CHAPTER 20: GROWTH-INDUCING ASPECTS

Introduction

This chapter discusses the potential of the Proposed Project to induce growth in the vicinity of the Project Site. A proposed action may induce primary growth by expanding the number of employees on a site or secondary growth if further development is triggered by the proposed actions. In an environmental context the secondary growth is the main concern. For instance, actions that introduce a substantial amount of new residents, new employment or new roadways could induce additional development of a similar kind and/or development of support uses (e.g., stores to serve new residents or employees).

The Proposed Project would introduce three new buildings to the East Campus of SBU that would employ 955 additional people and transfer 450 existing employees currently working at off-site SBUMC facilities (i.e., Technology Park) to the Project Site. Consequently, 1,405 additional employees would work at SBUMC by 2018. While the additional employees coming to the campus would spend money in the local area, these expenditures would represent a relatively small fraction of the overall economy and, thus, significant secondary growth is not expected to occur. The Proposed Project would be confined to the existing SBUMC campus and would occupy land that was previously underutilized. The Proposed Project would not change the community character of the area nor would it substantially alter socioeconomic conditions.

SBUMC is a major employer in Suffolk County and has a distinct positive impact on the area’s economy and the finances of the county. Not including the HSC, SBUMC has a total of approximately 5,250 FTE employees. Based on place of residence data for a larger group of SBU employees on the East Campus (that includes employees at the Hospital, HSC, Ambulatory Surgery Center, Cancer Center, and Imaging Center), it can be inferred that approximately 58 percent of SBUMC employees live in the Town of Brookhaven and an additional 34 percent live elsewhere in Suffolk County. Based on U.S. Bureau of Census data, the socioeconomic study area population was 13,482 in 2010. A large proportion of this population is composed of SBU students living on campus. Household income in the study area is high relative to the town and county. Based on the most recent ESRI and Census data, about 63 percent of the 1,310 households in the study area have incomes of $100,000 or more. The study area’s median household income is $124,827 compared to $79,254 in the town and $82,593 in the county. However, households with incomes below $25,000 account for 16.6 percent in the study area, compared to 11.7 percent in the town and 11.5 percent in the county. The area surrounding the campus contains mostly single-family residences with some recreational, institutional and commercial uses. The area is largely built out in accordance with existing zoning and there is a low residential vacancy rate.
In the Future No-Build Condition, less than 50 FTE employees would be added by the Campus Hotel and ABSL-3 Laboratory projects. No other employment-generating projects were identified within one mile of the Project Site. Therefore, it is not likely that employment in 2018 would differ substantially from Existing Conditions.

**Growth-Inducing Aspects of the Proposed Project**

A detailed analysis of the Proposed Project’s socioeconomic impacts is presented in Chapter 3, “Socioeconomic Conditions.” In the short term, the Proposed Project would generate an increase in construction employment and would require the purchase of a considerable amount of construction goods and material. In the long term, it was estimated that the 955 new jobs would support an additional 553 jobs in Suffolk County, which corresponds to $92 million in economic activity, including $31 million of labor income. In New York State as a whole, the 955 jobs would support an additional 838 jobs at other businesses, which corresponds to $157 million of economic activity, including approximately $54 million in labor income.

Any fiscal revenue generated by an expansion of the health care or research/academic facilities on the campus would not be expected to induce economic growth; rather, it would be used to better serve the existing needs of the facility. No new trends in land use, housing or retail would be initiated and existing trends would not be altered. No major secondary displacement pressures would be generated by the Proposed Project. Given the campus setting and the fact that the Project Site is not within walking distance of a business district, new workers would be inclined to spend money at commercial establishments provided on the SBUMC campus (e.g., the large food court area or Starbucks coffee shop, both located on the ground-floor level of the Hospital).

The Proposed Project would not result in the direct, permanent displacement of existing residents or businesses. Additionally, no indirect permanent displacement would be expected to occur within the surrounding area. The Proposed Project would not add new housing or introduce a new residential population, nor would it result in an alteration of land use that could be expected to influence property values or rents in the study area and change community character. Although the Proposed Project would increase the SBUMC employee and visitor populations, it would not introduce a new concentration of economic activity nor add substantially to the supply or demand for commercial space in the area.

**Conclusion**

It is expected that the Proposed Project would produce temporary benefits to the local and state economies during the term of construction, resulting in increased employment and state and local tax revenues.

The Proposed Project would be located within the existing, well-established SBUMC campus. No direct or indirect displacements of residents or businesses would result from the Proposed Project. The Proposed Project would create 955 new jobs at SBUMC and would further benefit the state and local economies through the multiplier effect and through spin-off
effects supported by state-of-the-art medical and research facilities. However, the Proposed Project would not add a significant new concentration of economic activity, add substantially to the supply or demand for commercial space, nor influence an existing land use trend or development pattern. Thus, there would be no significant, adverse growth-inducing impacts from the Proposed Project.