadway Lofts Project. Such modifications and improvements to infrastructure are discussed in further detail below. Given the urban nature of the site and surroundings, and the existence of established infrastructure, no growth-inducing impacts would result from the proposed project development.

An established transportation network exists in the surrounding area that offers local and regional access to the project site. Access to the project site would be provided along Broadway. Access to the project site residential subterranean parking garage would be provided via an alley on the east side of the project site from the Broadway driveway.

The location of the proposed project would also provide patrons and residents opportunities to use alternative transportation. The Metropolitan Transportation Authority (MTA) and the City presently operate bus routes along Broadway and along Brand Boulevard which is near the project site. Specifically, the MTA operates seven routes near the project site while the City operates five routes. All routes serving the project site would stop at the Glendale Transportation Center (GTC), which provides access to the greater Los Angeles Metropolitan region via bus and commuter trains. The GTC also provides statewide access via Amtrak long-distance trains.

An existing 12-inch water line in Maryland Avenue and an existing 12-inch line in Broadway currently serve and would continue to serve the project site. Lateral lines extending from the proposed building would connect to these existing lines. No new water mains would be required to serve the proposed project.

Electricity and natural gas transmission infrastructure presently exists on, and in the vicinity of, the project site. Development of the proposed project would necessitate the construction of an on-site distribution system to convey this energy to uses on the site. This system would be designed to accommodate the uses proposed within the proposed project, and would not extend beyond the requirements or boundary of the proposed project. The on-site service lines would be sized to meet the demands of the proposed project. No growth-inducing impacts, due to the extension of electrical or natural gas service lines, would occur with the development of the project.

Concerning sewer infrastructure, an existing wastewater collection system serves the project site and an existing 15-inch sewer line in Maryland Avenue and an existing 8-inch sewer line in Broadway currently serve and would continue to serve the project site. Existing lateral lines would be abandoned and new lateral lines would extend from the proposed building would connect to these existing lines.

In summary, the design and construction of roadway, and infrastructure needed to accommodate the proposed project would not induce growth within undeveloped areas surrounding the project site area.

Economic Growth

The second criterion by which growth inducement can be measured involves economic considerations. In the short term, the proposed project would provide for short-term construction employment opportunities. It is anticipated that construction employees would commute from elsewhere in the region, rather than relocate to the City of Glendale for a temporary assignment.

Long-term growth, should it occur, would be primarily in the form of an economic response to the new employees that would occupy the project site. The proposed project would employ approximately 29 full-time employees (5 for the entertainment area, 19 for the restaurants, and 5 for the residential uses) and 10 part-time employees (2 for the entertainment area, 6 for the restaurants, and 2 for the residential uses), for a total of 39 employees. However, given the relatively small size of the proposed project in relation to City population, the economic contribution of this proposed project alone would not be considered growth inducing.

Precedent-Setting Action

Changes from a project that could be precedent setting include (among others) approval of parking exceptions, Conditional Use Permit (CUP), Subdivision, and Variances that could have implications for other properties or that could make it easier for other properties to develop.

The project site is currently designated as "Downtown Specific Plan (DSP)" on the general plan land use map and the Municipal Code. The DSP requires ground floor retail, restaurant, arcades, and entertainment uses at the street level to enhance the pedestrian shopping experience. For secondary frontage street the DSP states that the primary frontage street uses may be incorporated as well as professional and business services, live/work developments, and office uses. The project site presently consists of a vacant commercial building. Consistent with this and other City policies, the proposed project would redevelop the property with restaurant and restaurant/entertainment uses with an arcade on the ground floor along Broadway and Maryland Avenue, consistent with the primary and secondary designations of the DSP. No general plan amendment or zone change is proposed or required.

Development can be considered growth inducing when it requires the extension of urban infrastructure into isolated localities, which are presently devoid of such facilities. The project site is situated in an area that is surrounded to the north, east, south, and west by urban areas that contain established

infrastructure. Consequently, the proposed project would not induce growth under this criterion because it would not result in the urbanization of land in an isolated location.

It must be emphasized that the *State CEQA Guidelines* require an Environmental Impact Report (EIR) to “discuss the ways” a project could be growth inducing and “discuss the characteristics of some projects that may encourage...activities that could significantly affect the environment.” However, the *State CEQA Guidelines* do not require an EIR to predict or speculate where such growth would occur, in what form it would occur, or when it would occur. Attempting to determine the environmental impacts created by growth that might be induced by the proposed project is speculative because the size, type, and location of specific future projects that may be induced by this proposed project are unknown at the present time. Therefore, such impacts are too speculative to evaluate (see *State CEQA Guidelines* Section 15145). To the extent that specific projects are known (as discussed in **Section 4.0, Environmental Impact Analysis**, of this EIR), those projects have already been or would be subjected to their own environmental analysis. Additionally, due to the variables that must be considered when examining the mechanics of urban growth (e.g., market forces, demographic trends, etc.), it would be speculative to state conclusively that implementation of the proposed project alone would induce growth in the surrounding area. Further analysis of impacts associated with growth in the Glendale area, and corresponding cumulative impact assessment methodology, can be found in the cumulative analyses for each individual topic addressed in **Section 4.0**.