Belmont Park Redevelopment Civic and Land Use Improvement Project

Summary of Proposed General Project Plan and Draft Environmental Impact Statement
<table>
<thead>
<tr>
<th>Milestone</th>
<th>Anticipated Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Release of draft scope; public hearing on draft scope</td>
<td>Q1 2018</td>
</tr>
<tr>
<td>Release of final scope and Responses to Comments</td>
<td>Q3 2018</td>
</tr>
<tr>
<td>Release of Project Plan &amp; Draft Environmental Impact Statement (DEIS)</td>
<td>Q4 2018</td>
</tr>
<tr>
<td>Public hearing on Project and DEIS</td>
<td>Q1 2019</td>
</tr>
<tr>
<td>Release of Final Environmental Impact Statement (FEIS)</td>
<td>Q2 2019</td>
</tr>
<tr>
<td>Final Approvals Sought (ESD, FOB, PACB)</td>
<td>Q2 2019</td>
</tr>
<tr>
<td>Start of Construction</td>
<td>Q2 2019</td>
</tr>
<tr>
<td>Project Opening</td>
<td>Q4 2021</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Bellerose Civic Association Leadership</th>
<th>Muscle Moms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belmont Park Community Coalition</td>
<td>Parkhurst Civic Association</td>
</tr>
<tr>
<td>Elmont Cardinals</td>
<td>Queens Delegation</td>
</tr>
<tr>
<td>Elmont Chamber of Commerce</td>
<td>Queens Village Civic Association</td>
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<tr>
<td>Elmont Neighbors</td>
<td>Town of Hempstead</td>
</tr>
<tr>
<td>Floral Park Belmont Task Force</td>
<td>Village of Bellerose</td>
</tr>
<tr>
<td>Floral Park Chamber of Commerce</td>
<td>Village of Floral Park</td>
</tr>
<tr>
<td>Jamaica Square Civic Association</td>
<td>Village of South Floral Park</td>
</tr>
<tr>
<td>Elmont High School Administrators</td>
<td>Friends of Elmont</td>
</tr>
<tr>
<td>Elmont High School Students</td>
<td>Emanuel Baptist Church</td>
</tr>
</tbody>
</table>
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
- East Lot: 2,300 Spaces
- South Lot: 1,150 Spaces
- Retail Village: 1,500 Spaces

No guest access to/from Plainfield Avenue
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
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

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

### 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
• 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.
TMP Components

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
TMP Components

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
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.