

Action Plan for the Nassau Hub January 15, 2019



The Opportunity

Largest undeveloped parcel in County creates singular opportunity for development

Central location near educational, cultural and medical institutions; new MSK treatment center

Islanders return for next three seasons generates increased Coliseum activity and buzz

State funding for site improvements, and structured parking for “transformational” plan

After 20 Years: A Framework for Action



Development Team

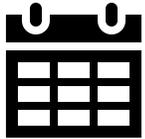
Winning combination to unlock the Nassau Hub's potential



Development Plan Agreement

- Adopted by County Legislature on 12/17/18
 - Signed by CE on 1/7/19
- Outlines next steps for County and Developer

Hub Development Plan Agreement



Developer Deadline

BSE/RXR Team must meet key development deadlines over a 24 month period (two additional 6-month extensions available under certain conditions)



Ongoing Negotiations

Negotiations on financial terms, community benefits, project labor agreement



Legislative Approvals

County Legislature must approve all agreements, prior to any construction

Conceptual Illustration & Planned Uses



600K SF of Life Sciences, R&D & Offices (200K SF Northwell Innovation Center)



500 Housing Units (Mixed-Income, Millennial & Next-Gen Housing)



200K SF of Destination Entertainment Retail

Consistent with Town of Hempstead Zoning

Other:
Hotels
Public Open Space
Transit & Connectivity

Collaborative Public Process



DPA Requires:

- Reports to County Legislature
 - Regular forums with stakeholders
- Community Advisory Committee input on Community Benefits Plan



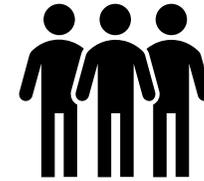
Community Benefits

Plan Formula:

\$1 in community benefits for every
1 square foot of development per year

(Totaling ~\$60-75 million total)

Plan becomes an Agreement, to be
overseen by a Monitor



Plan Will Support:

- Veterans, local hiring, MWBE
 - Job training
- Community facilities & organizations serving surrounding communities
- Local fire & ambulance services
- Infrastructure improvements
 - School district(Not exhaustive list. To be developed with input from Committee.)

Advisory Committee for Community Benefits

Representatives of the developer, and one representative from each of the following:

- Nassau County Executive
- Majority Caucus of the Nassau County Legislature
- Minority Caucus of the Nassau County Legislature
 - Town of Hempstead Supervisor
 - Hempstead Town Board

Each official will also designate one community representative to serve on Committee

Critical Path To Shovels in the Ground

Step 1

Legislative Approval
of Development
Plan Agreement



Step 2

BSE/RXR to Prepare Transformative Development Plan

- Stakeholder engagement
- Secure ESD parking garage funds
- Prepare CMP & Site Plan
- Secure Town Approvals

Step 3

County & BSE/RXR to Negotiate and Seek Approvals

- Financial terms and disposition agreements
- Review and approval by **County Legislature**

Step 4

Development Team Commences Construction

- Parking structure(s)
- Building(s) associated with transformative development

Stay Up-To-Date



Project Website

www.TheNassauHub.com



Nassau County Economic Development

[www.NassauCountyNY.gov/1610/
Economic-Development](http://www.NassauCountyNY.gov/1610/Economic-Development)

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Conceptual Illustration