

## **7.0 GROWTH INDUCING ASPECTS**

The regulations implementing SEQRA require that the DEIS consider the likelihood that a proposed action will trigger further development. As indicated in previous sections of the document, the Project will add approximately 791 persons to the population of the City of Yonkers. The Applicant, consistent with City urban renewal plans, proposes residential growth that will revitalize the City waterfront and downtown areas.

The project site's environs are served by public water and sewer service. Although certain improvements will be required, the Project in and of itself is not expected to result in the creation of infrastructure that would induce future growth since the surrounding area is presently developed and served already by these utilities.

The project will generate construction employment in the short-term. In the long-term, the new resident population would generate retail demand not only for the existing on-site commercial uses at the Trolley Barn, but for retail and service uses located in the immediate project vicinity along Main Street and within the City of Yonkers generally.

The construction value of the proposed project would total approximately \$131 million. Construction of the project would require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry with respect to the generation of jobs. Based on labor hour estimates published by the Urban Land Institute (1994), and accounting for secondary employment resulting from the construction, this project would generate approximately 490 full time equivalent jobs in the various construction trades associated with this project.

Approximately 5-10 full time jobs would be created by the hydroponic garden operation. These would range from highly skilled positions in greenhouse maintenance and operations to mid level employment in packaging and distribution. The new apartment building would generate approximately 16 full-time equivalent jobs. Jobs would be created for building maintenance and office management, a concierge, and full-time leasing agents.

It is expected that construction workers would come from the City of Yonkers, Westchester County, and nearby counties in the region. These workers are expected to have a positive impact on existing local businesses that provide such services as food, convenience shopping, gasoline, etc.

Future residents would utilize retail, personal service, and other commercial uses located in the project vicinity. Businesses within the project vicinity, especially those located along Main Street, would benefit from new resident expenditures. For purposes of this analysis, the households that would be eligible for "affordable" apartments were not included in this analysis as these households may have less discretionary income than the average household to spend on consumer goods. However, it is acknowledged that these households will also generate demand for goods and services. Approximately 30 percent of household income is spent on retail goods and services (see 2009 consumer expenditures, excluding housing, healthcare, insurance and pension, and certain other expenditures)<sup>1</sup>. Based on a tenant household spending no more than thirty percent of income on rent and utilities<sup>2</sup>, household income of

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<sup>1</sup> [Http://www.bls.gov/news.release/cesan.nr0.htm](http://www.bls.gov/news.release/cesan.nr0.htm), and <http://www.visualeconomics.com/how-the-average-us-consumer-spends-their-paycheck/>

<sup>2</sup> [Http://www.census.gov/hhes/www/housing/special-topics/files/who-can-afford.pdf](http://www.census.gov/hhes/www/housing/special-topics/files/who-can-afford.pdf). Also, see

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approximately \$66,000 would be required to support the average rental value, \$1,650 per month, of an efficiency unit, \$74,000 for a one-bedroom dwelling, and \$88,000 for a two-bedroom dwelling for the market rate unit. It is conservatively estimated that 330 market rate households would spend approximately \$7.7 million annually. A substantial portion of these expenditures would be made at supermarkets, local convenience stores, apparel stores, restaurants and service businesses such as gas stations and hair salons.

The average retail sales per square foot for a shopping center is approximately \$256 feet per gross leasable area<sup>3</sup>. Approximately \$7.7 million annually in expenditures could support up to approximately 30,100 square feet of retail and service space. If all of the units were market rate units, approximately 37,500 square feet of space could be supported. The amount of support for retail goods and services, including expenditures made by households in the affordable units, will fall somewhere in between these two estimates. As the project does not propose any additional commercial space beyond what already exists in the Trolley Barn, existing retailers would benefit from this additional demand. According to the latest Census of Retail Trade (1997), the following categories of retail businesses would be expected to benefit in proportion to the amount of sales generated by each category:

<b>Category</b>	<b>Percent</b>
Motor Vehicles	20.9
Furniture/Home Furnishings	3.1
Electronic and appliance stores	3
Building Materials	7.8
Food and beverage	18.3
Health and personal care	7.4
Gasoline service stations	5.7
Clothing	9.5
Sporting goods and hobbies	3.4
General merchandise (warehouse clubs, department stores)	11.4
Miscellaneous (florist, office supplies)	3.9
Non-store retailers (electronic shopping, fuel distributors)	5.5

Source: U.S. Census Bureau, 1997 Economic Census: Retail Trade New York.

The majority of retail sales are made in the motor vehicle category, which includes new and used auto dealers. However, as this is a transit-oriented development, expenditures in this category would be less significant. The food and beverages category, which includes grocery stores, represents the second highest expenditures. General merchandise stores represented 11.4 percent of all retail sales. The above listed establishments would benefit from the retail sales generated by new Yonkers residents.

In summary, the Buena Vista Teutonia PUR would generate short-term construction and long-term employment and induced demand to support existing retail and commercial services.

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<http://www.hud.gov/offices/cpd/affordablehousing/>.

<sup>3</sup> Source: Urban Land Institute, Dollars and Cents of Shopping Centers 2000.