
VI. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

CEQA Guidelines Section 15126.2(d) requires consideration of the potential growth inducing impact of proposed projects. As stated, this CEQA section requires that an EIR “discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects that would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

Implementation of the Project would involve the development of several city blocks in an area dominated by surface parking lots. Because the Project site is already developed and is located in a highly urbanized setting, the Project would not involve any substantial extension of infrastructure such as roads or utilities. Consequently, it would not open up undeveloped areas to new development.

The Project would be developed on property currently used as surface parking and service warehouse facilities for STAPLES Center. These facilities currently employ an estimated 24 employees. Approximately 5,367 jobs would be created by the Project by 2008, for a total net employment increase of 5,343 from the Project. While this estimate exceeds the forecasted growth in employment levels for the Central City Area projected by 2008, it represents a significant positive impact on employment in the downtown area, which endured a substantial reduction in employment during the 1990s, and for which 2010 employment levels are still expected to remain more than 10 percent below 1990 levels (see Section IV.C., Population, Housing and Employment for further discussion). Although the types of jobs that would be created (hotel, restaurant, retail, entertainment, office, medical office, and health club) would be expected to be filled primarily by current area residents, the new employment opportunities may lead some people to relocate to the area to be nearer their jobs, thereby creating some demand for additional housing in the area. The Project would provide 800 dwelling units expected to house an estimated 2,272 residents. Development of the proposed housing would be consistent with the goals of various City and CRA objectives and plans for the downtown area, including the *Downtown Strategic Plan* and the *Central Business District Redevelopment Plan* (see Section IV.A., Land Use, for further discussion of these plans).

The influx of Project patrons may create demand for additional retail and entertainment services in the area. Further development in the area may affect local service and infrastructure systems, although such projects could potentially be required to upgrade these systems as needed.

The Project and any development that it induces, either directly or indirectly, would contribute to the ongoing redevelopment of the area around STAPLES Center and the Los Angeles Convention and Exhibition Center, as envisioned in numerous City plans and policies. Elements of the Project, such as the proposed convention hotel and retail/entertainment facilities, would also enhance the ability of the Convention Center to attract new and larger meetings, conventions, and expositions. This activity in turn could induce additional growth which would reinforce the visibility and desirability of downtown as a center of concentrated activity. The addition of the Project would also contribute to the redevelopment of a deteriorating area of downtown.