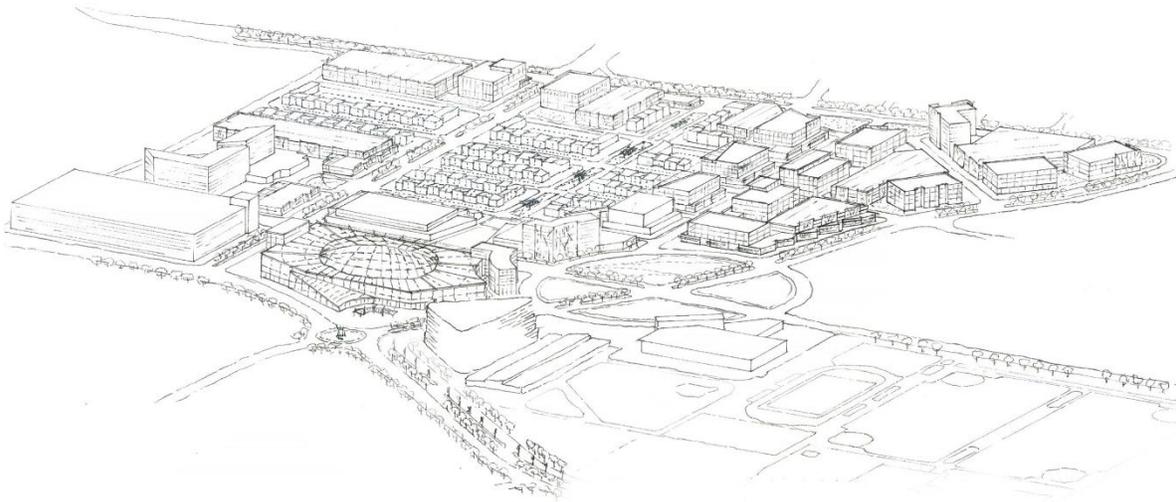


Accelerate Nassau Now

Nassau County's Job Creation & Retention Plan

A Partnership with New York State



Transformative Project Proposal

October 14, 2011

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1. Title

Nassau County Job Creation and Retention Plan: *Building the Infrastructure and Cultural Center for a Mixed Use and Vibrant Nassau Hub.*

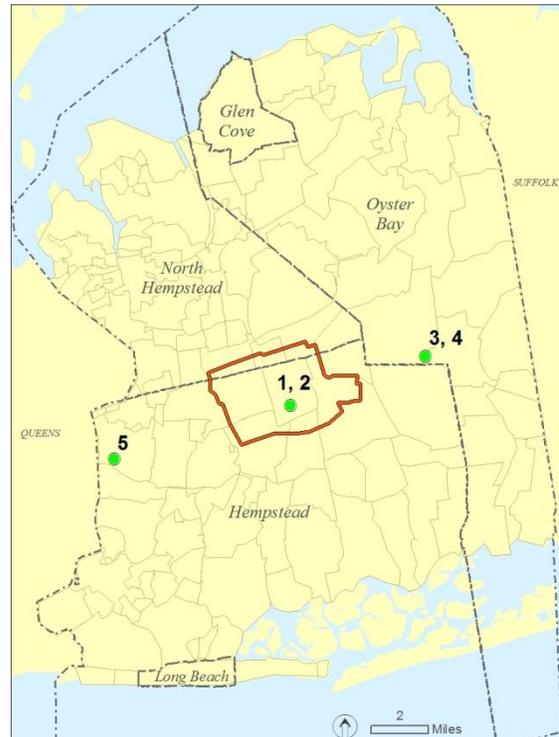
2. Detailed Project Description

2.1 County Economic Vision

For far too long, associations, civic and political leaders, motivated by self-interest, have decried the pitfalls of new development, without offering feasible solutions. Indeed, the perception is that Long Island's top export is criticism and stagnation. We have the ability to create change today!

Our vision is centered on working with Governor Cuomo and the NYS Regional Economic Development Council to overcome the roadblocks presently preventing the creation of jobs. Nassau County's Shared Vision for Job Creation and Retention is based on the following development initiatives:

1. Construction of a Research and Development Expo Center. This multi-use center will attract out-of-state R&D, engineering and bio-science companies to host conferences in our region at the Hub and expose them to permanent development opportunities at the Hub. Nassau believes this project is suited for support of the council's first-round cash grant component. ***Nassau requests \$7,000,000 for design and construction on county-owned land.***
2. Establishment of a new Bioscience Innovation Facility that will share critical infrastructure such as a parking facility and transit hub, at the Hub in Uniondale. Construction of a new sports and entertainment arena. The creation of this research and development center complimented by residential housing options and supporting businesses at the Hub in Uniondale. Nassau identifies \$253 million in infrastructure improvements needed to maximize Nassau's ability to develop 50-acres. ***Nassau will seek to partner with New York State to leverage the grant funds and programs required to support these improvements. In addition, Nassau County supports the separately submitted Atlantic League application for a minor league stadium on Nassau County-owned land.***
3. Expansion of the current Homeland Security Research and Development



Center in Bethpage. *Nassau supports the separately submitted Morrelly Center application.*

4. Retention of the Film and Television Production Industry in Bethpage - now home to three buildings and nine sound stages. *Nassau supports the continuation of New York State film and television incentives.*
5. Establishment of additional sports and entertainment opportunities, including a soccer stadium complimented by mixed-use development, on vacant land at Belmont Park in Elmont. *Nassau received a separate expression of interest and wishes to partner with New York State to advance a sports and entertainment destination at Belmont, which may include a new sports arena in the event the Research and Development Project at the Hub requires more than 50-acres.*

These projects form the corridor of permanent job development stretching from Belmont Park in the west to Nassau's Hub in the center of our County to the former United States Navy - Grumman property in Bethpage at the eastern end of Nassau County where the homeland security research and development industries are flourishing. These properties will create thousands of jobs and will generate millions of dollars of economic impact to the region. These initiatives are geographically dispersed throughout the County, will create a range of job types that will synergistically build on Nassau's existing strengths and will advance local and regional visions for the County.

I. Homeland Security Research and Development Center, Bethpage, New York

Drawing upon Nassau's unique history as a center of aviation, security and ingenuity, the County is uniquely positioned to capitalize on the growing cyber-security homeland security industry. Nassau County provides critical geographic, logistical and educational advantages for the homeland security industry.

Nassau County is proud to have a foothold in this burgeoning industry. Recognizing the increasingly high-tech and cross-disciplinary nature of homeland security, the Morrelly Center for Homeland Security has become a nexus for first responders at the federal and state level to develop new technologies, share expertise and accelerate the transfer of new ideas into new market-driven products and systems.



Located at a site where scientists built the spacecraft that landed on the moon, the Morrelly Center is a unique initiative of the U.S. Applied Science Foundation for Homeland Security. It is

the first homeland security center of its kind in the nation, bringing together operational emergency first responders with companies developing innovative solutions to fight our nation's most pressing security challenges.



The U.S. Department of Homeland Security, FBI, Metropolitan Transportation Authority (MTA) Police and Nassau County Office of Emergency Management are just a few of the first-response organizations housed in the three-floor, 90,000-square-foot facility. Such a breeding ground for innovation in the homeland security industry is unparalleled anywhere in the U.S., giving Nassau County companies a significant advantage based on the resources literally at their fingertips.

Using the Morrelly Center as a base of growth, Nassau County aggressively seeks related homeland security businesses through the efforts of the Nassau County Department of Economic Development and Nassau County Industrial Development Agency working with the New York State Department of Economic Development.

The homeland security industry requires a highly trained and educated workforce, thereby creating highly paid jobs. The Washington D.C. suburbs, built around the private homeland security industry, are a model of economic development and growth. Indeed, six out of the ten wealthiest counties in the Country are in homeland security clusters in the Washington D.C. suburbs.

In addition to Nassau's dynamic business climate for the homeland security industry, Nassau will attract new enterprises by working to secure state-based economic development programs for this growing industry. As this industry requires varying degrees of manufacturing sophistication, we will look for synergies with the Workforce Investment Act for training and development of a new labor force. In addition, depending on the size and scope of new enterprises, there may be opportunities to secure funding through the Excelsior Jobs Program and Economic Development Purpose Grants.

Nassau County envisions a robust homeland security industry - based upon Nassau's unique characteristics, our history of innovation, the Morrelly Center Homeland Security Center, and New York State's critical economic incentive programs - that will create thousands of jobs and will generate millions of dollars of economic benefit for years to come.

II. Film and Television Production Center, Bethpage, New York

Nassau County's Billy Joel once famously said: "Say goodbye to Hollywood." We couldn't agree more. Filmmakers are increasingly flocking to Nassau County, which is emerging as an accessible "back-lot" location for film production due to its diversity of scenery, proximity to Manhattan, nine major film soundstages and a growing pool of talented industry professionals. Nassau County falls within the "New York City Film Zone", the area located in a 25-mile radius around Columbus Circle wherein all New York City-based film workers' unions and guilds will work locally - a crucial asset that provides high quality talent at affordable rates.

Indeed, in 2010 Nassau County hosted 650 production days. This number is larger than production days in Brooklyn, Queens, Staten Island and the Bronx in 2010.

New York State-approved soundstages are available at Nassau County's two studios - Gold Coast Studios and Grumman Studios - both located at a former Grumman site in Bethpage. Grumman Studios recently filmed Angelina Jolie's *Salt*, while Gold Coast Studios recently filmed *Man on a Ledge* - set for release in 2012 - with Sam Worthington and Elizabeth Banks. Television hits such as *Boardwalk Empire*, *30 Rock* and *Gossip Girl* have also filmed in Nassau County.

The film and television production industry is an exciting building block of Nassau County's economic development vision. In addition to the nine soundstages in the heart of Nassau, a new development project is being negotiation that will provide an additional 70+ acres to film and television production on the Grumman site.

The film and television production industry touches many economic sectors. Carpenters, electricians, laborers, artisans, sculptures', recreations, home-goods stores, decorators, hotels, restaurants, leisure activities, contractors, equipment rental, and the building trades, just to name a few, all have seen an uptick in growth as the film industry grows in Nassau County.

It is estimated in 2010, the film industry provided \$85 million in economic impact for Nassau County. As a third film and television development comes online at the former Grumman site and as Nassau County's reputation as a business-friendly production destination grows, Nassau expects film production and related economic impact to grow exponentially throughout the region.

Going forward, Nassau County will continue to market the County as an ideal location for full length production projects. Additionally, Nassau County will pursue these key projects and incentives that will aide in the film industry's growth:

1. Working to secure State-based economic incentives and grants, Nassau plans to create a County-wide cyber catalogue of filming locations which will allow producers to view potential filming sites from their computers. By making it easier for producers

- to view our resources, they will be more likely to choose Nassau County as their production location.
2. Advocate for a continuation of the New York State's Film Production Tax Credit program and New York State's Film Post Production Tax Credit which provide a combined \$427 million per year in incentives from 2010--2014 for film and television production in New York State rather than lose associated jobs and economic development to neighboring States.

III. Belmont Park, Sports and Gaming Entertainment Complex, Elmont, New York



Enhancing raceways with gaming options, Nassau County supports world-class entertainment options at Belmont Raceway.

Looking at gaming both through a national and state view, one point is clear: gaming creates jobs in the financial sector and provides significant tax revenue. Indeed, the American Gaming Association, the leading pro-gaming advocacy organization, the commercial casino industry has historically provided more than 350,000 jobs in the

United States, with wages and benefits totaling \$11 billion and state and local governments have historically received more than \$4 billion in casino tax revenue.

In New York, the numbers are just as telling. Currently there are eight raceway gaming facilities in New York State that offer only video lottery terminals. These eight facilities employ a total of 3,465 people, with combined wages of \$96.03 million. These facilities create over \$1 billion in revenue and provide \$503.48 million in tax revenue.

Once approved by Federal and State officials, an Indian gaming facility or State sponsored facility will create thousands of additional local jobs and result in hundreds of millions of dollars being invested in local schools, the State, the County and the community, resulting in affordable residential and commercial real property taxes.

Due to the size of this development project, and the amount of jobs it can potentially create, Nassau will seek New York State Excelsior Job Program funding as a regionally significant project, as well as energy discounts applied through the Recharge New York program.

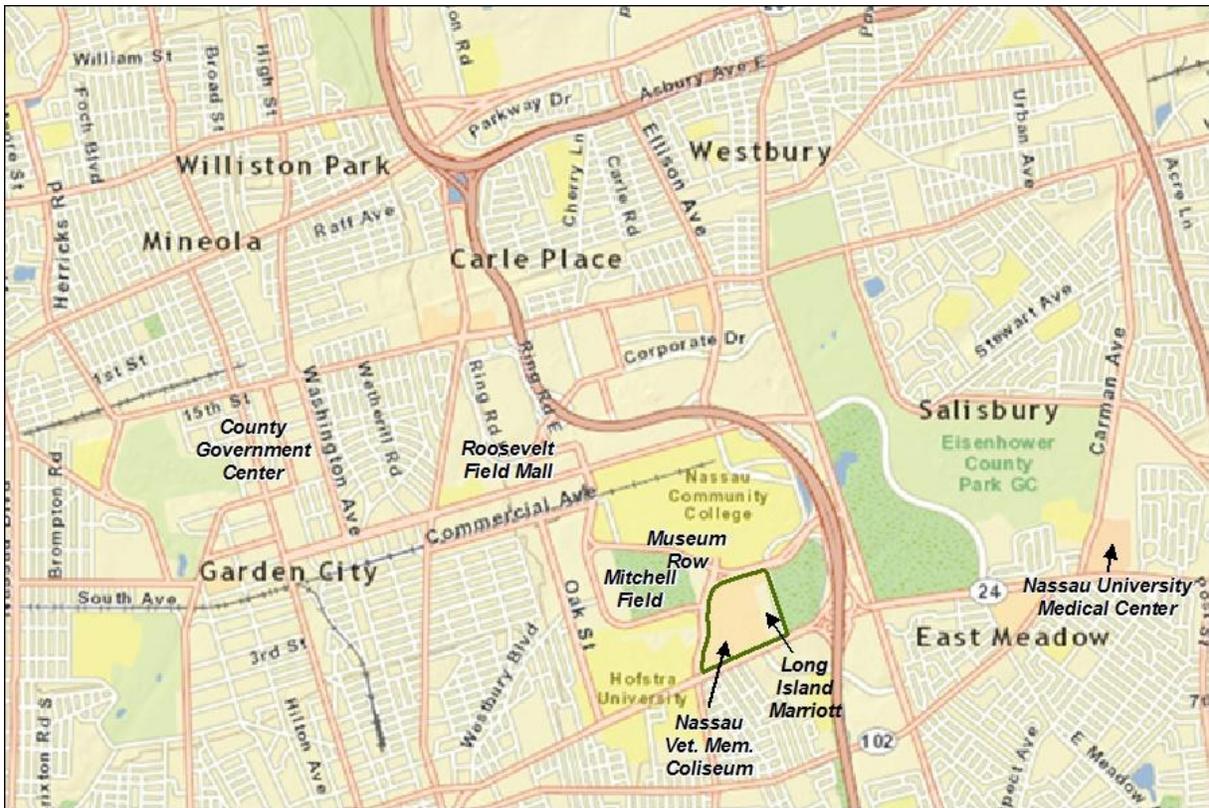
The County is also pursuing complementary sports use at Belmont. Interest exists from a private developer for a soccer stadium and Belmont is a viable alternative site for a new Coliseum if the

Research and Development Facility at the Hub exceeds 50-acres. This development would be predicated upon the transfer of 28 acres of New York State property to the County.

2.2 Nassau Hub Project Overview

The Nassau Hub is an 11.7 square-mile area in the heart of Nassau County that is home to Hofstra University (existing campus and new medical school), Nassau Community College, Museum Row, the Nassau Veterans Memorial Coliseum, the County Government Center, Nassau University Medical Center, Mitchel Field / Eisenhower Park, the Roosevelt Field Mall, the Long Island Marriott Hotel, and other notable features. Tens of thousands of people live, work, shop in the Hub, attend schools, use its medical facilities, visit its museums, and enjoy family entertainment and sports events at the Coliseum.

The Hub holds additional job creation opportunities. The County has long recognized this and has developed a comprehensive vision that will fully realize the area’s potential. The County recognizes that the academic, health, business, and government resources of the Hub can help transform it from a local site to a regional economic tourism hub. The Hub’s proximity to New York City, the regional airports, and major transportation corridors adds to its desirability as a center for new business and job creation.



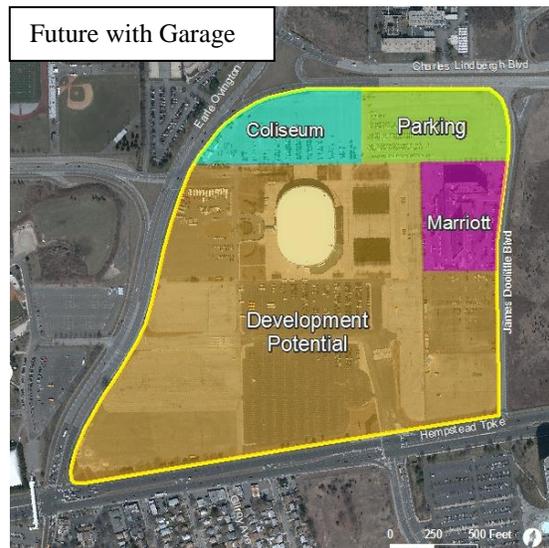
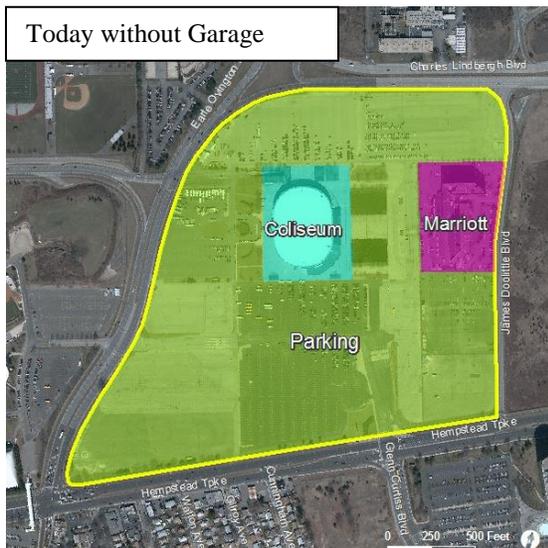
These factors alone have not been sufficient to realize the vision. Transportation must be improved and the area must provide a strong cultural and recreational component to attract people to live there and companies to locate here. The public aspects of the project including the Coliseum and its parking, as well as required transportation infrastructure improvements to jump-start private investment and enhance its economic feasibility. The County has embarked on an ambitious program to solve these problems so that this underutilized area can be redeveloped into a vibrant, mixed-use, transit-friendly economic hub with premier tourism entertainment options for its residents, workers, visitors and research and development job growth that leverages academic resources and Nassau’s skilled labor force.



The Nassau Hub contains a 77-acre County owned site occupied by the Nassau Veterans Memorial Coliseum and the Long Island Marriott Hotel. Adjoining the 77-acre site is the Mitchell Field Athletic Complex, which includes active athletic facilities available for public use.

A critical aspect of the redevelopment is the zoning potential of the site, which until recently was not clearly delineated. The Town of Hempstead, recognizing the importance of this property, recently adopted new mixed-use zoning for the property that specifies the allowable levels of residential, office, retail, hotel, and other uses. This zoning plan has been publically vetted and has been reviewed in a generic Environmental Impact Statement pursuant to the State Environmental Quality Review Act (SEQRA). Redevelopment according to this new consensus zoning plan will alleviate the need for a lengthy public review process. See Appendix I.

The County is applying for grant funds to assist with the public improvements needed for redevelopment of the Hub. Of primary importance is the 6,000-net-space structured parking facility that will reclaim over 40-acres of land area that would otherwise be used for at-grade parking.



This parking facility will be multi-purpose, serving office uses during the day on weekdays, and serving sport and entertainment uses on evenings and weekends. Indeed, this same arrangement was incorporated to great benefit at another Long Island sporting facility adjacent to sizeable office uses. Bethpage Federal Credit Union Ballpark in Central Islip, Suffolk County, is adjacent to the Suffolk County Court facilities. The ballpark is active on weeknights and weekends, while Court functions cease by 5:00 or 5:30 pm on weekdays, so the same parking lots serve both uses at different times.

Numerous interactions between County representatives and local and national level development teams have indicated that the cost of adding structured parking to the site by a private developer makes nearly any project economically infeasible. The provision of this parking by the public sector, which allows the reuse of massive areas of existing surface parking, will unlock the economic potential of this site and allow the private sector to move forward with a mixed-use development.

Funding is also needed for transportation improvements required for a successful redevelopment of the area. The Hub experiences substantial traffic congestion and lacks efficient and direct transit choices. These factors have contributed to long commutes, decreased environmental quality, difficulty in traveling to, from and within the area, and a lack of new investment. To solve these problems, the County is completing a Federal Transit Administration funded study (Alternatives Analysis) to identify transit improvements that will significantly enhance access to and within the area. That effort generated over a dozen transit route options that include a number of transit types. Further analysis and significant stakeholder input is being utilized to refine and reduce the number of alternatives and ultimately determine a Locally Preferred Alternative. While that work will progress for some time, working with New York State and Long Island Rail Road (LIRR), the County supports the creation of a transit center at the Hub, which could be reached via Bus Rapid Transit, or shuttle bus, to enhance transportation options in the short term. This transit system could provide direct access to the Port Jefferson Branch of the LIRR directly to the north as well as integrate other key existing facilities such as the Roosevelt Field Mall, Nassau Community College, Hofstra University and the Nassau County University Medical Center. Additional roadway improvements inside the Hub and connections to the Hub have been identified that would require funding to be implemented.

Finally, the Hub needs expanded cultural and recreational opportunities to help Nassau County compete in the regional effort to attract new business and retain existing companies. Toward that end, the County plans to attract private investment for a new Nassau Veterans Memorial Coliseum and complementary facilities to create a sports and entertainment destination. In addition to drawing new business and its workers to the area, such a complex will provide a year-

round revenue stream from professional hockey and a possible minor league baseball franchise. The New York Islanders' (NHL hockey) lease with Nassau County expires in 2015, and without a new Coliseum, the team ownership has indicated that they will leave Nassau County taking with them thousands of jobs, and significant sales tax revenue. Keeping the New York Islanders in Nassau County and establishing a Nassau County minor league baseball team will also transform the Hub into a tourist destination benefiting not only neighboring hotels, but area retail as well.

A redeveloped Hub will create thousands of jobs both in the construction and permanent phases of the redevelopment. Nassau County has reached out to private sector developers for expressions of interest and plans to aggressively seek the following, and other, state-based economic development incentives and programs to attract private capital:

- Excelsior Jobs Program tax credits;
- Capital Funding through Regional Council Capital Fund;
- Recharge NY energy subsidies;

Redevelopment of the County property is anticipated to include the following elements:

- Mixed-use development program resulting in significant short-term and long-term job creation. The mixed-use development would include up to 5.4 million square feet of development consisting of sports and entertainment venues, residential, office, hotel and retail uses. A major focus of the office use would be a Bioscience/Hi-Tech Innovation Center
- New Nassau Coliseum (±16,000-17,500 seats depending on the activity)
- New multi-purpose Exposition Center for indoor sports, trade shows, large gatherings, etc.
- New multipurpose track and field facility/exhibition hall
- New minor league baseball stadium (subject of a separate grant application by the Long Island Ducks)
- Public park space and streetscape improvements
- Transit access with new intermodal stations and connection to the Long Island Rail Road in Carle Place or Mineola
- New multi-purpose parking structure to maximize land area available for private development opportunities while maintaining green space. The complementary time

frames of the uses (office use during the day, sports and entertainment use during evenings and weekends) allows for efficient shared use of the facility

- Improvements to traffic and signalization infrastructure: Route 24 at Meadowbrook Parkway interchange and numerous local intersections
- Synergy of use between potential project components and existing college, university, and medical center
- Use of sustainable technology throughout the project to minimize greenhouse gas generation and other environmental impacts:
 - Stormwater Management Best Management Practices
 - High potential for passive and active solar technology for power generation
 - Maximizing green space and permeable surfaces
 - High potential for a LEED-certifiable development
 - Compact development to encourage walking, biking, and transit rather than private vehicle use

3. Regional Council Vision

The Long Island Regional Economic Development Council last updated its Vision Statement in September 2011. The critical importance of the Nassau Hub to realizing the Vision is detailed below.

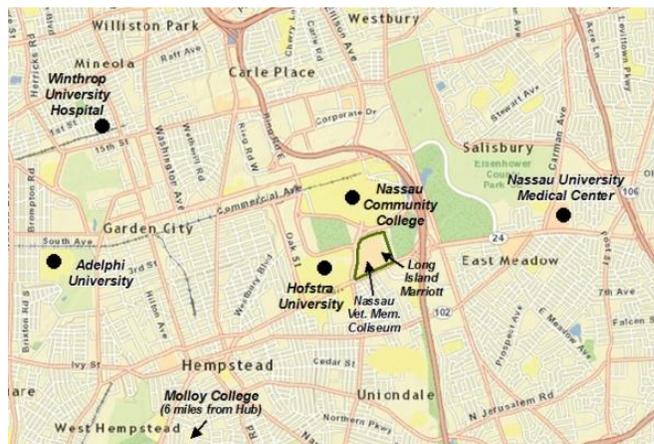
For Long Island's economy, innovation has been our past and will be our future. This is the region whose high tech companies and institutions produced the aircraft that helped win a world war, built the Lunar Module which first put men on the moon and cracked the genetic code. Long Island will become a national and global center for innovation and the model for a knowledge based economy to create new high paying jobs and improve the quality of life for every one of our residents.

The Long Island Regional Economic Development Council's vision for long-term economic growth is characterized by close, ongoing collaboration between academia, the private sector, labor, and government to protect and grow our advanced manufacturing base while encouraging innovation in life sciences, business processes and our vital high technology industry cluster – particularly in the areas of defense and homeland security, information technology and clean energy.

To accomplish this, we will build on the successes of our existing businesses, translate the valuable research conducted at our world class research institutions, and mobilize our highly skilled and educated workforce. Furthermore, investments in our transportation, housing and sewer infrastructures, natural assets, youth and in the training and education of our workforce will support a sustainable economy that revitalizes communities and protects our natural environment.

Born of a desire to encourage creative, collaborative entrepreneurial partnerships and to overcome long-standing impediments, the Long Island Regional Economic Development Council's Strategic Plan will signify a major step toward achieving this vision. The final outcome will be a blueprint for deliberate growth that will enhance Long Island's job-generating capacity and establish the region as a global center of innovation.

The Hub includes several institutions that already contribute to Long Island's *knowledge-based economy*: Hofstra University, Nassau Community College, Winthrop University Hospital, and Nassau University Medical Center. These institutions and others nearby



(Adelphi University and Molloy College) have the intellectual capital needed to grow the jobs and companies that will locate in the Hub. The association between universities, health care institutions, and private technology ventures is proven to generate new businesses and high-paying jobs. Long Island already has a successful model for this kind of association in Suffolk County. Stony Brook University and its medical complex have spawned several very successful new technology companies and research laboratories in the associated incubator.

The Hub could be as successful and quite possibly more so because:

- The Hub has more institutions
- The Hub is far better located to attract new business (closer to major parkways)
- The Hub is near the new Morrelly Homeland Security Center
- The Hub is close to many existing Nassau County businesses and the seat of Nassau County government
- The Hub is close to New York City

Its 77-acres present a remarkable opportunity to, as the Vision concludes: *overcome long-standing impediments [and create a] blueprint for deliberate growth that will enhance Long Island's job-generating capacity and establish the region as a global center of innovation.*

Much must be done to prepare *for deliberate growth*. The Hub is exceptionally well positioned for the private and public investments necessary to build such an innovation center. The County must, however, take the first steps to attract the companies and people that will make it successful. To do that, it must provide the infrastructure and the cultural attractions to create a place that has both the jobs and the vibrancy to draw the young professionals who will populate it. The Hub already has the basic water, sewer, and power requirements. It needs structured parking, expanded roadways, upgraded intersections, and connections to new and existing transit. But infrastructure improvements alone are not sufficient to draw the kind of mobile young professionals that want an active place to work and live. They want entertainment and recreational opportunities close by and a choice in housing types and locations. The Hub will provide all these opportunities.

The new zoning passed this year by the Town of Hempstead will make it possible to build apartments, townhouses, and single family homes in the Hub without variances or lengthy environmental reviews. It allows for a mix of uses in the 77-acres including residential, commercial, office, institutional, and entertainment. A conceptual development plan illustrating how the elements of the County's economic vision including sports and entertainment, housing,

and a bioscience innovation center could be built in compliance with the Town zoning is shown below.



New Hub employees will be able to live and work in the same mixed-use community as they play. New transit options will reduce the need for cars and will make it possible to live in New York City and work in the Hub, live in the Hub and work in New York City, or live and work in the Hub and recreate in the City. It's an ideal location for a live/work/play center that is close to the cultural life of New York City and the outdoor attractions of Long Island.

None of this can occur however, with the majority of the site consumed by at grade parking for the Coliseum. The Coliseum and the Long Island Marriott Hotel occupy a portion of the site, with the remainder utilized for parking, leaving no land for redevelopment. The County proposes to build a multi-level 6,000-car garage on approximately 10-acres, as opposed to paving these

6,000 spaces in at-grade parking fields, freeing over 50 acres of the 77-acre site for this crucial redevelopment.

4. Implementation Schedule

The County is moving forward expeditiously with redevelopment of the site. A major impediment to developer interest in the site is the need to accommodate 6,000 parking spaces for the Coliseum within a parking structure to create the acreage required for redevelopment. Another impediment is the roadway infrastructure improvements and transit access needed to support full development of the site in accordance with zoning. The County seeks funding for the parking garage and roadway/transit improvements so that the site can be redeveloped expeditiously. It is anticipated that the parking garage and/or roadway/transit improvements could be designed and constructed within 24 months of funding and that the RFP process for redevelopment of the site would occur on a concurrent timeline.

The County is working with the Long Island Ducks to create minor league baseball stadium (subject of a separate application by the Long Island Ducks who have already begun advancing design for a stadium), and is considering a track and field/exposition facility to join with the Coliseum to create a world-class sports and entertainment destination. It is anticipated that these facilities could be designed and constructed within 24 months of funding. It is noted that these two facilities would be located on lands proximate to the 77-acre redevelopment site.

	2012	2013	2014-2023
Grant Funding Available			
Design of Funded Improvements			
Construction of Funded Improvements			
Private Investment			

5. Project Resources and Management

The properties proposed for redevelopment (the 77 acre site and the proximate sites for the minor league baseball stadium and track and field facility) are owned by Nassau County.

The area roadways where improvements are needed are primarily under the control of Nassau County or New York State. All improvements on New York State roadways will require plan review and permitting by the NYS Department of Transportation. Improvements to the Meadowbrook State Parkway will require Federal Highway Administration approval. Improvements on James Doolittle Boulevard, a Town of Hempstead roadway, will require plan review and permitting by the Town.

6. Financing

The costs associated with County projects and infrastructure improvements critical to the redevelopment of the Nassau Hub are detailed below. It is anticipated that some of these costs can be funded through the Transformative Project Grant Process with the result that the Nassau Hub will then become a highly desirable location for extensive economic development and job creation, initially for design and construction jobs, and ultimately for permanent jobs following construction. The capital construction projects for which the County is seeking funding under this grant program will create engineering and architectural design and construction jobs, and ultimately permanent jobs following construction. It is Nassau County's request that the Regional Economic Development Council and New York State partner with the County to reduce the estimated \$253 million cost for infrastructure and transit improvements required to maximize and accelerate the creation of thousands of jobs in 2012.

6.1 Intermodal Garage Structure and Transit Enhancements

The financing required for a 6,000-space structured parking garage is approximately \$150,000,000 based on an estimated cost of \$25,000 per parking space.

Shuttle bus service to the Mineola Long Island Rail Road station, with high-quality transit stops (seating, shelter, lighting, real-time projected bus arrival data) is estimated to have a capital cost of approximately \$3,000,000 and an annual operating cost of \$1,500,000.

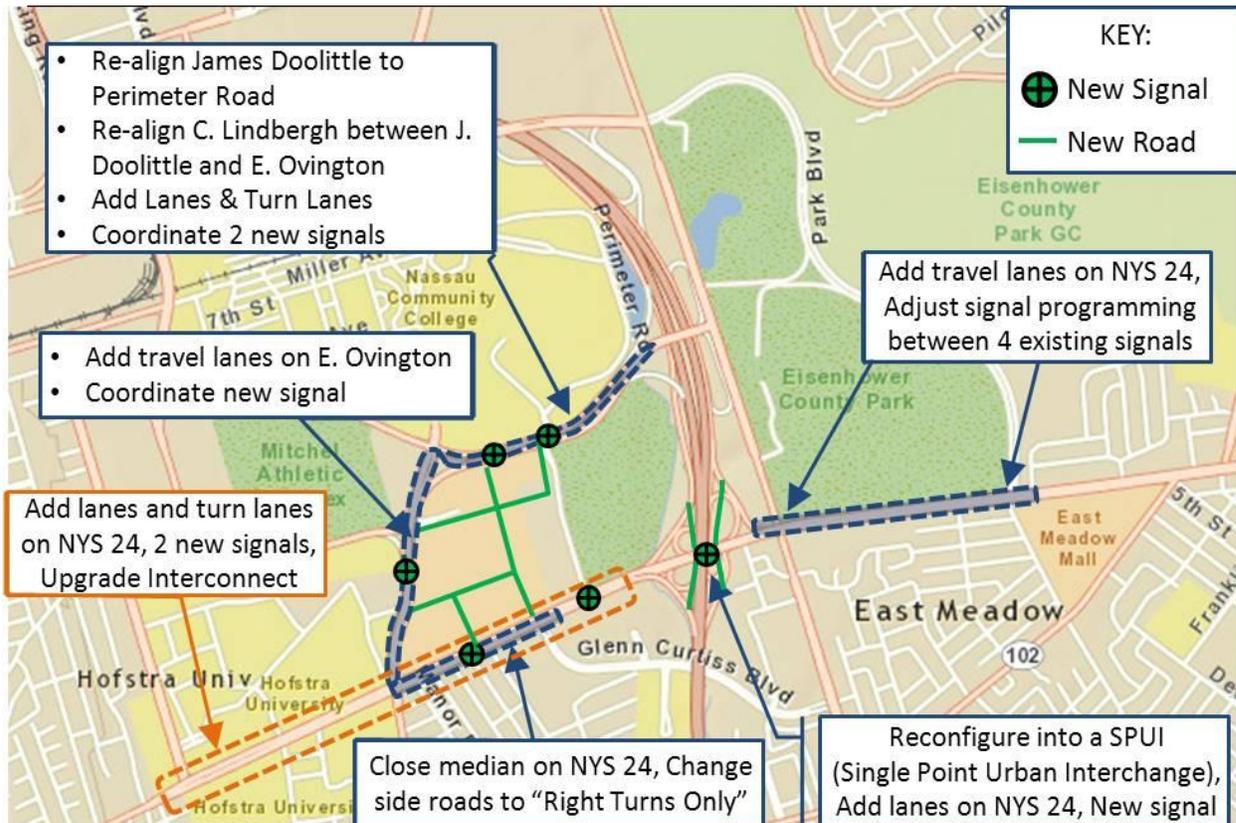
6.2 Roadway Improvements

The financing required for roadway improvements to support full development of the 77-acre site in accordance with zoning is estimated at approximately \$100,000,000. This is based on preliminary cost estimates of the traffic mitigation/improvement measures listed in the Final Generic Environmental Impact Statement (FGEIS) prepared for the Mitchel Field Zoning Analysis on behalf of the Town of Hempstead in 2010. The scope of improvements is considered to be the same order of magnitude with the proposed redevelopment because the Institute of Transportation Engineers (ITE) trip generation calculation is reasonably similar compared to what was analyzed in the FGEIS.

The specific improvements include:

- New traffic lanes along a 0.6-mile stretch of Hempstead Turnpike (NYS Route 24) between Merrick Avenue and East Meadow Avenue; New traffic lanes along a 1.1-mile stretch of Hempstead Turnpike (NYS Route 24) between James Doolittle Boulevard and Oak Street

- Traffic signal coordination and timing improvements along Hempstead Turnpike between Merrick Avenue and East Meadow Avenue-Park Boulevard (four traffic signals)
- Complete reconstruction of the Meadowbrook Parkway/Hempstead Turnpike interchange with a modern single-point interchange (SPUI), with accompanying signal and lane-addition improvements
- Install two (2) new traffic signals on Hempstead Turnpike one new signal at Charles Lindbergh Boulevard-James Doolittle Boulevard, and one new signal at the Omni office access drive on Earle Ovington Boulevard, with accompanying new interconnect and power connections
- Close the two (2) median breaks along the 0.4-mile stretch of Hempstead Turnpike between Glenn Curtiss Boulevard and Earle Ovington Boulevard
- Re-align James Doolittle Boulevard to Perimeter Road, with traffic lanes and turn storage lanes



7. Job Creation

7.1 Overview

This County-owned property is the largest mix of vacant and underutilized property in all of Nassau County. Given its location, access, and adjacencies, it could be transformed into a major economic development hub that could eventually support thousands of new and/or retained employment opportunities, provide new housing choices, and offer exciting new recreational activities. The County is currently undertaking a federally-funded transportation study of the area and is reviewing numerous potential transit connections between the site, existing Long Island Rail Road stations, area medical and academic complexes and other major job hubs, attractions (retail malls, entertainment, parks), and residential centers.

This underutilized site is currently surrounded by a series of stable residential communities, town centers, exceptional educational and healthcare facilities, and a number of significant regional employers. The opportunity exists to redevelop this site in a manner that will replace obsolete and energy-inefficient facilities, with state-of-the-art, energy efficient, job-creating facilities. The intent is to maximize the economic potential of the site by integrating it with the adjacent attractions and the area's major healthcare and academic centers to yield an economic boost for Nassau County that exceeds that of each individual land use.

7.2 Bioscience Innovation Center

Nassau County proposes to incorporate a Bioscience Innovation Center into redevelopment of the Hub. Nassau County is uniquely positioned to create a world-class bioscience complex; and a cornerstone of our economic development plan is to do just that.

When James Watson and a team of scientists announced the structure of DNA at Nassau County's Cold Spring Harbor Laboratory in 1953, the achievement was hailed as a new era in biology - and it also paved the way for a legacy of bio-innovation in Nassau County. Today, Cold Spring Harbor Laboratory is home to seven Nobel Prize winners, among nearly 2,000 other scientists and students conducting cutting-edge research in biological sciences. Cold Spring Harbor's Hillside Laboratories opened in 2009, representing its largest expansion in history and increasing active research space by 40%.

The Feinstein Institute for Medical Research and Winthrop University Hospital are two of the many nationally ranked hospitals and R&D systems continually producing new research in Nassau County's life sciences field.

Nassau possesses strengths specifically relevant to the bioscience industry, including:

- History of innovation;
- World-renown academic research institutes and medical centers;
- Highly-skilled work force;
- Diverse population (for clinical trials); and
- Proximity to New York City.

Leveraging Nassau County's unique characteristics, the County Department of Economic Development is planning a vigorous campaign to attract bioscience ventures to the County and match them with numerous state based and federal economic incentives.

7.3 Job Projections

An economic impact study drafted by Camoin Associates held that just redeveloping the Coliseum at the Hub will create 3,040 permanent jobs and 1,515 construction jobs. Economic impact studies were not conducted for the other components; however, rough multipliers were utilized to determine estimated construction and permanent jobs. See Appendix IV.

7.3.1 Construction Phase

The Draft Generic Environmental Impact Statement (DGEIS) for the Lighthouse at Long Island identified a development program of \$3.7 billion, generating 15,411 construction jobs over a ten year period. Utilizing a conservative determination that the ultimate development in accordance with Town Zoning is only half of that value, over 7,500 construction jobs would be created by private investment. This is conservative because the Lighthouse development was proposed to be over 6 million square feet, and the zoning allows for 5.4 million square feet of development. The proposed redevelopment with over 4 million square feet of development would have well over half the building space that was contemplated under the Lighthouse proposal.

7.3.2 Permanent Direct Jobs

Following construction, this new private investment would be anticipated to create over 6,000 new permanent full time equivalent jobs based on estimated square foot per employee multipliers. The DGEIS prepared for the Lighthouse at Long Island included an analysis of "Projected Job Creation". Each potential land use on the property was assigned a specific "rate" of full time employment in terms of "new FTE [full time equivalents] per square foot" for residential, retail, office, and other uses proposed on the property. According to the DGEIS, these rates were developed in consultation with principal and senior planners at the Long Island

Regional Planning Board, and the rates are therefore considered representative of local Nassau County conditions.

New Construction	Square Feet	SF/Employee	Estimated FTE Jobs
Exhibition Hall / Expo Center	80,000	4,000	20
Retail	420,929	350	1,203
Residential SF	461,733	5,000	92
Hotel	288,000	1,000	288
Office	1,025,000	200	5,125
Total New Jobs			6,728

7.3.3 Indirect (Secondary) Employment

For every job created, there is the potential to increase an area's economic activity such that several new directly created jobs in turn create new secondary jobs. For example, adding office employees to an area creates added demand for local lunchtime restaurants, cafes, and diners. The DGEIS utilized an overall rate of 1 new secondary full time job per every 1.41 FTEs. Applying this rate to 6,728 new full time employees yields an approximate projection for approximately 9,500 total secondary jobs.

8. Workforce Development

There will be a wide range of jobs requiring a wide range of skills created from the redevelopment of the Hub. These will include construction workers during the construction phase, and every type of job in the future land uses, from highly skilled workers employed at the bioscience innovation and research facilities to hotel, restaurant and tourism jobs. It is anticipated that the majority of these positions would be filled with Long Islanders who are currently unemployed. At the County owned facilities (Coliseum and Expo Center) the County could give preference to Nassau County residents.

This specific site also has the unique advantage of being within a 5-minute drive of two major colleges/universities: Nassau Community College and Hofstra University. Some areas of this property are even walkable from both campuses.

These schools are major educational destinations for up to 50,000 people each year, mainly Long Islanders:

- Hofstra University: 12,000 undergraduate, graduate, law, and medical school students; programs amenable to future biomedical or high-tech uses include natural sciences, mathematics, computer science, engineering, medicine, health, business administration information technology, business economics, and “Science, Technology, Engineering, and Mathematics” (STEM Program)
- Nassau Community College: 38,000 students; programs amenable to future biomedical or high-tech uses (or other uses proposed on the property) include biology, chemistry, engineering/physics/technologies, civil engineering technology, engineering science, telecommunications technology, food service administration, restaurant management, food service technology, hotel technology administration, mathematics, computer science, information technology, and physical sciences

The unique proximity of a mixed-use, intensive office/high-technology development to these large student bodies would benefit students, the colleges, and the proposed property users tremendously:

- ***Student Internships, Co-ops, and “Real World” experience:*** Especially in today’s economic climate, incoming college students find that the ability to get “real world” experience is a crucial component of their education. The proposed project and its numerous new land uses – including potential biomedical, research and development, and offices – would be prime sources of future internships, cooperative education, and perhaps even work-based college credits. Curricula could even be tailored to “feed” students into these programs.

- ***Equal Access to “Real World” Experience:***

The transportation issues in the area of central Nassau County have been thoroughly documented: significant peak and off-peak congestion, and under-served transit systems.

These transportation issues, however, often affect students at these two schools more than the average Nassau County resident. This is because thousands of students at Nassau Community College and Hofstra University rely on public transportation; they do not have a private vehicle. Nassau Community College is particularly affected, being a commuter school.

Often, these transportation issues make it impossible for bus-commuter students to travel to an internship: either the internship location is not accessible via public transit at all, or it is simply too long of a bus ride from campus to be useful if the students have class breaks under five or six hours.

Therefore, providing potential internship “draws” so close to these campuses makes it possible for every student – bus riders and drivers alike – to benefit and participate.

- ***Draws Potential Students and Improves Student Body Quality***

Nassau Community College and Hofstra University are nationally known for their quality education, but they still need to compete with non-local schools for the best students. Having this property developed and available for very conveniently located “real world” experience can only make these local schools more attractive to potential students, maximizing the academic quality at each school.

The Hub is also uniquely located in close proximity to some of the County’s lower income areas. The large number of skilled and unskilled jobs that will be generated by redevelopment of the Nassau Hub will provide employment and job training opportunities for many of these disadvantaged County residents at an accessible location.

9. Economic Impact on the Region

No specific studies have been conducted on synergy with other industries in the State.

10. Challenges or Potential Obstacles

There are no regional or state level regulatory or legislative obstacles to project advancement. To the contrary, the redevelopment of the Nassau Hub, will address many existing land use, environmental and economic challenges. It is our expectation that these challenges can be addressed and in fact can be resolved in a manner that improves job creation, creates an identifiable mixed-use center for the County and improves the overall quality of life and convenience for the general population.

- Existing Challenge: Insufficient transit connections. Solution: FTA funded study to address transit options for the Nassau Hub is underway. Proposing a proximate job center to local schools with tens of thousands of students makes it easy for future employees of the job center to commute from school to this property.
- Existing Challenge: Traffic congestion during peak and off-peak periods, which limits land use, growth, and economic sustainability. Solution: Traffic improvements are identified and funding is being pursued. Any funding gap would need to be addressed by the private sector and would likely lessen the development potential of the site.
- Existing Challenge: Dramatically underutilized property in the center of the County. Solution: the County is actively pursuing private economic development for the site which would meet local (Town) zoning, thereby removing the potential obstacle of a drawn-out approvals process.
- Existing Challenge: Disconnected, piecemeal, auto-dominated land use patterns have historically discouraged walking, biking, and transit use. Solution: The County will require the selected developer to create a vibrant, mixed-use, transit-friendly economic hub with premier entertainment options for its residents, workers, and visitors. The proximity to local colleges and universities will allow for convenient bus travel to tens of thousands of potential employees of this site.
- Existing Challenge: Functionally obsolete existing facilities which have significant potential to cause the exodus of a major league sports franchise. Solution: The County is actively pursuing a developer to renovate the existing Coliseum or build a new coliseum in order to retain Long Island's only major professional hockey franchise and economic benefits associated with the arena.

11. Regional Support

- I. The Cordish Company, a 100-year-old family-owned real estate developer of mixed-use projects nationwide submitted a letter of support for developing Nassau County's Hub. The Cordish Company has the financial resources and track record to redevelop the 77-acres as a mixed-use, sports and entertainment destination for the region. See Appendix III.
- II. The Building and Construction Trades Council of Nassau and Suffolk Counties supports the redevelopment of the Nassau Hub and has identified the project as its top priority for the creation of jobs. Appendix IV.

During recent proposals for potential redevelopment of Nassau Coliseum and the surrounding 77-acres, one constant source of support has been from local labor unions. In today's economic climate, unemployment in the construction trades is unfortunately many times the average unemployment rate for the area; some trades are upwards of 30 percent jobless. Union representatives have broadcast their overwhelming support for land use and transportation improvements in the Hub in local rallies, in local newspaper letters to the editor, and in meetings with local municipal representatives.

The Long Island Ducks have indicated their interest in locating an Atlantic League baseball team at the site and have submitted a separate proposal to the Regional Economic Development Council.

The New York Metropolitan Transportation Council (NYMTC), in its Regional Transportation Plan (RTP) has identified the Nassau Hub as a Regional Growth Center. As such, this federally mandated organization has indicated that public and private investment should be focused in this area to encourage transportation and infrastructure investment as well private development.

12. Community Development Benefit

- Creation of short-term and long-term employment opportunities for a range of wages
- Attract out-of-state employers and visitors which generates hotel stays, restaurant and retail sales as well as sales tax revenue to offset the cost of government as well as exposing out-of-state companies to development opportunities at the Hub
- Reduction of traffic congestion and improved traffic safety
- Improved energy efficiency compared to standard single-use “sprawl”
- Improved quality of life for residents and visitors to the area
- Garage construction eliminates at-grade parking, thus freeing up land for significant private sector development
- Public provision of a garage will create the incentive for private sector investment
- New ballpark and expo center will create public recreation opportunities as well as short-term and long-term employment opportunities, and primary employment and secondary growth throughout the area
- Creation of job training programs that could benefit nearby minority and economically disadvantaged communities
- Retention of the only existing professional sports team on Long Island (and their associated jobs and economic activity)
- Recreational facilities
- Creation of economic development opportunities for private sector mixed-use development and associated additional job creation
- Improved roadway and transit access to and within the area
- Improved environmental quality resulting from utilization of green technology and sustainable development practices
- Creation of a new centered, transit-oriented, mixed-use community
- Synergistic opportunities created for three nearby major existing educational institutions (tens of thousands of students) and two major hospital facilities; these benefits would be especially achievable to Nassau Community College and Hofstra University students who rely on public transportation.

13. Applicant Contact Information

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