

# Nassau Hub

## Quarter 4 Development Report



RXR

 onexim  
sports and entertainment



January 31, 2020

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

Thank you for your leadership and support in making 2019 a watershed year for the Nassau Hub.

We are excited to kick off the new year, and the new decade, with strong momentum behind our vision for a dynamic new 21<sup>st</sup> century live-work-play destination on Long Island.

In December, with your help, we achieved a critical milestone within our Development Plan Agreement when New York State accepted our application for an \$85 million project grant to support parking structures at the Hub. Just days ago, your unanimous approval of a binding Grant Disbursement Agreement with the State has allowed us to secure this transformational funding. We also officially began our approvals process with the submission of the Conceptual Master Plan to the Town of Hempstead. Both of these crucial steps bring us closer to beginning construction on the Hub.

This quarter, we held our third meeting with the Community Benefits Advisory Committee and are working steadily in close collaboration with the County, elected officials, and community stakeholders towards the final community benefits report, providing the necessary guiding framework for the ultimate execution of a Community Benefits Agreement.

In 2020, we look forward to moving beyond the process of envisioning what the suburbs of the future might be, and into the work of realizing that vision, bringing major economic and social benefits to the Town of Hempstead, Nassau County and greater Long Island. With our progress to date and a timely and expeditious approval process, we anticipate breaking ground on this exciting project by the end of 2020.

Thank you for your ongoing support for the Nassau Hub.

Sincerely,  
Scott Rechler, Chairman and CEO of RXR Realty  
Maureen Hanlon, President of Onexim Sports and Entertainment



# Nassau Hub

## Quarter 4

## Development

## Report Overview

We made significant progress this quarter in realizing our vision for the Nassau Hub as a walkable, engaging suburban downtown that will energize Nassau County and give diverse populations new opportunities to live, work and play in the suburbs.

In the fourth quarter of 2019, RXR and Onexim took the following actions:

- Finished the groundwork to secure the \$85 million parking grant for the site, resulting in a binding Grant Disbursement Agreement (GDA) with Empire State Development Corporation (ESDC), which was unanimously approved by the County Legislature on January 27<sup>th</sup>.
- Developed a conceptual program and layout for the Hub's master plan, including specifics on mixed-use elements, and guiding principles for land use, urban design, mobility and open spaces.
- Submitted our Conceptual Master Plan (CMP) to the Town of Hempstead for its thorough review and advanced materials required to complete the project environmental review.
- Held the third Community Benefits Advisory Committee (CBAC) and third working group meetings and continued our ongoing public outreach with community stakeholders.

Our progress is detailed below under the following sections:

- 1 Support from the State of New York
- 2 Master Site Plan Coordination with Town of Hempstead
- 3 Conceptual Master Plan Program
- 4 Ongoing Community Engagement



# 1 Support from the State of New York

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New York State has made two significant investments in critical infrastructure for the Nassau Hub, including \$85 million for three parking structures, and an additional \$40 million to support Northwell Health's Innovation Center and pedestrian bridges that will connect the site with nearby institutions.

We have taken a major step forward in our partnership with the County by securing the \$85 million parking grant from ESDC. This funding is now memorialized in a binding Grant Disbursement Agreement, a document which sets forth the terms and conditions to which ESDC will fund the design and construction of these structures. A resolution was unanimously approved by the Legislature on January 27<sup>th</sup>.

The funds will be used to create parking garages which will support the Coliseum event parking and future development uses, including the Northwell Health Innovation Center. As we mentioned in our previous report, the garages will also help anchor our "innovation everywhere" approach to the site, serving as destinations and attractions in their own right. We envision the Hub's parking structures featuring innovative design elements, such as rooftop farming, and supporting the future of transportation as a testing ground for cutting-edge mobility solutions like automated parking and electric and autonomous vehicles.

Securing this financial injection to jump start development on the Hub site is a major milestone of the Development Plan Agreement, and we are proud to report that it has finally been achieved.

# 2 Master Site Plan Coordination with Town of Hempstead

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After months of rigorous planning and intensive engagement with local community stakeholders, we are excited to announce that, shortly before the new year, RXR and Onexim submitted a Conceptual Master Plan application to the Town of Hempstead.

The Town's underlying zoning for the site—the Mitchel Field Mixed Use (MFM) Zoning District—requires any development proposal to start with a CMP, which lays out proposed or potential future uses, densities and arrangement of those uses on the site. Our CMP defines a comprehensive development program for evaluation by the Town Board that is reflective of uses and activities which promote the legislative intent of the MFM Zoning District, but adapted to reflect what we share as the vision for the site today—an economic engine and job-generating innovation district.

In connection with the Town's review, we are preparing an Expanded Environmental Assessment Form (EAF), in accordance with the State Environmental Quality Review Act (SEQRA). The Expanded EAF will identify potential demands on infrastructure like water, utilities, schools, emergency services and traffic, and help update our existing understanding of infrastructural needs to support the proposed innovation district CMP.

The Expanded EAF will be finalized with input from the Town's third-party consultant. It will evaluate and address the environmental impacts of approval and implementation of the CMP, as well as consistency with the Final Generic Environment Impact Statement, previously filed by the Town of Hempstead Town Board in connection with the adoption of the MFM Zoning District in 2011.

Since our proposed CMP is consistent with the underlying zoning, and in line with previously evaluated development scenarios, the studies are meant to evaluate any new or different impacts from those already disclosed and identify appropriate mitigation to be incorporated into the project design, if necessary.

Following approval of a CMP and completion of the SEQRA review, a site plan and/or individual site plans for the proposed uses need to be reviewed and approved by the Town Board and County in order to begin construction.

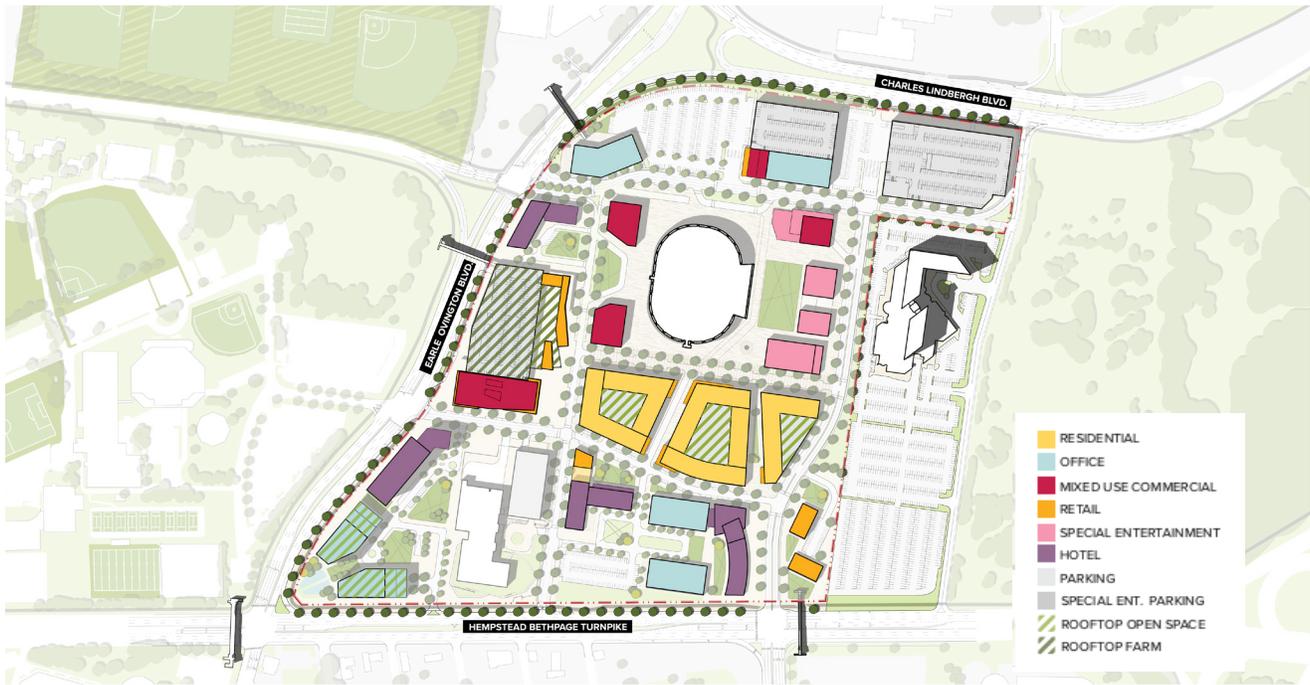
We look forward to working closely with the Town of Hempstead and its independent consultant on a thorough, coordinated review of our documentation, with the shared goal of reaching a construction start milestone as expeditiously as possible.



# 3 Conceptual Master Plan Program & Design

During the last quarter of 2019 we completed a Conceptual Master Plan for the Nassau Hub that reflects our full build-out vision for the project not only as an economic engine for Long Island, generating thousands of jobs and billions of dollars in economic activity, but a new model for the suburbs that will have lasting impacts across the United States.

We worked closely with our planning team, led by master planner CallisonRTKL, to present a contextual plan that reflects community needs and concerns and will deliver on the Hub's promise as a regional destination for Long Islanders and tourists.



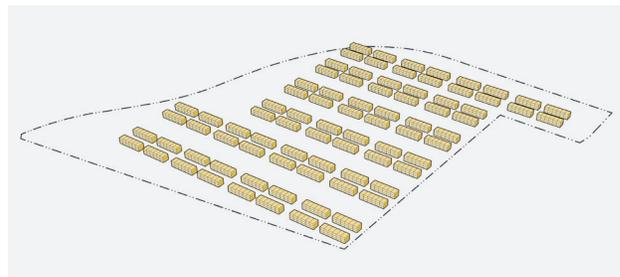
### Mixed-Use Program Overview

The mixed-use program outlined in our CMP proposes a full-build scenario in order to provide a comprehensive look at the potential for environmental impacts, as required by SEQRA. The full program, which is expected to be built in phases, includes:

- 500 residential units comprising both traditional rental and co-living spaces, to accommodate younger professionals and encourage them to stay in Nassau County;
- Approximately 950,000 square feet of research and development and office space, including space being planned for the Northwell Health Innovation Center;
- Approximately 400,000 square feet of commercial space, including conference and meeting spaces that will address unmet local demand and generate revenue from new, on-site businesses;
- Approximately 200,000 square feet of destination entertainment and retail;
- Up to 850 hotel keys in multiple buildings;
- 6,750 parking spaces in structured and below-grade parking;
- Connective site infrastructure, including new internal roadways and open spaces.

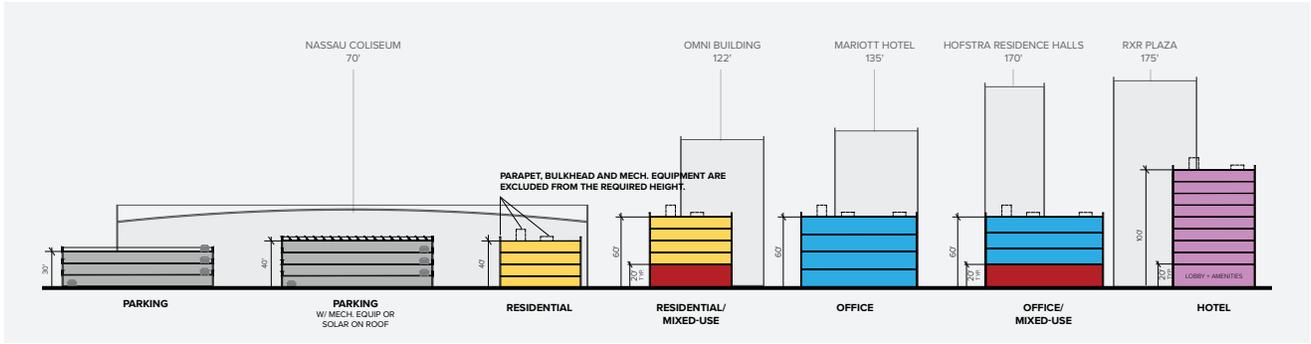
As submitted, our CMP fits within existing zoning; we would seek only two adjustments to achieve our program goals:

- First, we would seek to remove the limit of six residential units per building, to enable housing to be efficiently built on a smaller footprint, so the Hub can be the truly live-work-play destination we envision.



*Existing zoning of 6 dwelling units per building would require over 80 buildings on site.*

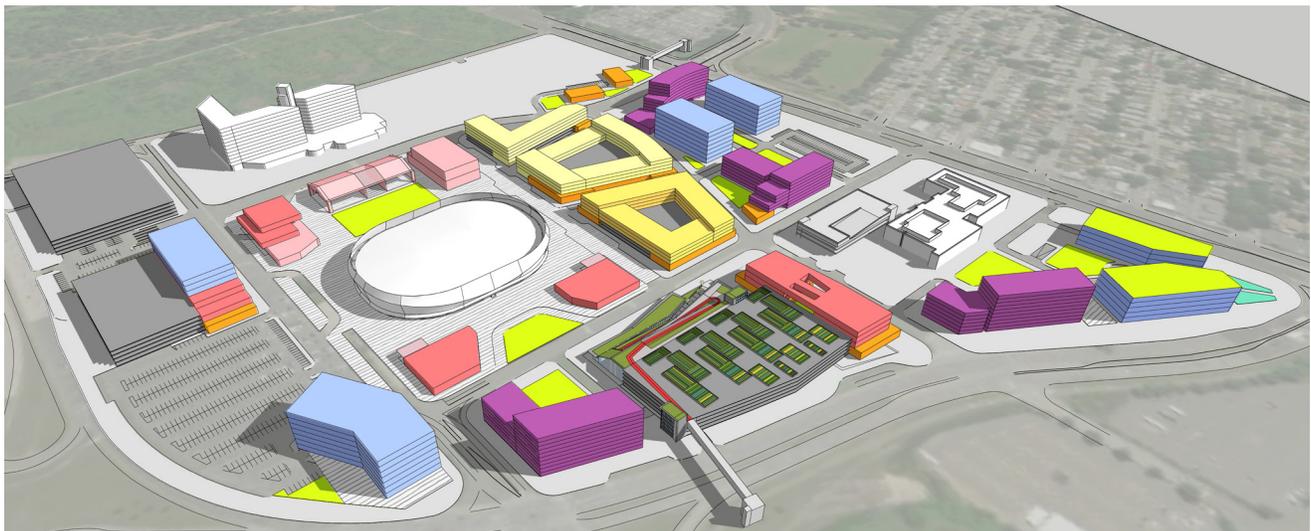
- Second, we would seek flexibility for the building heights, allowing us to realize a development with varied building sizes and strong visual interest. A maximum height of 100 feet, currently allowable in the zoning only for hotel uses, would be applicable to any building use types.



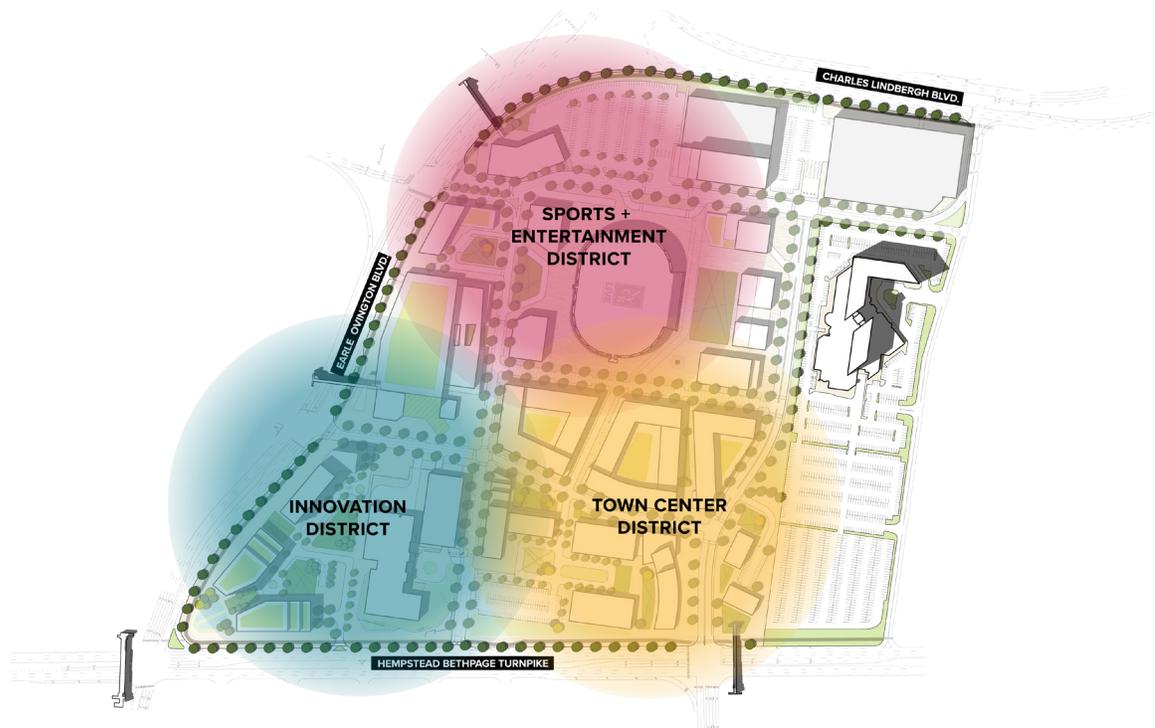
Applying the existing zoning height restrictions results in a flat and uniform development in an area that is already flat with little visual interest.



Even at 100 feet, the Hub's buildings would be significantly lower than certain nearby buildings on Hofstra and Nassu Community College campuses, RXR Plaza, the Omni and the Marriot Hotel, among others.

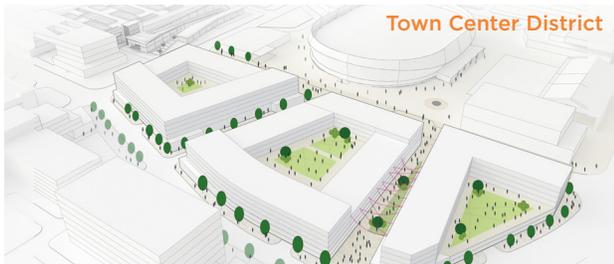
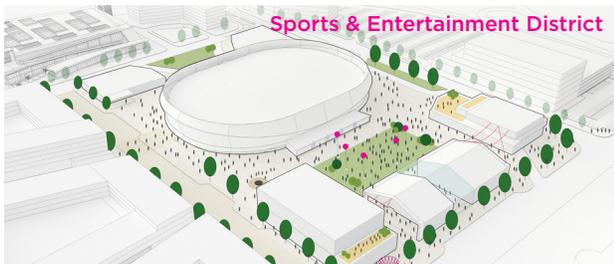
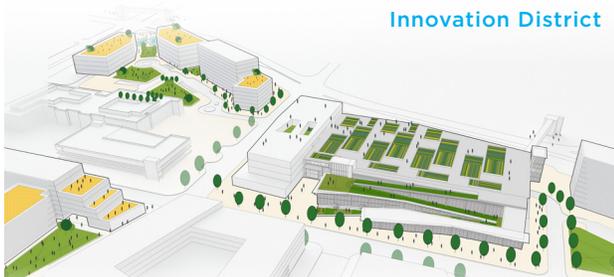


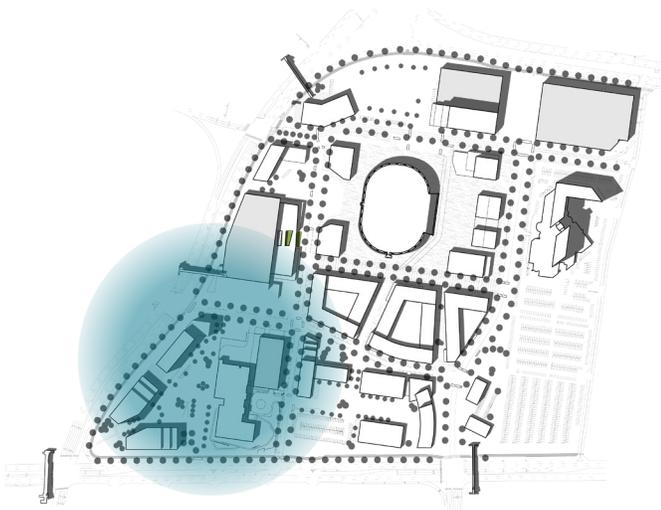
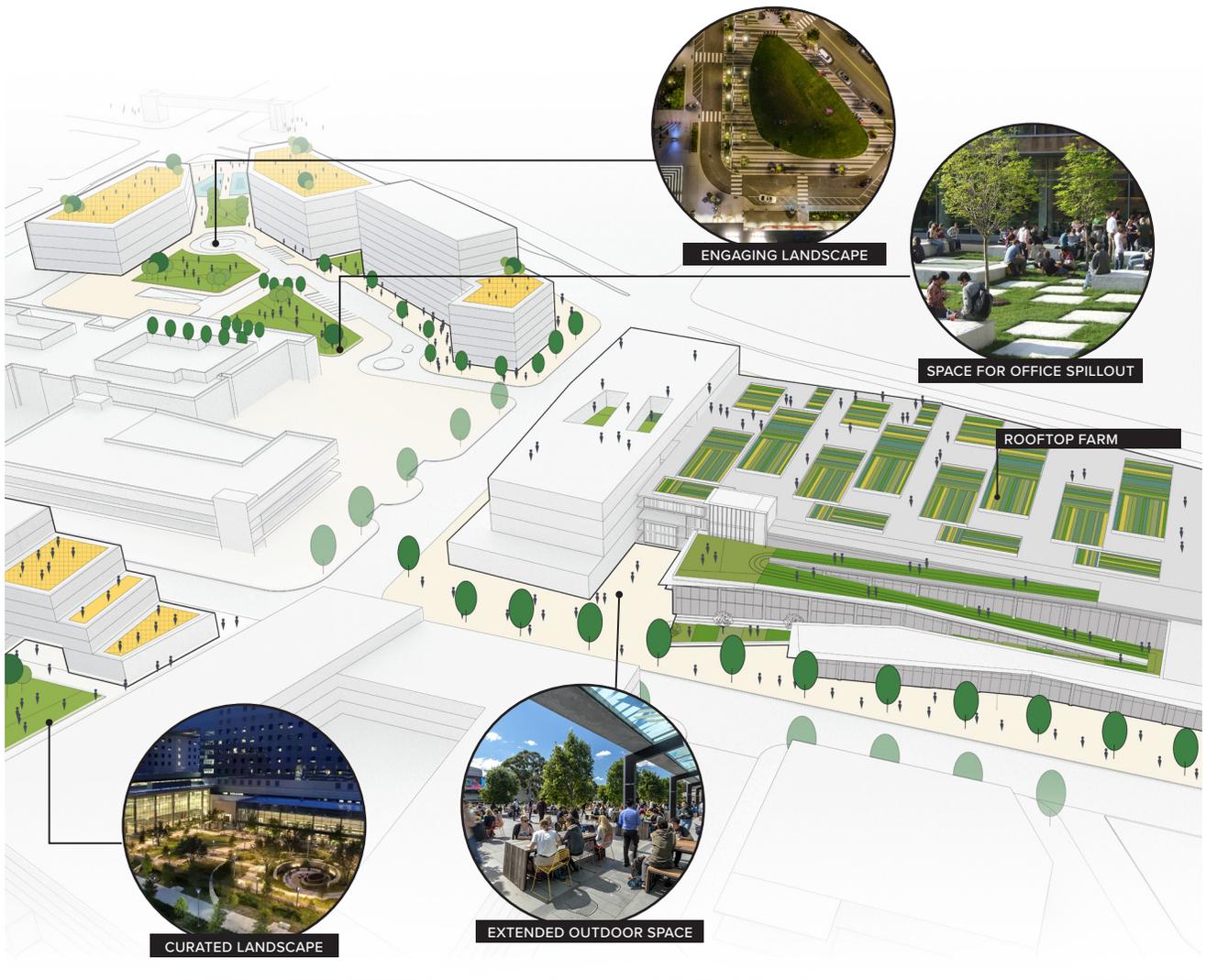
Illustrative CMP Massing



### Site Districts

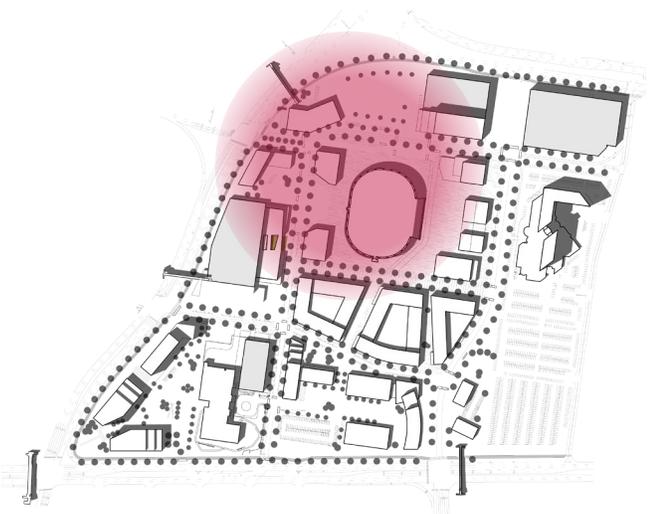
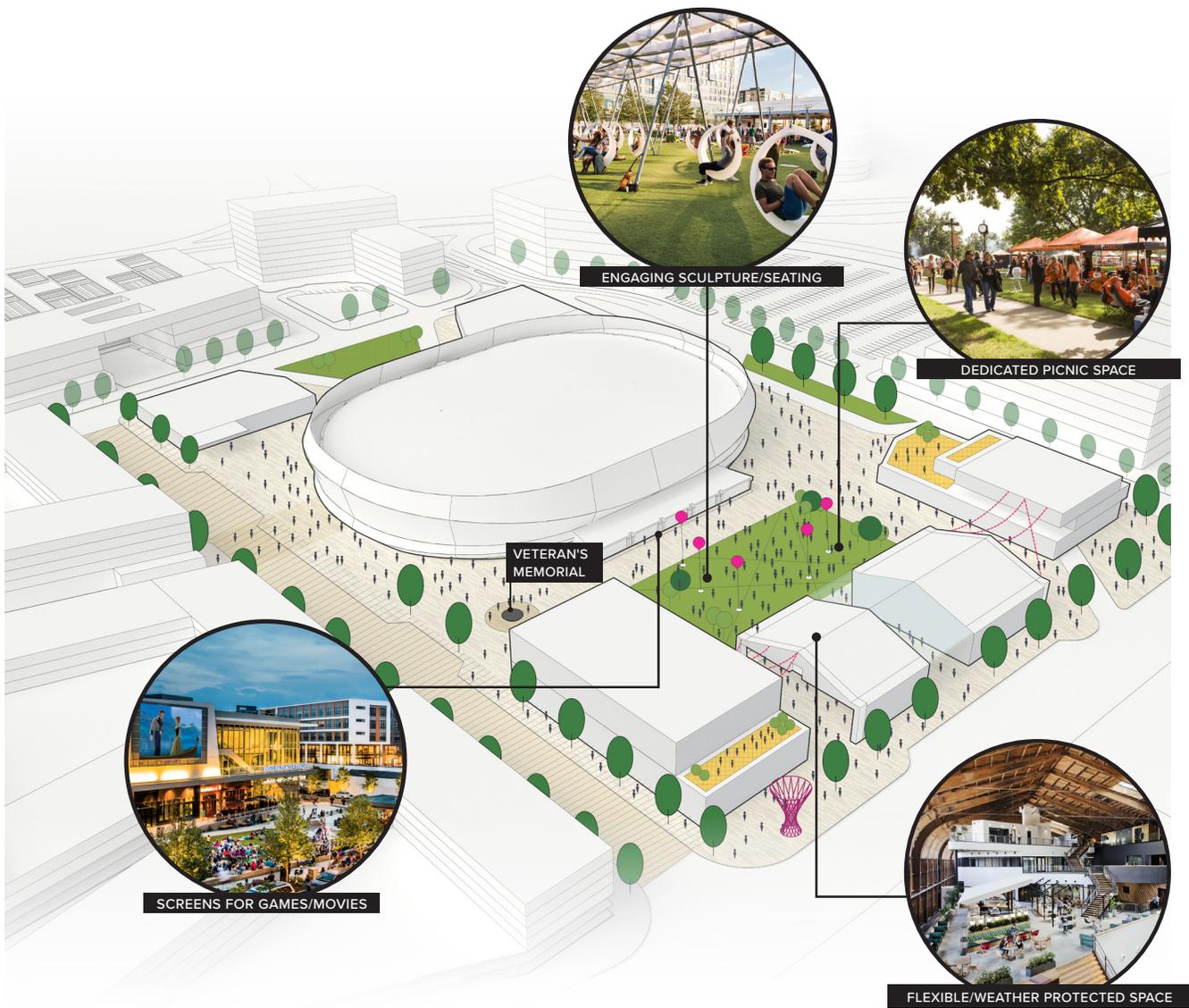
We have mapped out the program outlined above within three distinct site districts that will define the Hub as whole.





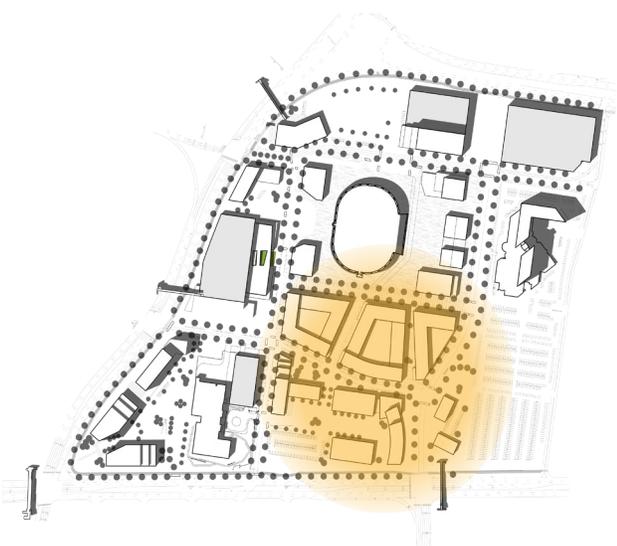
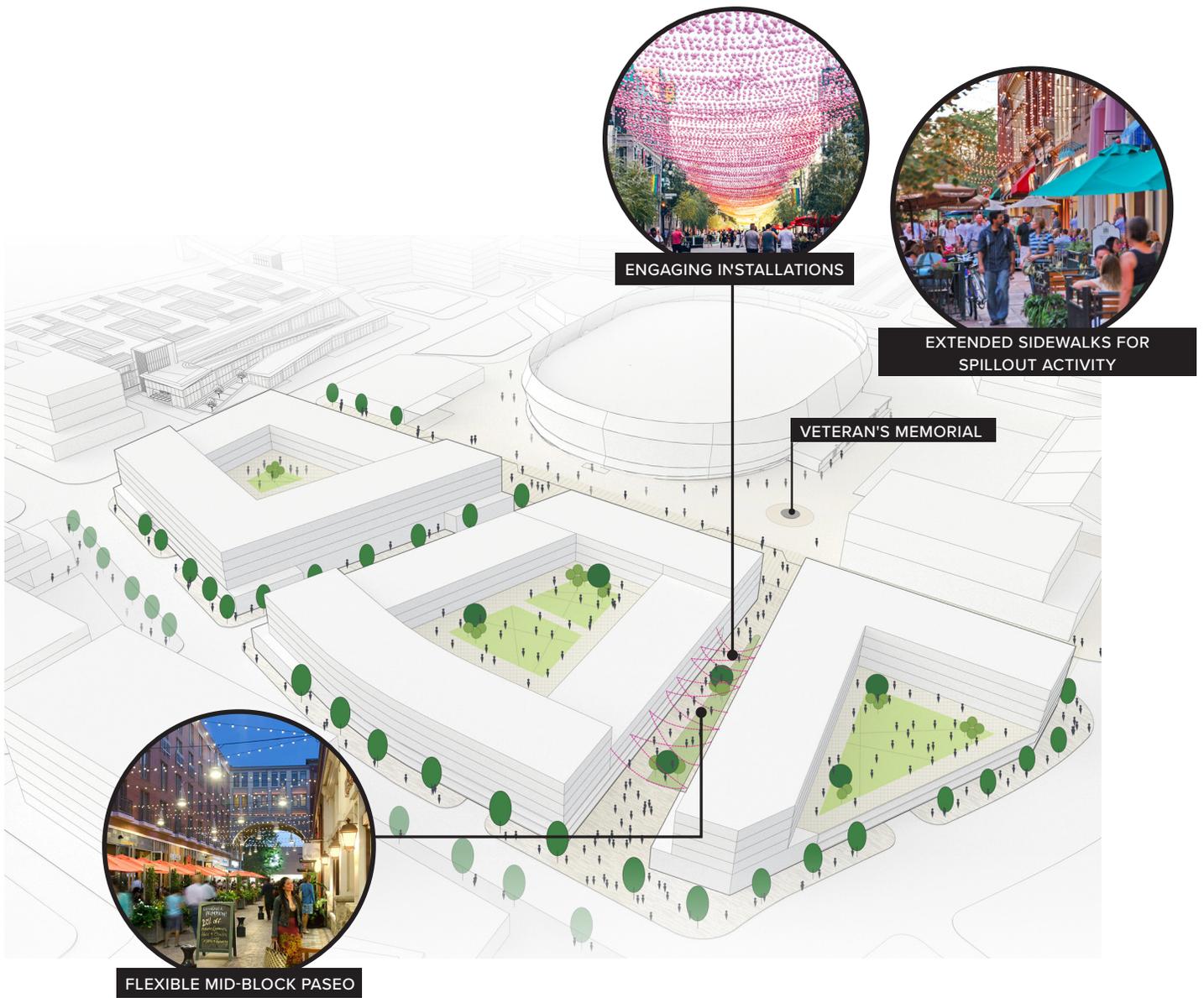
### Innovation District

Central to our vision for the Hub is making it an area where research, discovery and entrepreneurial activity can take root and thrive. Delivering the new work space paradigm that appeals to the 21st century workforce means offering a mix of flexible office space in a Wi-Fi-enabled campus environment with collaborative common spaces. Northwell Health's innovation center would anchor this district and embody our vision for the site as an incubator of research and innovation. A range of hospitality offerings will offer tourists a reason to extend their stay on Long Island, and by combining hotel accommodations with office, conference and meeting spaces, the Hub will accommodate currently underserved business travelers.



### Entertainment District

As the heart of the community, this will be a 24/7 gathering place for visitors during event and non-event times. Expanding on the entertainment options at NYC LIVE, this will be a truly new suburban downtown complete with "EATertaining" restaurants, flexible event space, an additional live entertainment venue, and dynamic retail that energizes the streets and creates a compelling destination.



**Town Center District**

This will be the Hub's residential center featuring both traditional and co-living housing options to appeal to an emerging workforce desperately searching alternative housing opportunities in a mixed use setting. Centered on a public square, the Town Center will be a fully pedestrianized area with neighborhood retail, grocery and drug stores, ground floor restaurants and streets that can be closed off for farmer's markets and street festivals.

## Guiding Design Principles

Based on our community listening sessions, input from our master planning partners, and our national tour of transformative projects across the country, we have established five guiding principles that will inform our mixed-use program for the site and framework plans for land use, urban design, open space and mobility strategies at the Hub:

- Make a connected destination;
- The site must be walkable;

- The uses of the site must be diverse and flexible;
- The site must engage the community in meaningful ways;
- The site must be accessible and in use during event and nonevent times to foster extended stay and play.

The integration of these elements will make the Hub a destination for diverse populations from every background, not just Long Island residents but people from across the region and country.



## Framework Plans

Our thinking about each design element of the project will bring the Hub together in a way that reflects these guiding priorities for the site and the “innovation everywhere” approach that has informed our thinking throughout the planning phase.

### Mobility

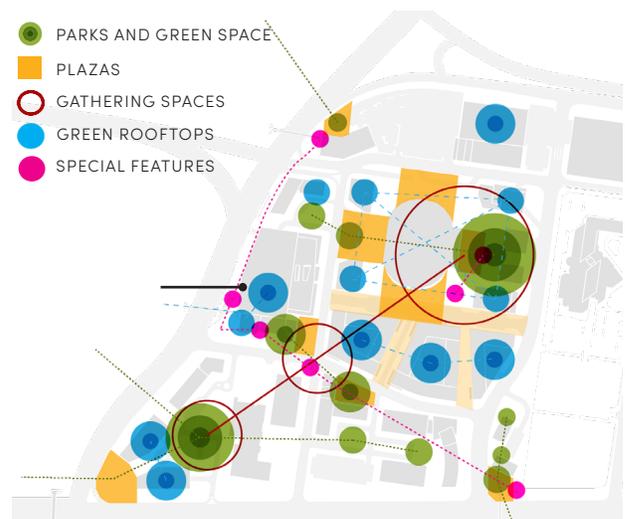
The CMP prioritizes both mobility in and around the Hub site, and connectivity to the surrounding community and region. Our roads and circulation plans have been planned to accommodate future Bus Rapid Transit service and micro-mobility solutions, including ride- and bike-share, and even autonomous vehicles. Site-wide walkability remains our goal, and our plan features strong pedestrian connections, including a full network of protected and shared bike lanes that are safe, accessible, active and connected with neighboring community centers like East Meadow, Uniondale, Nassau Community College, Hofstra University, and Museum Row.



*Streets have approx. 60' and 80' right-of-way widths and include extended tree pits, bike lanes, raised medians and frontage zones with ground floor uses.*

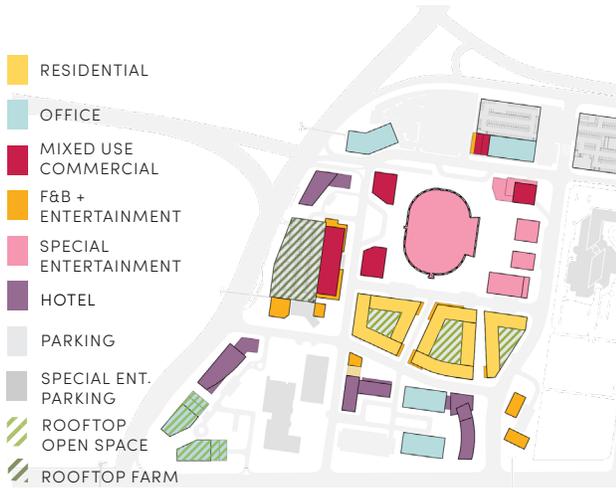
## Open Spaces

Open spaces with green landscape features will be the connective tissue that unifies and creates a sense of place in and around the Hub. The site plan includes a diverse network of open areas, interconnected by walkways, that serve diverse purposes including supporting water management, providing shade and shelter, and creating attractive gathering spaces like public parks and gardens. Streets and plazas will be highly-amenitized and include special features like coordinated paving, furniture, canopies and fountains, establishing a sense of comfort and community, while energizing the public realm. Extensive green infrastructure will celebrate local natural systems and promote ecological stewardship.



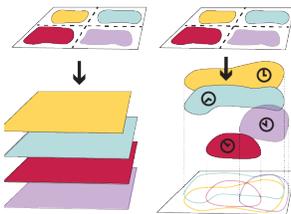
## Land Use

The Hub will have a strong, unique identity while still working to seamlessly integrate alongside its surrounding communities. Our plan includes a diversity of building heights and masses, as well as a mix of uses and building types, that will collectively form the engaging, visually compelling center we envision.



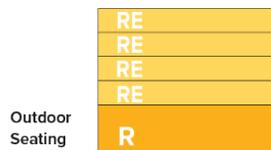
### LAYERED USES

Layering allows the combination of different uses in less space and easier connections between them.



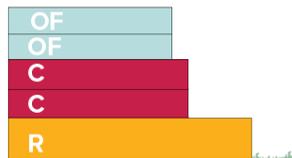
### ACTIVATED GROUND FLOORS

Activating the ground floor creates a more vibrant experience in the public space, extending the active uses to the streetscape.



### ACTIVATED ELEVATED SPACE

Activating the first floor duplicates the street level, extending in vertical the public realm.



### ACTIVITY BOXES

Creating boxes offer a human scale for retail, acting as activation elements of the public space, redirecting flows and creating area differentiation.



## Urban Design

To create real, self-sustaining ground-level activity at the Hub, we must design spaces where people want to be; we have laid the groundwork for engaging streetscapes, with buildings that serve as entry points to welcome visitors, and integrated and diverse landscapes that give a dynamic feel and create natural centers of activity. Buildings throughout the Hub will have open and transparent facades, with welcoming features like outdoor-facing lobbies and seating, and ground floor retail in strategic locations. We will use site-wide sustainable approaches to building materials and methods.





## 4 Ongoing Community Engagement

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A project of this scope and ambition is dependent on a design plan that reflects deep understanding of local context and community needs and concerns.

This quarter, we held the third set of meetings with the Community Benefits Advisory Committee and five working groups. These meetings have continued to yield productive discussions about how the Hub can best serve as a community asset and benefit local schools, businesses and vulnerable populations.

In 2019, our CBAC and working groups have held a total of 23 meetings. Each meeting has had robust participation from representatives from the surrounding communities and civic organizations, as well as guest speakers with particular insight and expertise in a wide range of opportunity areas, including: pre-construction/construction jobs, MWBEs, post-construction workforce development, youth, veterans, water, energy, waste, open space and healthy communities, last mile connectivity, community connectivity, emergency services and infrastructure, and small businesses and tourism.

We look forward to holding the fourth and final meetings of the CBAC and accompanying working groups in the first quarter of 2020, which will allow us to complete a comprehensive community benefits opportunity framework, providing crucial insight to the execution of a formal Community Benefits Agreement with the County.

# 5 Looking Ahead

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Everything we have outlined in this report speaks to the fact that 2019 was a crucial year for the Hub.

As we launch 2020, we are well on track to delivering this innovative project for the benefit of all of Long Island. We are confident that we can work collaboratively with Nassau County and the Town of Hempstead to forge ahead on the critical next steps.

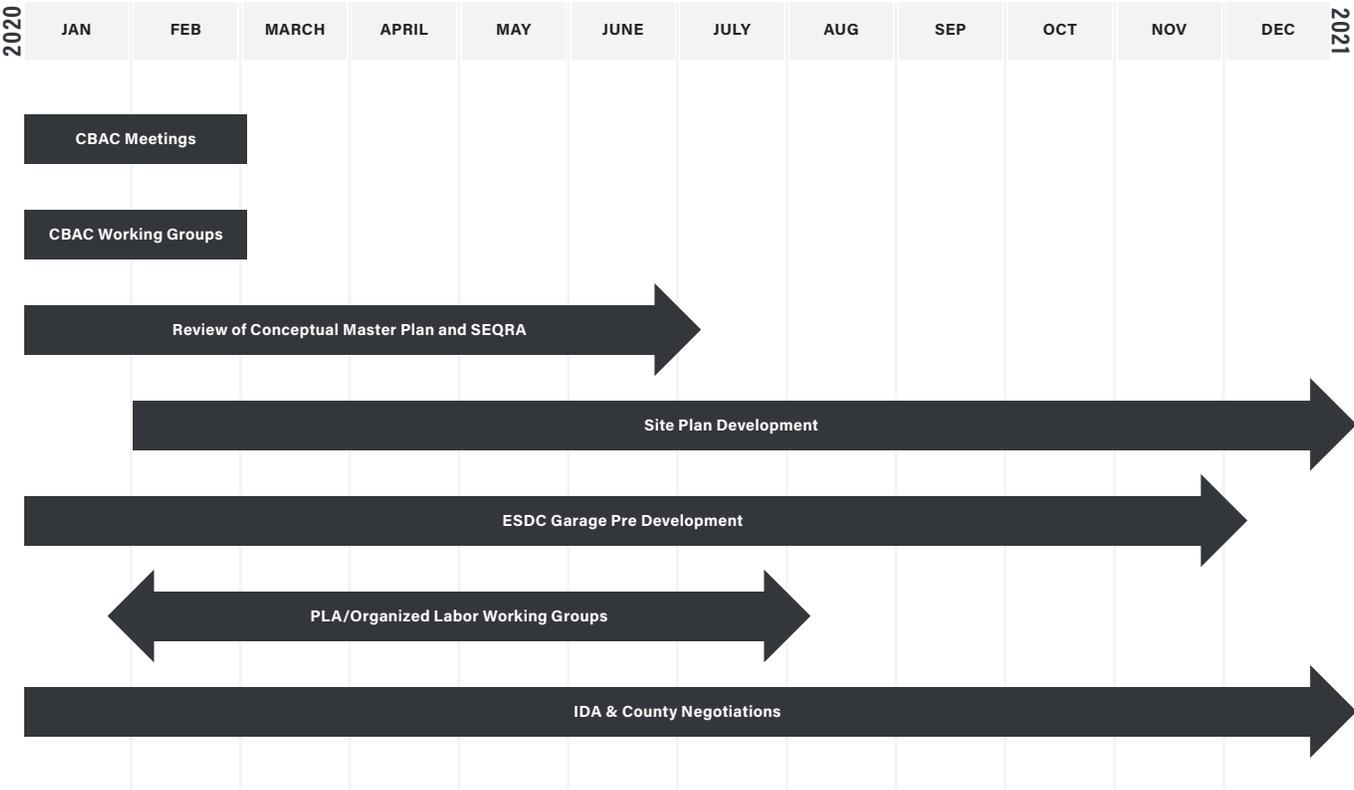
We look forward to advancing the pre-development phase for this project. Below are the activities we expect in the first quarter of 2020, all of which will move us closer to our goal, which is breaking ground on the Hub by the end of this year.

- With the parking grant secured, move ahead with planning, design and the negotiations with the County for the execution of the garage project.
- Collaboratively review our site plan with the Town of Hempstead and make refinements based on discussions and feedback.
- Advance the SEQRA review process for the project.
- Continue discussions with organized labor to formulate an innovative Project Labor Agreement that is commercially viable and prioritizes local and minority hiring.
- Continue deep engagement with local community stakeholders and hold the fourth and final meetings of the CBAC and community benefits working groups.

We look forward to keeping the County fully updated on our progress, and we will share another quarterly report in April with more information on all of the items outlined above.

Thank you again for working with us to make this transformative project a reality for Nassau County.

# 2020 Timeline





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[www.nassauhub.com](http://www.nassauhub.com)