Action Plan for the Nassau Hub
January 15, 2019
“Never before have the stars been aligned. This project epitomizes my vision for a real live-work-play district at the Hub and will transform the landscape of Nassau County.”

-County Executive Laura Curran
Islanders return for next three seasons generates increased Coliseum activity and buzz

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

Largest undeveloped parcel in County creates singular opportunity for development

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

Photo Credit: All Island Aerial / Kevin P. Coughlin
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)

200K SF of Destination Entertainment Retail

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

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
EconDev@nassaucountyny.gov