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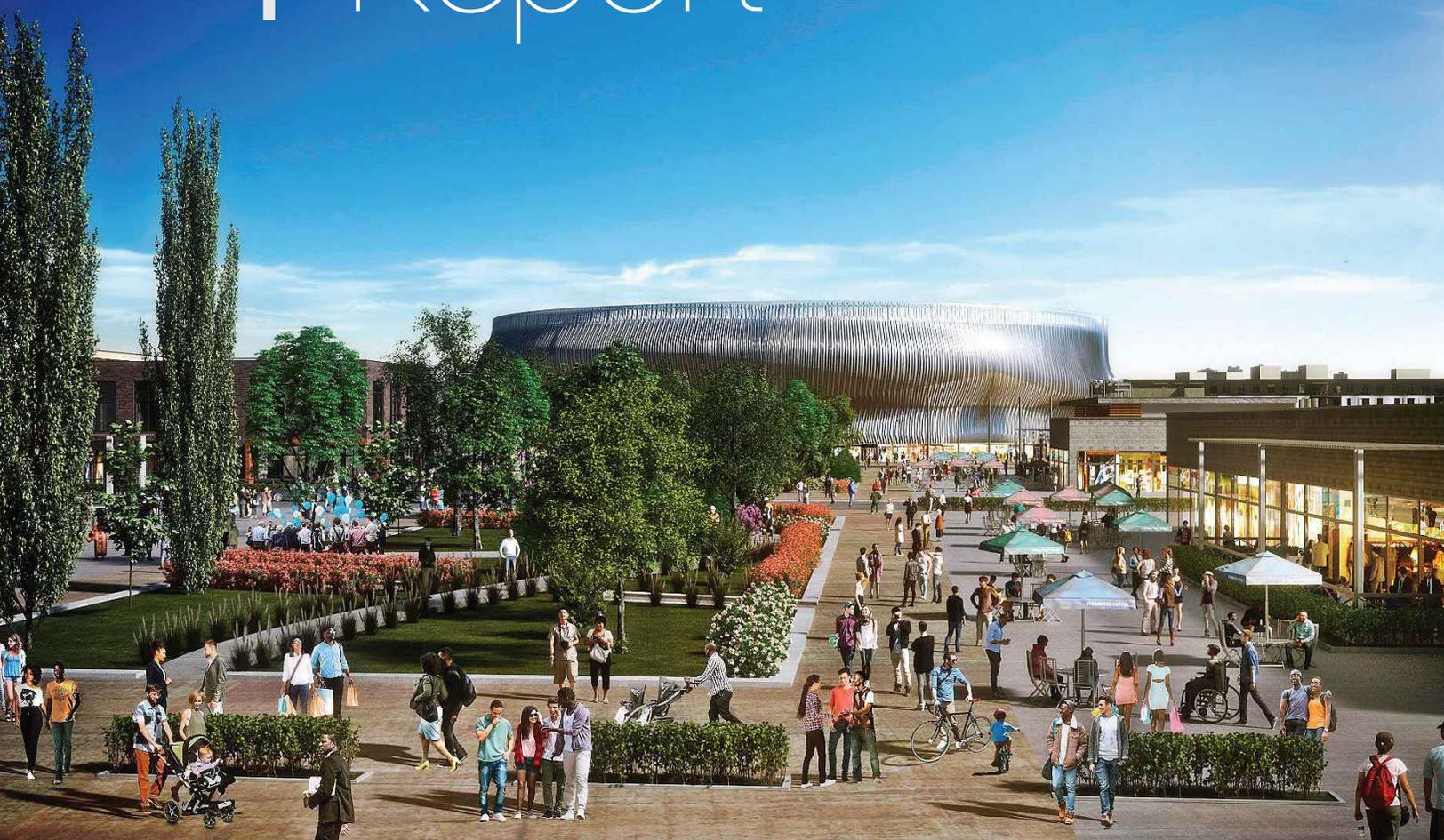
# Nassau

# Hub

# Quarter 1

# Development

# Report



April 30, 2019

Dear County Executive Curran, Presiding Officer Nicoletto, Minority Leader Abrahams, and members of the Nassau County Legislature:

In accordance with the Nassau Hub Development Plan Agreement, we are pleased to provide you with the first quarterly report regarding our progress to convert acres of vacant parking into a dynamic live-work-play community in the heart of Nassau County.

The RXR and BSE Global development team has asked itself the fundamental question: *How do we innovate space for the 21<sup>st</sup> Century?* To us, the answer is "Innovation Everywhere." We envision that every aspect and phase of the project will be the product of innovative, forward-thinking planning—including the commercial, residential and retail spaces of the development, the community outreach process, design and development phases, infrastructural decisions around transportation, sustainability, energy efficiency, accessibility of the project, and, most importantly, how it will create the infrastructure of opportunity for the surrounding communities.

With a truly mixed-use development program including the ingredients for a sustainable and rich innovation district – cutting edge life sciences, research and development offices and makerspaces, entertainment and experiential retail, new multifamily living concepts, hotels and destination public open space – the Hub has the potential to create a new model for what a suburban downtown should be, a dynamic and exciting place for innovation and collaboration.

Since the passage of the Development Plan Agreement on December 17, 2018, *we have hit the ground running*, making significant strides in bringing this project to fruition. As you will read in the attached report, we have **engaged in extensive community outreach** to help inform our planning efforts, **adopted an "Innovation Everywhere" vision** to align with stated community needs and laid the foundation for **implementing a carefully constructed master plan**. We have **secured critical additional State funding** for infrastructure and our innovation anchor, engaged with potential **transportation and mobility** partners, opened a **productive dialogue with organized labor**, and launched the process toward a groundbreaking **Community Benefits Plan** for the development, establishing and holding the first meeting of the committee who will lead the effort.

Thank you again for your leadership and your collaboration. With your support, the Hub will become a destination and magnet for talent in the region. We are looking forward to continuing to work with each of you to advance one of most unique and innovative projects in the history of Nassau County.

Sincerely,  
Scott Rechler, Chairman and CEO of RXR Realty  
Brett Yormark, CEO of BSE Global



# Nassau Hub

## Quarter 1

### Development Report

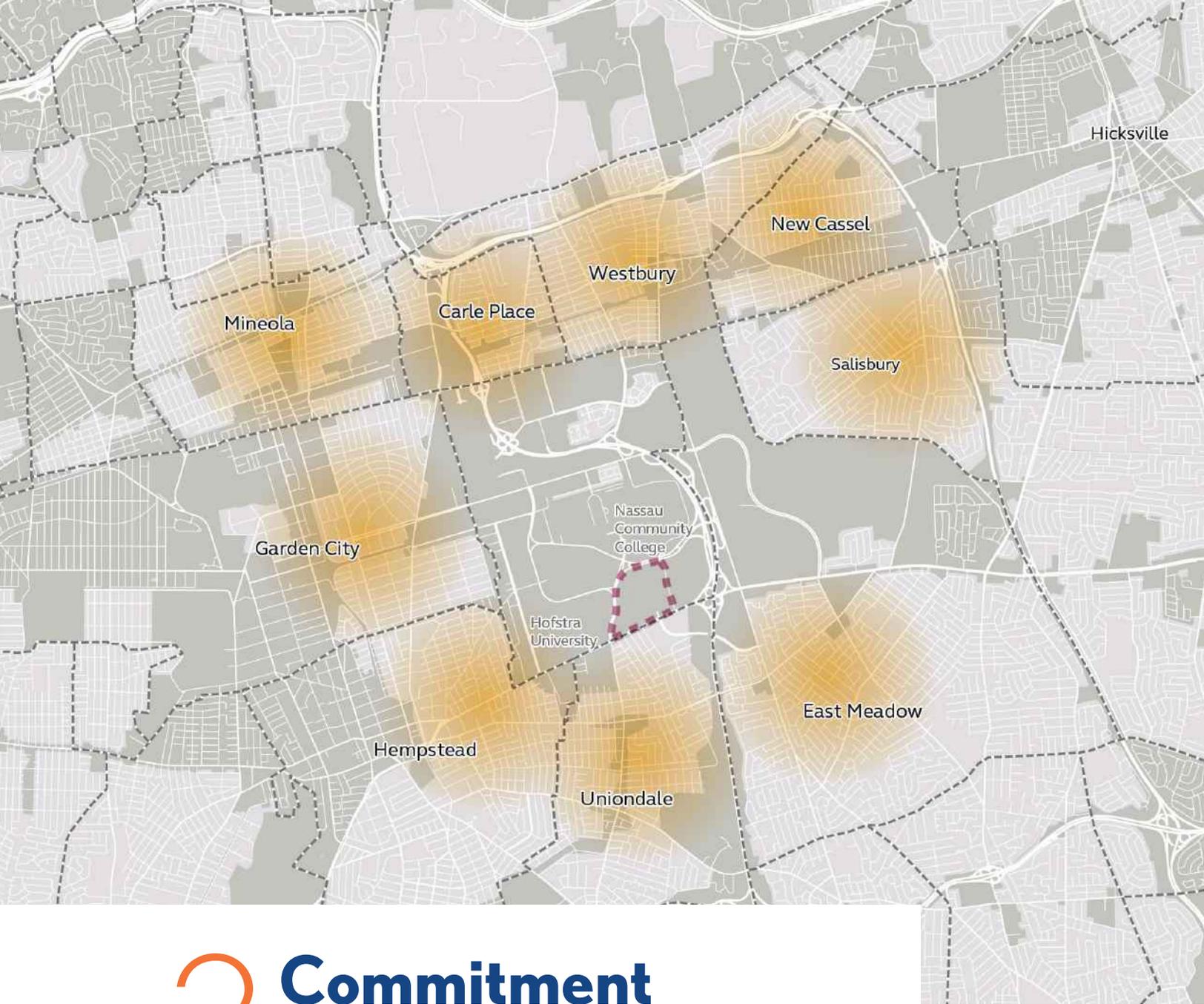
Below is a summary of the concrete steps we have taken to turn our vision into reality:

- Secured an additional \$40 million from the State of New York.
- Launched a robust community outreach program and listening tour throughout the surrounding communities.
- Kicked off our Community Benefits Advisory Committee.
- Initiated discussions with organized labor to formulate a comprehensive and forward-thinking Project Labor Agreement.
- Engaged in preliminary discussions with the Town of Hempstead regarding the project's overall site plan.
- Launched our project mission of "Innovation Everywhere," ensuring that every aspect of the project will reflect and advance 21st Century trends, technology and thought.
- Advanced the master plan, including historical document review, analysis of existing conditions, zoning and traffic. Began massing and space program studies and is in the process of test-fitting uses on the site.
- Assembled a world-renowned team with significant local expertise to refine and execute the "Innovation Everywhere" program.



# 1 Support from State of New York

In 2016, the State of New York included \$85 million in the State Budget to develop necessary infrastructure, including parking garages, to support growth at the Nassau Hub. Earlier this year, Governor Andrew Cuomo and the State Legislature included an additional \$40 million in the FY2020 State Budget to support Northwell Health's new "Innovation Center," which will include both laboratory and educational space, as well as pedestrian bridges. We have begun to develop the materials that will be necessary to draw down this funding.



## 2 Commitment to Community

BSE and RXR are inextricably linked to the communities surrounding the Nassau Hub. RXR's headquarters in Uniondale sits directly across from the site, while BSE has had a major presence in the community for several years, having overseen the approximately \$200 million renovation of NYCB Live, home of the Nassau Veterans Memorial Coliseum.

### Coalition Building and Listening Tour

Our robust community outreach program has included meetings and listening sessions throughout the surrounding communities. We have held more than 60 meetings and heard from more than 500 participants, including members of Nassau County Legislature, Town Board members, School District and Board members, Chambers of Commerce, nearby college and university officials, institutional stakeholders including Uniondale Library and Museum Row, Building and Construction Trades leadership, civic organizations, and the private business community.

These meetings and events have helped to inform local communities about our vision for the site and allowed us to hear directly from Nassau County residents about what opportunities and investments they care about most. Community meetings and conversations will continue throughout the planning and development stages.

We recognize that it is crucial for Long Island's own innovators, entrepreneurs, and experts to be part of the conversation to ensure that the Hub's vibrancy

can help the surrounding region thrive, especially from a tourism and destination perspective. We are focused on using the Hub to promote Long Island's businesses, including wineries and microbreweries, its arts and culture, and its historical significance. We will continue these conversations and collaborations over the next several months.

### Nassau Hub Community Benefits Advisory Committee

The Development Plan Agreement included the provision that for every square foot of built-out space at the Hub, the development team would commit one dollar toward community benefit initiatives. We believe that maximizing this opportunity will only come from thoughtful dialogue with the community.

On March 11th, County Executive Curran announced the members of the Nassau Hub Community Benefits Advisory Committee (CBAC). The CBAC will be instrumental in the development of a community benefits framework to allocate the estimated tens of millions in project proceeds throughout the surrounding communities.

### A sampling of the organizations engaged through our listening tour.





The CBAC is co-chaired by Senior Councilmember Dorothy Goosby of the Town of Hempstead, and Kevin Law, CEO and President of the Long Island Association. Membership includes:

- Nassau County Legislators Thomas McKeivitt and Siela Bynoe
- Hempstead Councilmember Erin King Sweeney
- Village of Garden City Trustee Brian Daughney
- Village of Hempstead Mayor Don Ryan
- Village of Mineola Mayor Scott Strauss
- Hempstead Town Supervisor Deputy Chief of Staff Rebecca Sinclair
- Deputy County Executive for Economic Development Evlyn Tsimis
- President of the Building Trades and Construction Council of Nassau and Suffolk Matthew Aracich
- President of the Uniondale Community Land Trust Paul Gibson
- President of Nostrand Gardens Civic Association Pearl Jacobs
- Co-facilitator of the Greater Uniondale Area Action Coalition Jeannine Maynard
- East Meadow Chamber of Commerce Board Member Walter Skinner

The CBAC met for the first time on April 18th to kick off the process. Working groups, which will help support and inform the CBAC's ultimate recommendations, will convene later this spring. We will work in lock-step with the members of the CBAC as they develop their recommendations to maximize impact for the surrounding areas.

Working in collaboration with local governments and civic and nonprofit organizations, the Nassau Hub Community Benefits program will seek opportunities to support:

- vulnerable populations, such as veterans and at-risk youth
- local first responders
- local hiring and MWBE participation
- multi-tiered job training and job creation
- integration of local businesses and support of local entrepreneurs
- youth programs
- environment and sustainability
- the Uniondale School District
- enhanced mobility and connectivity to, as well as in and around the Nassau Hub site

### **Project Labor Agreement**

We have met with the Nassau-Suffolk Building and Construction Trades Council to discuss the framework of an innovative Project Labor Agreement (PLA) that is commercially viable and prioritizes local and minority hiring. We are strategizing with Council President, Matthew Aracich, to create a groundbreaking vision for the Hub as an engine of workforce development, job training and prosperity for area residents. Finally, we are working to maintain a competitive bidding process that prioritizes local and MWBE participation.



# 3 Innovation Everywhere: Turning Vision into Reality

Nassau County, home to the nation’s oldest suburb, has the potential to completely redefine mixed-use development throughout Long Island and beyond—but we will only succeed with a relentless focus on innovation in every aspect of our work. Hence, we have developed “Innovation Everywhere” as the overall theme of the Nassau Hub development and begun to define the ways in which this principle will permeate our project.

### Northwell Health Innovation Center

Northwell Health will anchor the commercial space at the Hub with an Innovation Center that will include a mix of laboratory space, functions needed to support clinical and medical research, and facilities able to accommodate a range of exhibition, education, training and conference activities.

The Innovation Center will not only complement the groundbreaking research that is being conducted today by Northwell's partners at Cold Spring Harbor Laboratory and Hofstra University, but it will also help train the next generation of experts in the field of life sciences where Long Island has distinguished itself as a national leader.

Northwell has convened a Steering Committee of thought leaders from its organization to craft its program for the Hub. Northwell and the development team will be meeting this spring to discuss preliminary program recommendations after which the team can begin space planning and preparing building cost estimates. We expect to bring you greater details on that plan in our next quarterly report.

### Commercial

The presence of Northwell Health is only one part of the equation in facilitating the growth of an innovation ecosystem. The Nassau Hub will be a center of innovative commercial space that accommodates the social gathering and programming needed to generate community cohesion and creative collisions of ideas.

We recognize that work and life are increasingly integrated, and as a result, people now demand more livability in their workspace—amenities, gathering spaces, and curated opportunities for differentiated and purposeful interaction will help establish community at the Hub.

The Hub will provide the “office of the future” to launch, grow, and retain cutting-edge businesses, and strengthen connections between existing businesses and the start-up community. The office space at the Hub will be designed such that it becomes a magnet for talent—ensuring that start-ups and small businesses reach a pivotal density, that research and business partnerships prosper, and that the necessary capital is available to keep businesses

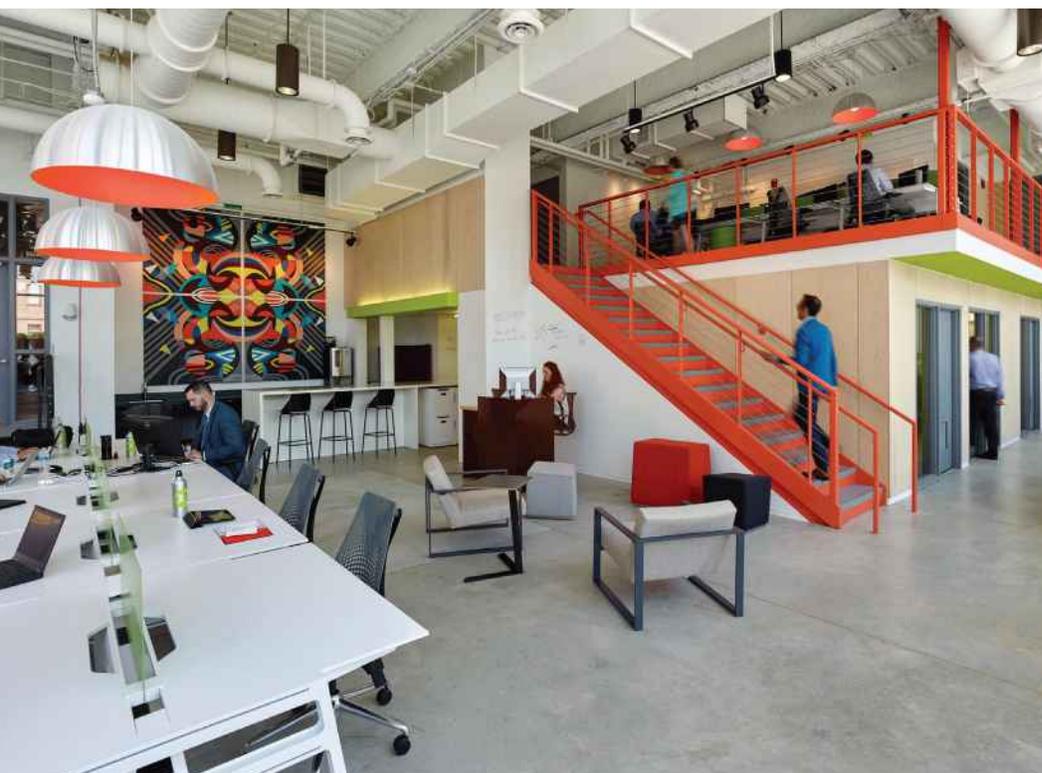
on Long Island as they grow.

Offering the correct mix of office space for start-ups and local small businesses will also help attract and keep innovators within Long Island.

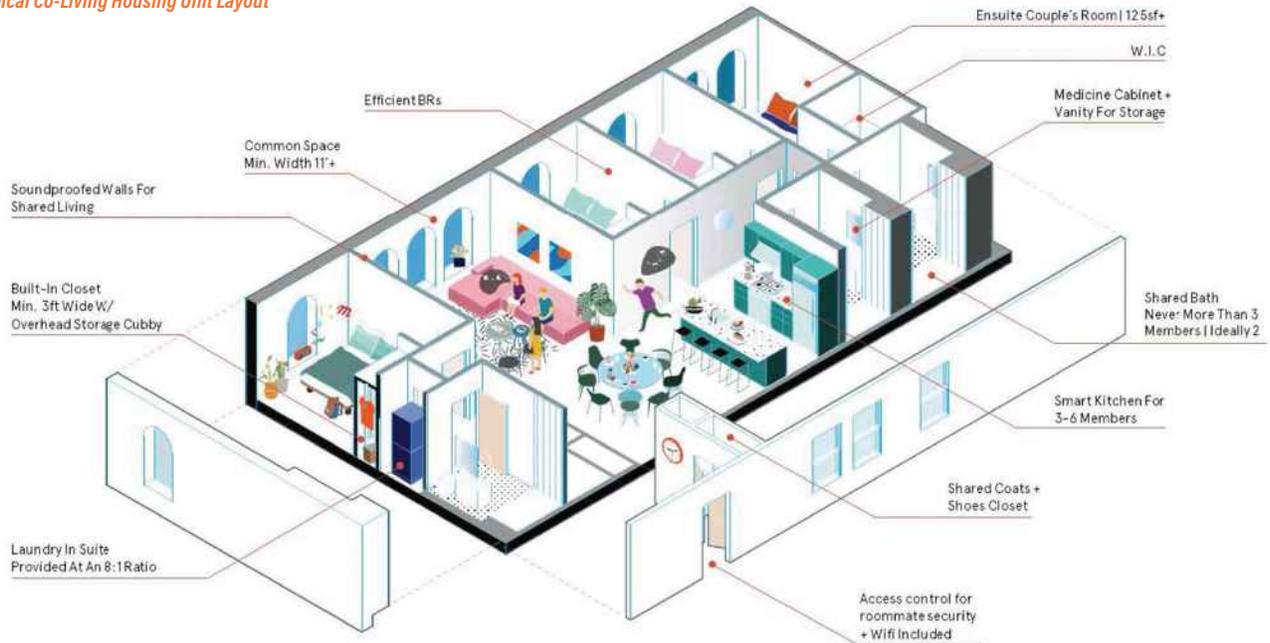
The Hub can help leverage Long Island's advantage in science and technology by offering incubator, accelerator, and co-working space, and promoting quality of work / life through open floor plans, technology-enabled amenities, wellness features, collaborative design and sustainable materials.

### Residential

In the past, the secret to successful residential development was simply building homes in the right location;



**Typical Co-Living Housing Unit Layout**



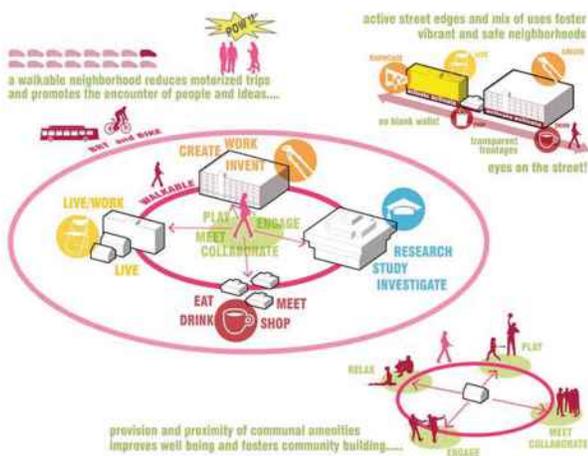
today, the market demands more. The residential space at Nassau Hub will create a new forward-thinking option to house an emerging workforce on Long Island, helping to fulfill our goal of attracting new talent to Nassau County and creating a community that will enable people of varying ages and economic backgrounds to remain here for every phase of their lives.

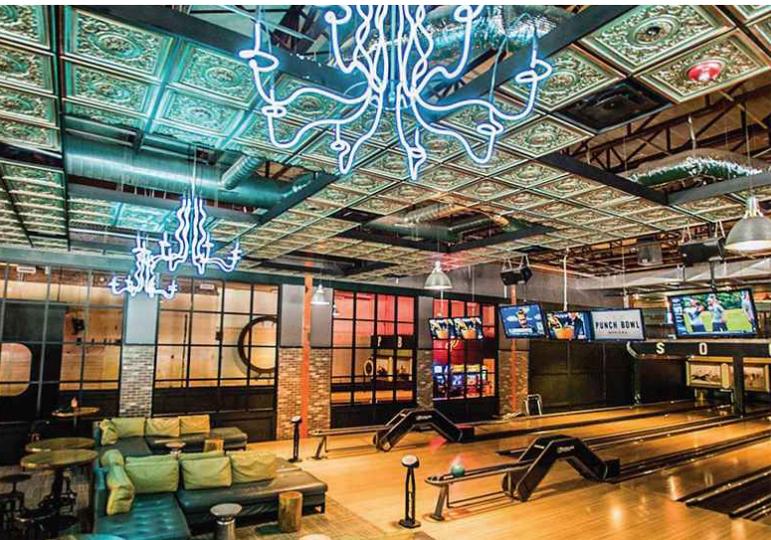
The Hub's residential spaces will include high quality, fully-amenitized co-living units designed to enhance every aspect of residents lives. Our plan will include both shared living and multigenerational housing



options that feature curated social programming, flexible lease terms, dynamic open spaces, and other top-of-the-line amenities. We are continuously studying the market for trends and product evolution to meet residents' expectations as units come online.

Through our comprehensive community outreach efforts, market studies and needs assessments, we seek to identify the residential program that truly targets the needs and price-points of young professionals as well as the "missing middle." We have taken the next step in our design process by investigating potential test-fits and unit layouts for our co-living and next-generation programs.





### Experiential Retail

Today, best-in-class retail is about more than just purchasing products; retail must create a unique and holistic experience for customers. Restaurants, stores, and wellness centers will be filled with local art and customized programming, engaging customers with meaningful and dynamic experiences that enrich, surprise, and fulfill.

We are pursuing our retail strategy and initiatives in-house with our fully-integrated marketing and leasing teams. We will curate a mix of retail alongside entertainment venues and public open spaces that are enlivened with landscape features like playgrounds, promenades, water fountains, and similar focal points to offer diversity of experience and scenery.

BSE and RXR are pursuing retail tenants that will be unique to the site, drawing people to the Hub

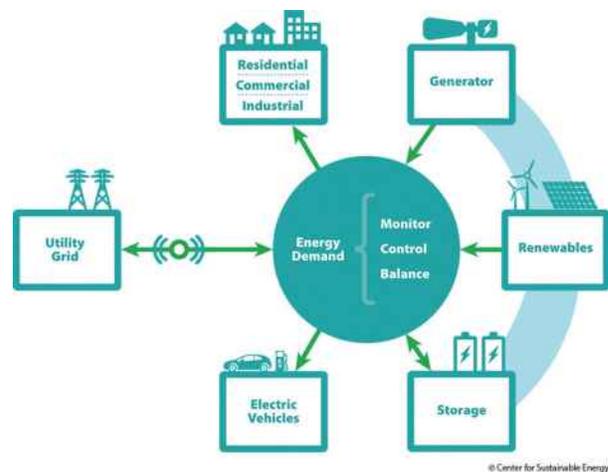


with the promise of experiences they cannot find anywhere else. We are committed to ensuring that “placemaking” occurs within the first phase of development. This early in the process, the right retailers can be accommodated and curated, leading to the success of the future phases.

We are casting a wide net of potential tenants and institutional partners for a presence at the Hub, including local retailers, hotel groups, restaurateurs, tourist attraction operators, and health and wellness pioneers.

### Sustainability and Infrastructure

In order to achieve this living, breathing model of innovation in Nassau County, it is prudent to develop the underlying infrastructure that is well-suited to the task, cutting-edge and future-proofed.



The development team is establishing a set of priorities to guide infrastructure design, creating an energy master plan through which we will address how the Hub can employ renewable energy, how it can enable a digital neighborhood/smart community, and how it can achieve sustainable goals such as reduced water usage and reliance on traditional utilities as well as a low carbon footprint.

We are creating a community of the future with smart city technology baked into its DNA. For example, the entire site has the potential to be completely supported by 5G capabilities, the ubiquitous fiber optic cabling to support site-wide Wi-Fi and high-speed connectivity for all.



**We are exploring ideas to achieve sustainable infrastructure for the Hub, including rooftop agriculture on the parking garages, with aeroponic and hydroponic farming to supply produce to local restaurants, residents and schools; solar arrays on building roofs and garage structures; and site-wide geothermal heating and cooling systems.**

**Transit and Accessibility**

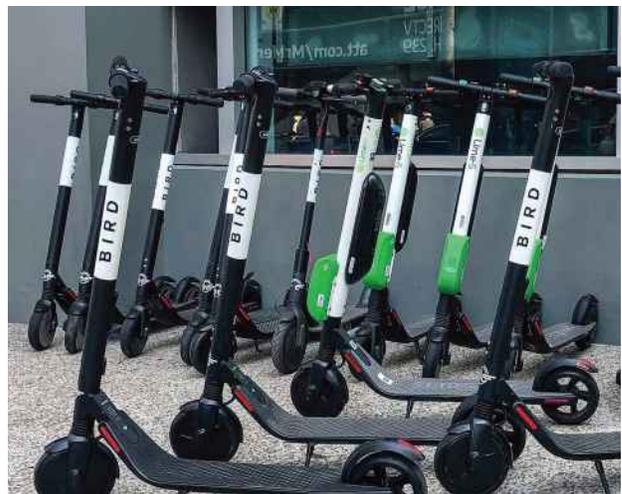
The Nassau Hub can and should be a testing ground for new models of transportation access and mobility.

The population we anticipate to draw to the Hub are those most likely looking for a viable path away from personal car dependence. Businesses relocating here are seeking talent that, in many cases, is less car dependent. This generation of emerging talent prioritizes sustainability and is open to flexible and new modes of transportation.

We see the blank canvas of the Nassau Hub site as a place to test some of this generation’s most promising new forms of micro-transit, including ride-share, bike-share, scooters, and even autonomous vehicles. The goal is to allow visitors and residents to get to and around the site without relying on their own private

car, improving the environmental efficiency and sustainability of the site, and creating a truly walkable environment.

Of course, we will ensure that there is ample space for single-occupancy vehicles: a forward-thinking \$85 million investment from New York State will enable the development of fully-modern garages. The final design for these structures must include the most modern elements of smart design, including adaptive reuse and low visual impact.





## 4 Advancing Master Planning Efforts

To further refine and ultimately execute our overall master plan for the site, we have assembled a world-class team with a proven track record of innovative projects spanning across the globe, including Downtown Los Angeles, London and Berlin, to support the development team.

### The Design & Program Team

To complement BSE and RXR’s unique expertise, we have assembled a team of global and local expertise to refine and execute master planning efforts. We are excited that globally regarded planning and design firm **CallisonRTKL** has joined our team.

Environmental SEQRA review and transportation planning will be led by **VHB**, a firm with extensive experience providing integrated services on complex public and private development projects throughout Long Island.

Conceptual master plan consultation and preliminary civil engineering assistance will be provided by Huntington-based **R&M Engineering**, which brings years of direct site experience at the Hub through its work on the Coliseum renovation in 2016, and the newly completed Memorial Sloan Kettering facility at the Hub.

New York-based **Walker Consultants** and **Sam Schwartz Engineering** (SSE), both nationally recognized in their fields, have been involved with Hub planning and previously provided services to the Coliseum team. Walker will provide parking garage design and planning. SSE will provide transportation and event day parking coordination and traffic management services.

As the team continues to grow, involvement of local and MWBE contractors will remain a top priority.

### Master Planning Process

As our team came together, we underwent a discovery and visioning stage of our master planning process to re-establish our perspective on the site, the market, and the community. Such an exercise is critical to ensure that nothing is taken for granted on a site that has been so deeply studied in the past. Indeed, “Innovation Everywhere” requires fresh thinking.

The case to reimagine and redevelop the Nassau Hub started with analyzing the physical conditions and constraints of the existing site. Analysis extended to broader trends affecting the innovation and entertainment sectors in the region and throughout



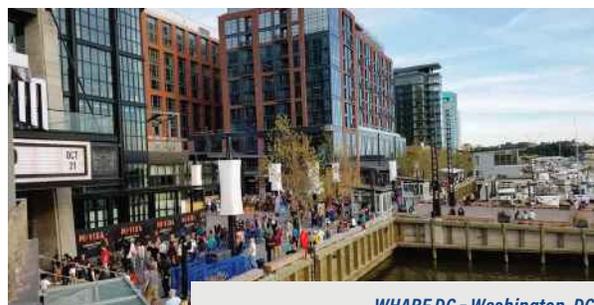
*AVALON - Alpharetta, GA*



*MOSAIC DISTRICT - Merrifield, VA*



*PIKE & ROSE - North Bethesda, MD*



*WHARF DC - Washington, DC*



*THE YARDS - Washington, DC*

the country, including shifting supply and demand issues. We have also gained knowledge and insights into larger economic and community development goals through our listening sessions, CBAC, and outreach efforts, which we have funneled into the initial stages of our design and planning process.

Assessment of opportunities for the site, based on market dynamics of each of the key program components, is underway to refine assumptions on target market segments. We want to better understand who might work here, live here, play here, and stay here—now and in the years to come.

We are conducting site tours of similar mixed-use projects across the country to inform the master planning and future design process, and ensure that we capture market trends and best-in-class attributes and uses. This process is a critical element of any master plan's long-term success.

Our master planning efforts will answer the following questions and inform the Nassau Hub Conceptual Master Plan and the development of Design Guidelines for future development on the site:

**What makes a successful destination? What is the right mix of office, retail and residential? How can it function most efficiently?** We are analyzing land use, circulation and open space plans, streetscape design and parking solutions.

**How can we innovate space for the 21st Century?** We are focused on developing and providing new services and products designed to enhance the experience of customers and the value of the real estate through new



Constraints



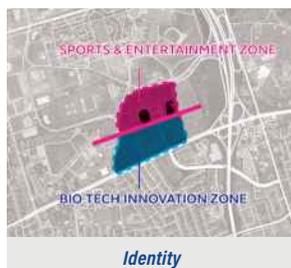
Public Right-of-ways



Connecting Parks + Sports



Open Space at Heart of HUB



Identity



Complete Streets

technologies and a mix of uses within each asset to create multi-dimensional experiences.

**What is the identity of the district?**

We are interested in the cultural, institutional, educational or entertainment anchors and community assets like parks and recreation.

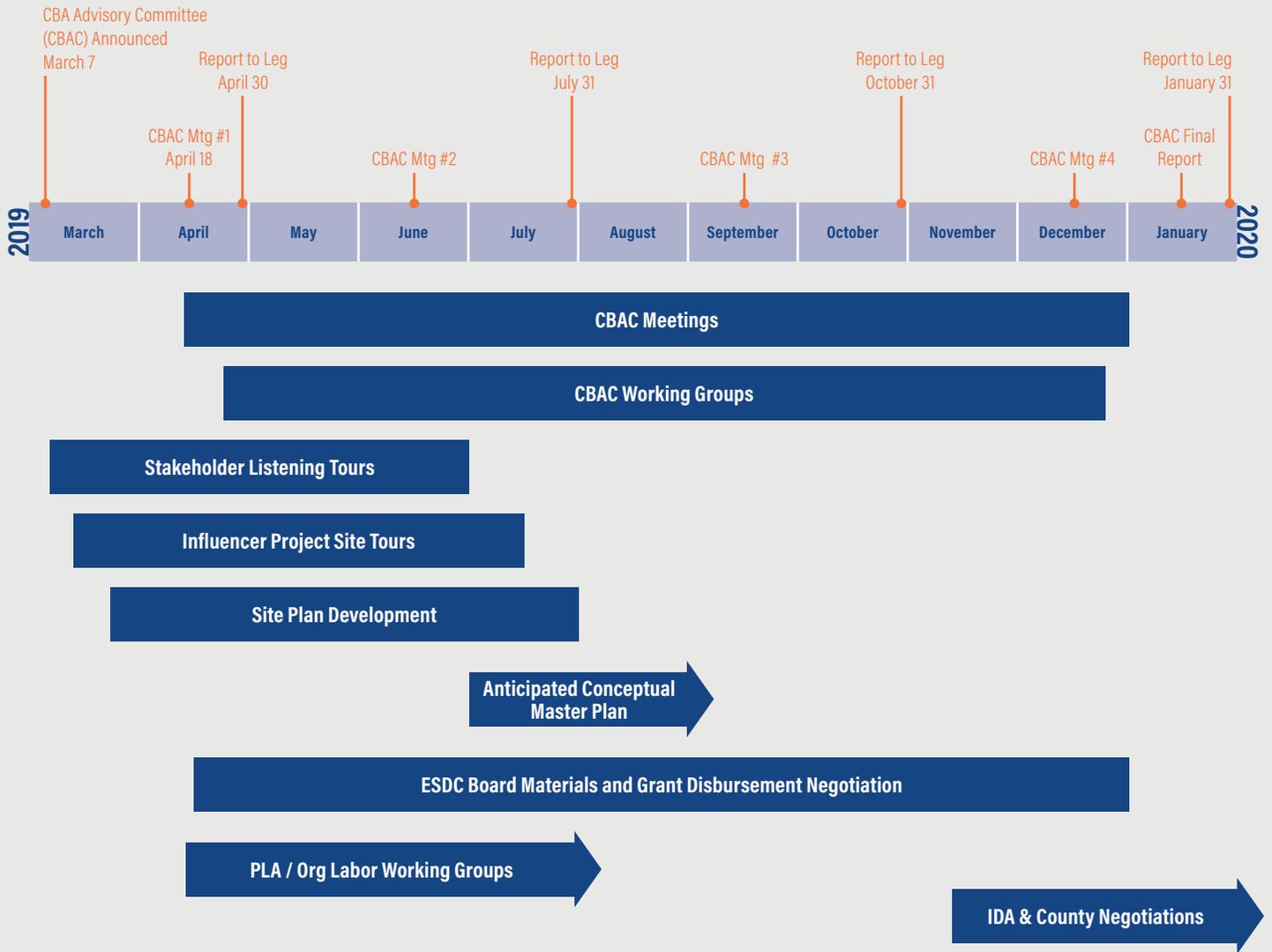
**What is the look and feel of the place?**

We consider the larger scale: urban design, architecture and landscape architecture elements, as well as the human-scaled elements such as wayfinding signage, street furnishing and lighting and art installation.

The development team is conducting feasibility studies, analyzing existing conditions and historic documents, and taking a deep dive into the zoning requirements and program thresholds. All of this is considered and translated into our preliminary massing studies and program. We have begun to develop site access and circulation plans to develop the street grid and street hierarchy, identify key pedestrian connections and pedestrian flow, and potential parking structure locations.

The next steps with this team include an iterative process of plan updates, including beginning the design of roadways, green open spaces, parking locations, pedestrian bridges, and other key infrastructural elements of the broader project.

Each element of planning will not only help us further our mission of incorporating "Innovation Everywhere" into the Nassau Hub project, it will also ensure that the Hub takes its place as a key tourist destination for local, national and international visitors—a new reason to visit Long Island.



# 5 Upcoming Project Milestones—Anticipated

The milestones outlined above are provided as a guide to the team’s anticipated schedule for the current year and are subject to change or adjustment as we progress.



# 6 Continuing Momentum in Quarter Two

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**Additional Key Activities:**

- The ESDC Grant application materials for \$85 million as well as additional monies for pedestrian bridges and the Hub’s innovation tenant will move forward in Q2.
- We will advance discussions with the Town of Hempstead regarding submission of the project’s overall site plan.
- The development group will continue to prioritize participation and collaboration with community and business groups through our listening tour, incorporating the feedback as we move forward with planning efforts.
- Working closely with the design team, we will further refine the Conceptual Master Plan. Our team will continue to conduct massing studies and program analysis, develop site access and circulation plans to understand street grid, street hierarchy and pedestrian connections and flow, then prepare preliminary architecture program for

each building type to show relationship between each programmatic space, horizontal and vertical circulation, access and flexibility.

- As Northwell’s Steering Committee continues to meet and the program for the Innovation Center comes into greater focus, we will begin space planning, cost estimates and other pre-development activities.
- We will begin updating environmental analyses through traffic counts and existing conditions surveys.
- We will work to advance our discussions with organized labor.
- We will advance our retail programming efforts through focus groups and market research.
- We will continue to seek innovative partnerships that will make the Hub the vital downtown center and national symbol of suburban revitalization and potential that we know it can be.





# 7 Conclusion

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The realization of our vision for the Nassau Hub is well underway as we advance through the planning phases of this project. In order to secure a vibrant future for Long Island, we must create a road map for the suburbs that moves beyond the status quo. In close partnership with the Legislature and County stakeholders, we intend to deliver a new model for development on Long Island and across the country. Together, we will not only achieve a crucial vision for Nassau County, but rethink what is possible in our nation's suburban environments.

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