



**Empire State
Development**

Belmont Park Redevelopment Civic and Land Use Improvement Project

Summary of Proposed General Project Plan and Draft Environmental Impact Statement

Planning and Approval Timeline

Milestone

Anticipated Timeline

Release of draft scope; public hearing on draft scope	Q1 2018
Release of final scope and Responses to Comments	Q3 2018
Release of Project Plan & Draft Environmental Impact Statement (DEIS)	Q4 2018
Public hearing on Project and DEIS	Q1 2019
Release of Final Environmental Impact Statement (FEIS)	Q2 2019
Final Approvals Sought (ESD, FOB, PACB)	Q2 2019
Start of Construction	Q2 2019
Project Opening	Q4 2021

Community Engagement

To date :

- 6 public meetings
- 20 tours and smaller community meetings
- 16 Community Advisory Committee and elected official meetings
- Ongoing communications with elected officials and other local/state government agencies and staff
- Groups that we have met with include:

Bellerose Civic Association Leadership	Muscle Moms
Belmont Park Community Coalition	Parkhurst Civic Association
Elmont Cardinals	Queens Delegation
Elmont Chamber of Commerce	Queens Village Civic Association
Elmont Neighbors	Town of Hempstead
Floral Park Belmont Task Force	Village of Bellerose
Floral Park Chamber of Commerce	Village of Floral Park
Jamaica Square Civic Association	Village of South Floral Park
Elmont High School Administrators	Friends of Elmont
Elmont High School Students	Emanuel Baptist Church

Summary of Proposed General Project Plan

- **Project is generally the same as was announced in December 2017:**
 - 18,000 seat arena for Islanders; 19,000 seats for concerts
 - Up to 250 room hotel with amenities
 - Up to 435,000 square feet of retail
 - Up to 30,000 square feet of office
 - 10,000 square feet of community facility space
 - Per the RFP, gaming such as video lottery terminals and casino games are prohibited
 - 30% Certified Minority and Women Owned Business Enterprises (MWBE) and 6% Service Disabled Veteran Owned Business (SDVOB) contracting requirements on the Project
- **Major site plan changes over the past 12 months:**
 - Hotel – building moved away from the Grandstand and height reduced (capped at 150 ft)
 - Retail – majority of retail space (up to 350,000 sf) under preferred option has moved from Site A to Site B
 - Recreational space – moved off-site, developer to improve Elmont Road Park
 - Open space – new plazas and gathering spaces on Site A
 - Substation – moved away from the Floral Park Bellerose School, further south near Exit 26D
- **Project cost is approximately 1.18 billion; projected over 10,000 construction jobs and nearly 3,000 permanent jobs**

Summary of Proposed General Project Plan

- **Parking**

- The Project will utilize the following parking spaces:
 - Arena: approximately 40 spaces
 - Hotel: approximately 400 spaces
 - Retail Village: approximately 1,500 spaces
 - Existing Parking Lots (North, South and East): approximately 6,310 spaces
 - Total: approximately 8,250 spaces
- No access to the site from Plainfield Avenue
- NYRA and NYAP will cooperate on a parking management plan

- **Public Transit**

- Two trains prior to events from Jamaica; two trains back
- Developer will contribute to LIRR upgrades and train operations
- ESD will concurrently work with LIRR to explore opportunities for a full-time station (from east and west) to meet the needs of commuters and local residents

Site Plan Parking: ~8,250 spaces

North Lot: 2,860 Spaces

Arena: 40 Spaces

Hotel: 400 Spaces

Retail Village: 1,500 Spaces

**No guest access
to/from Plainfield
Avenue**

East Lot: 2,300 Spaces

South Lot: 1,150 Spaces



Site Plan Close-up

Program:

- 18,000 seat arena for Islanders; 19,000 seats for concerts
- Up to 250 room hotel with amenities
- Up to 435,000 square feet of retail
- Up to 30,000 square feet of office
- 10,000 square feet of community facility space



Project Images



Summary of Proposed General Project Plan

- **Business Deal**

- 49 year lease with renewal options for up to 99 years
- \$40 MM upfront lease payment for the 49 year term.
- Lease will be with New York Belmont Development Partners (BDP), an affiliate of NYAP who will sublease the major components of the project (Arena, Hotel, Retail Village).
- ESD will invest the \$40 MM into on-site infrastructure and transit improvements
 - Developer will repay any infrastructure investment through a % of sales
- Project Components - Arena, Retail Village and Hotel are all privately funded (\$1.18B)

- **Payment in Lieu of Taxes (PILOT)**

- Arena:
 - Guaranteed minimum annual payment of \$1,000,000 escalating annually.
- Hotel:
 - 20 year abatement on the improvements, phased in on a straight line with annual escalation.
- Retail Village:
 - 15 year abatement on the improvements, phased in on a straight line with annual escalation.

Summary of Draft Environmental Impact Statement

Analysis Area	Significant Adverse Impact	Mitigated?	Unavoidable Adverse Impact
Land Use, Zoning, and Community Character	None	--	--
Community Facilities and Utilities	None	--	--
Open Space	None	--	--
Historic and Cultural Resources	None	--	--
Visual Resources	None	--	--
Socioeconomic Conditions	None	--	--
Hazardous Materials	None	--	--
Water Resources	None	--	--
Natural Resources	None	--	--
Transportation	Traffic, Bus Service, Parking (<i>potential</i>)	Traffic – Partially Bus Service – Fully Parking – Fully	Traffic (two local street intersections and various highway segments)
Air Quality	None	--	--
Noise	None	--	--
Climate Change	N/A	--	--
Construction	Traffic, Noise	Traffic – Fully Noise – Partially	Noise (some residences adjacent to Project Site B)
Irreversible and Irretrievable Resources	None	--	--
Growth Inducing Aspects	None	--	--
Cumulative Impacts	None	--	--

Transportation Management Plan (TMP) Components

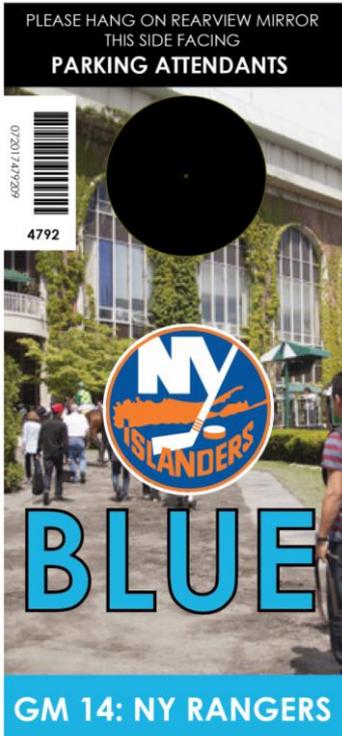
- Promote and encourage rideshare, carpool, and transit
- Optimize on-site parking and circulation
- Provide advanced and real-time information on transportation options
- Dynamic on-site event management plan
- Actions and activities that encourage guests to arrive earlier and stay later

Demand Management Strategies

- Transit Strategies
- Off-Site Park and Rides
- Carpooling and Shared Ride Strategies
 - Dedicated space and turnaround at the south end of the Retail Village
 - Dedicated storage, and potential area for two shared ride services or shared ride plus taxi for the Arena
 - Carpooling priority zones within parking lots



Parking Strategies

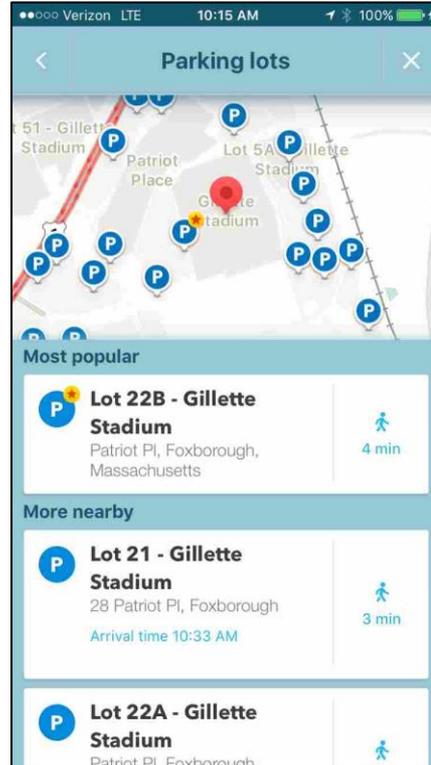


- Lot assignment and driving instructions provided with parking pass purchase
- Pre-paid parking for some lots with hangtags providing information
- Use of apps like Waze with specific directions
- Website instructions on availability
- Directed parking within surface lots and structured parking



TMP Components

Provide Transportation Information (Apps)



- Apps such as Waze provide real-time information on traffic conditions, incidents, and road closures.
- App providers can work directly with NYAP to route event traffic by integrating parking facility information into the navigational app

Regional Travel Information / Signage

- Provide Transportation Information (Event Signage)
- Encourage Background Traffic to Avoid CIP
- Use variable message signs on Cross Island Parkway, LIE, Northern State Parkway, Southern State Parkway, Grand Central Parkway, and Belt Parkway advising motorists to consider alternate routes

**USE
ALT
ROUTES**

**BELMONT
EVENT
TONIGHT**

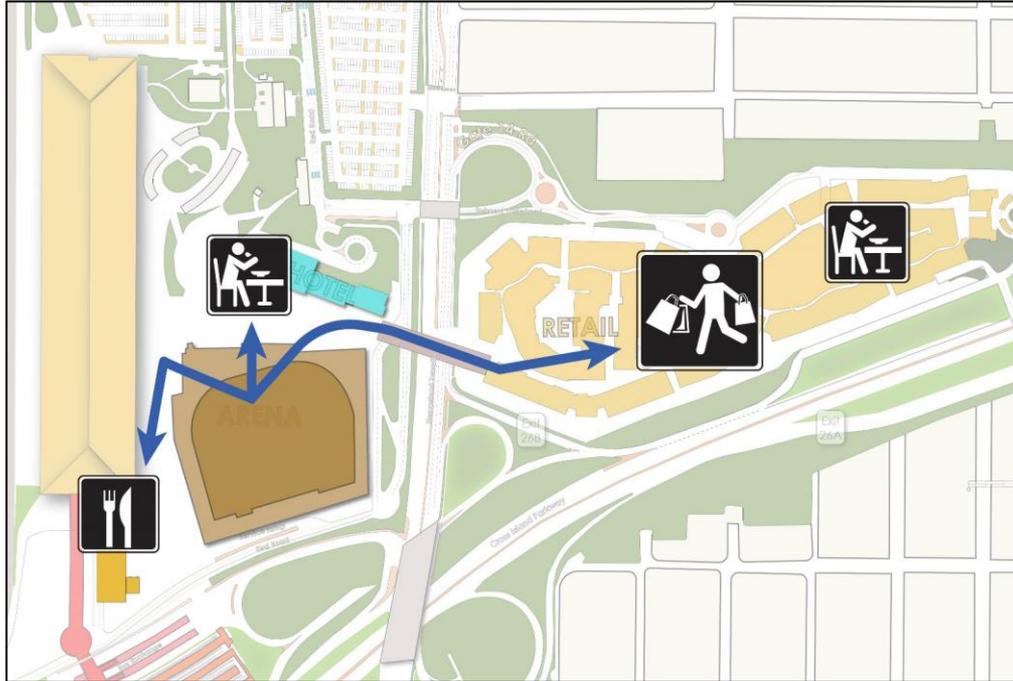
**DELAYS
ON CIP
AHEAD**

On-Site Event Management Plan

- Signage
- Staffing
- Traffic Management Resources
- Shuttle Buses
- Rideshare
- Transit
- Parking Allocations
- Counter-flow Lanes
- Pedestrian Management
- Intersection Operations
- On-going coordination with regional transportation agencies

TMP Components

Encourage fans to arrive early and stay late



- Promote plaza events, shopping and dining specials before and after the game
- Reduces peak hour entry and exit demand, reducing traffic impacts

Next Steps

- Following the public hearings this week, ESD will accept written comment at BelmontOutreach@esd.ny.gov until February 11, 2019 at 5:00 PM
- Copies of the GPP and DEIS are available:
 - Online at: <https://esd.ny.gov/belmont-park-redevelopment-project>
 - Hard copies: Elmont, Floral Park, Bellerose, Cambria Heights and Queens Village libraries
 - Also available on request from ESD (printing cost)
- Following the comment period, ESD staff will review and respond to comments, prepare an FEIS, and present back to the ESD Board for final approval, which is expected in Q2 2019.