

Belmont Park Redevelopment
Civic and Land Use Improvement Project
Revised Design Guidelines

December 2023

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**BELMONT PARK REDEVELOPMENT
CIVIC AND LAND USE IMPROVEMENT PROJECT
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SECTION 1 SITE WIDE DESIGN GUIDELINES

1.1 GENERAL GOALS AND OBJECTIVES

The following Design Guidelines for the Belmont Park Redevelopment Civic and Land Use Improvement Project; as it applies to Site A and Site B at this time (the “Project”) have been developed to provide an overall framework establishing the design intent for this significant project. The criteria within the Design Guidelines establishes the general parameters for creating a cohesive development, identifying the critical site and building components that will enable a successful project inclusive of building density and program; setbacks, access and visibility from surrounding streets and existing context; lighting; signage; parking; and open space.

The Design Guidelines seek to enable a development that will be flexible enough to adapt to the changing needs and goals of the Project. The Design Guidelines outlined herein shall apply in lieu of the Town of Hempstead Zoning Ordinance.

The construction of all buildings and public improvements shall conform to the New York State building reference codes and all other applicable statutory and regulatory requirements.

The scope of review shall be limited to exterior walls, envelope components, sustainability, site circulation and open space. Below-grade construction and improvements outside of lot lines shall be excluded from review.

The following goals and principles inform the Design Guidelines and establish their intent:

1.1.1 SITE ORGANIZATION

- (1) The Project is divided into two sites: Site A and Site B. Refer to Figure III-1 for extent and relationship of Site A to Site B and extent of the Belmont Park Improvement Area.
- (2) The primary uses of this project are listed below.
 - a. Arena
 - b. Hotel
 - c. Office
 - d. Community Space
 - e. Retail, Dining, and Entertainment
 - f. Open Space
 - g. Parking

Each of these primary classifications and their associated accessory uses are described in the individual Use Sections

- (3) The Arena and Hotel shall be located as depicted in the Building Envelope Boundaries – Site A, Figure III-2 in order to provide separation from the Grandstand and Paddock Park and visibility from the Cross Island Parkway and Hempstead Turnpike.
- (4) Site B Retail shall be located on the south side of Hempstead Turnpike, separated from the residential neighborhood to the east with Publicly Accessible Open Space or a Vegetated Buffer.
- (5) The Proposed Development shall endeavor to create a visual connection between the two sites.
- (6) Accessibility requirements of State and federal agencies shall be accommodated throughout the site.

1.2 DEFINITIONS

For purposes of these Design Guidelines, the following definitions shall apply:

ACCESSORY BUILDING

A building subordinate to the main building on a lot and used for purposes customarily incidental to those of the main building.

ACCESSORY USE

A use that is incidental to and customarily found in connection with a principal use

ARCADE

A continuous area, predominantly for pedestrian use, open to a street, to a covered plaza or to a Pedestrian Plaza, which is open and unobstructed to a height of not less than 15 feet. Planting, landscaping, water features, seating, street furniture, Kiosks, works of art, light wells and other site features may be permitted in a portion of pedestrian space but not in such a manner as to impede pedestrian movement.

ARENA

A commercial establishment designed, intended, or used primarily for indoor or outdoor large-scale spectator events including, but not limited to, professional and amateur sporting events, concerts, and theatrical presentations.

BASEMENT

Any floor or level located below the Mean Grade Level of the site in which it is located.

BELMONT PARK IMPROVEMENT AREA

Project area as defined by the Final Environmental Impact Statement (FEIS) dated July 2019.

COVERED PLAZA

A partially or fully enclosed space, directly accessible to the public from an adjoining street, Arcade or Pedestrian Plaza, which is open and unobstructed to a minimum height of 15 feet.

CURB CUT ZONE

Portion of a sidewalk where vehicular curb cuts are permitted. These locations may be existing and/or occur beyond Lot Lines.

EMERGENCY VEHICLE ACCESS (EVA)

A roadway, Arcade, plaza (open or covered), or other pedestrian area used by emergency responders for access in an emergency.

FACADE TRANSPARENCY ZONE

Any portion of building envelope located within this 15 foot wide zone shall be subject to Transparency Requirements. Please refer to Figure III-2 and individual Use Sections for requirements.

FENCE

A screen or separating feature that may consist of either woven wire, woven wood, picket, decorative masonry, concrete, plastic/vinyl, or similar materials, or a cultivated or natural growth of shrubs or trees. Barbed wire and poultry wire shall be prohibited.

FLOOR AREA

The sum, in square feet (SF), of the areas of all floors of a building or buildings, measured horizontally in a plane to the exterior faces of perimeter walls or from the center line of walls separating buildings. Exemptions from floor area calculation shall be as follows:

- a. The floor area of a Basement
- b. The floor area of an Arcade, Pedestrian Plaza, covered plaza, atrium, and Pedestrian Bridge
- c. The gross unobstructed surface area of loading spaces including stalls, driveways and maneuvering areas
- d. **Upper Storage Floor** as defined in this section
- e. Areas of balconies, uncovered porches and patios, and covered porches and patios with a minimum of 50% of their sides open to the exterior
- f. Mechanical/electrical/plumbing rooms, stairwells, elevator shafts, duct shafts, elevator rooms, mechanical penthouses, pipe spaces, and spaces having headroom of less than 6 feet
- g. Permitted uses which serve as associated support areas for primary retail use.
- h. Roof projections
- i. Kiosks, temporary structures, architectural follies, outdoor seating portion of Open-Air Cafes, partially enclosed structures, gateways, playgrounds, and other structures for environmental graphics and wayfinding

GROUND OR FIRST STORY

The lowest story entirely above the level of the ground in front of the building or Mean Grade Level.

HEIGHT OF BUILDING

The height of a building shall be measured as the vertical distance from the Mean Grade Level to the highest level of a flat or mansard roof, or to the peak of a pitched, gable, hip or gambrel roof. Refer to Permitted Obstructions for elements that may exceed this height limitation.

HOTEL

A building, the primary purpose of which is to provide sleeping accommodations for transient occupancy in units which may be rented on a daily basis. A Hotel may have one or more common entrance. Hotel Service Yards and service entrances shall be separated and screened from public areas by a Fence.

KIOSK

A temporary or semi-permanent one-story structure, predominantly of light materials. A Kiosk may be freestanding or may be attached on only one side to a wall of a building and may be occupied by news or magazine stands, candy stands, food preparation for Open-Air Cafes, flower stands, public service/information booths, or other similar vendor functions. Freestanding Kiosks outside of Building Envelope Boundaries may occupy a maximum individual area of 300 square feet and an aggregate area not exceeding 1,200 square feet of the required 2.0 acres of Site A Open Space.

LOT LINE

A line defining the boundary of an area of land that is the subject of a lease or sublease between Empire State Development Corporation (ESD) and the Developer for purposes of developing the components of the project.

MEAN GRADE LEVEL

The level of a site measured from averaging heights of the center-line grade of the street(s) adjacent to the lot. The Mean Grade Level for Site A shall be +75 and for Site B shall be +70.

MICE

Meeting, incentive, conference, and exhibition (MICE) space is intended to cater for specialized tourism that is dedicated to planning, booking, and facilitating conferences, seminars, and other events. MICE events can be centered on a theme or topic and are typically aimed at a professional, school, academic or trade organization or other special interest group.

OFFICE

A room, set of rooms, or building used as a place for business, commercial, professional, or bureaucratic work.

OPEN-AIR CAFÉ

An unenclosed or partially enclosed restaurant or eating or drinking place, which may have waiter or table service, and is open to the sky except for permitted obstructions such as trees, arbors, awnings or canopies. An Open-Air Café shall be accessible from a minimum of two sides where there is a boundary with the remainder of the project Open Space. The boundary shall be defined by planters or decorative barricades. Seating may be reserved for customers.

PEDESTRIAN BRIDGE

A continuous bridge that crosses over Hempstead Turnpike and connects Site A to Site B, providing Primary Pedestrian Access Points to both sites. It is designated to encourage pedestrian circulation and other appropriate uses. The overall width of a Pedestrian Bridge shall not be less than 25 feet. A Pedestrian Bridge shall meet New York State DOT requirements and include provisions to mitigate littering onto Hempstead Turnpike.

PEDESTRIAN PLAZA

Site A Open Space occurring between building(s), park, and a street, unobstructed from its lowest level to the sky and accessible to the public from an adjoining street, Arcade, covered plaza, Pedestrian bridge, or Pedestrian Walkway. A Pedestrian Plaza may include continuation of Pedestrian Walkways and is permitted to be gated during non-operating hours per ESD and NYRA agreed upon hours. Refer to Permitted Obstructions and Section 8 for additional elements permitted within Pedestrian Plazas. Emergency Vehicle Access shall be permitted as required by code.

PEDESTRIAN WALKWAY

A continuous, open way, designated to encourage pedestrian circulation and other appropriate uses, separated from the Vehicular Circulation Roads by a safety zone or barrier but accessible for Emergency Vehicle use. Pedestrian Walkways can be located within Pedestrian Plazas.

PERMITTED OBSTRUCTIONS

- a. In relation to Height of a Building:
 - i. Chimneys, flues or spires
 - ii. Elevator and stair bulkheads
 - iii. Mechanical equipment, mechanical penthouses, and similar construction enclosing equipment that is less than 12 feet in height as measured from the roof upon which they are located and do not occupy more than 30% of the area of the roof
 - iv. Flagpoles, communication equipment, and aerials including lightning protection
 - v. Pole mounted light fixtures

- vi. Parapet walls in accordance with State and Federal requirements
- vii. Renewable energy equipment
- viii. Screening
- ix. Pedestrian Bridges
- x. Skylights
- xi. Signage
- b. In Relation to Building Envelope Boundaries:
 - i. Sentry boxes and guard/security booths
 - ii. Vehicular Roads (passage, service, and emergency)
 - iii. Parking
 - iv. Loading zones
 - v. Basements and construction below Mean Grade Level
 - vi. Decorative fencing and gates
 - vii. Landscape elements and structures
 - viii. Lighting fixtures (freestanding and attached)
 - ix. Kiosks and freestanding signage including monument signs
 - x. Art installations and sculptures (permanent and temporary)
 - xi. Wayfinding signage
 - xii. Pedestrian Bridges
 - xiii. Open-Air Cafes
 - xiv. Outdoor restaurant seating
 - xv. Plazas, Open Space features
 - xvi. Stairs, ramps and bollards
 - xvii. Trees, shrubs
 - xviii. Marquees
 - xix. Bulkheads or other mechanical/electrical/plumbing equipment
 - xx. Recreational or play equipment
 - xxi. Sidewalks
 - xxii. Bicycle paths
 - xxiii. Food and beverage trucks
 - xxiv. Performance stages
 - xxv. Temporary facilities
 - xxvi. Vehicular and Bus Drop-Offs
- c. Within Site A Open Space - Pedestrian Plazas:
 - i. Arbors, trellises, gazebos, and other shade structures
 - ii. Benches, seats, outdoor furniture (fixed or moveable)
 - iii. Litter receptacles, maintenance enclosures
 - iv. Kiosks
 - v. Open-Air Cafes
 - vi. Outdoor restaurant seating
 - vii. Lights and lighting stanchions
 - viii. Public telephones
 - ix. Balconies and bay windows
 - x. Awnings, canopies, roof overhangs and downspouts

- xi. Marquees
- xii. Stairs, ramps and bollards
- xiii. Signage and directories
- xiv. Trees, shrubs
- xv. Art installations and sculptures (permanent and temporary)
- xvi. Recreational or play equipment
- xvii. Sidewalks
- xviii. Bicycle paths
- xix. Vehicular Roads (passage, service, and emergency)
- xx. Sentry boxes and guard/security booths
- xxi. Screens and fencing
- xxii. Food and beverage trucks
- xxiii. Performance stages
- xxiv. Temporary facilities
- xxv. Vehicular and Bus Drop-Offs
- d. Within Site B Open Space:
 - i. Monument Signs

PRIMARY PEDESTRIAN ACCESS POINT

The primary site entrance locations for pedestrians. Sites may have more than one Primary Pedestrian Access Point and multiple secondary entrances. Primary Pedestrian Access Points can be used for Emergency Vehicle Access if required. Bollards and/or other security features can occur at these points. Primary Pedestrian Access Points shall marry the interior Pedestrian Plaza elevation with the elevation of the immediately adjacent pavement. Elevation changes up into (or down into) the Pedestrian Plaza shall be managed with sloped and ramped surfaces. Sloped surfaces shall not have a slope greater than 4.9%. Wheelchair ramps shall meet ADA requirements. The Proposed Development is encouraged to avoid stairs and steps and dedicated wheelchair ramps by utilizing Universal Design principles.

PUBLICLY ACCESSIBLE OPEN SPACE

Open Space that can be utilized by the community on a regular basis, including during designated periods, or set aside for the protection and/or enhancement of the natural environment. Publicly Accessible Open Spaces can be under government control or owned by a private entity, so long as they allow public access to the property.

SERVICE YARD

An area adjacent to a building or group of buildings that can be used for loading, layout space, container storage, and garbage and recycling collection.

SETBACK

The minimum separation between the envelope of a building and the Lot Line. Refer to Permitted Obstructions for elements that are permitted within this space.

SIGNAGE

Any writing, pictorial representation, screen, emblem, flag or banner that (a) is a structure or any part thereof, and is attached to, painted on, or in any other way represented on a building or structure, (b) is visible from outside a building and is intended to direct attention to a sponsor, business, profession, commodity, service or entertainment activity or provide directions.

Artwork, environmental graphics, directional, and wayfinding signage shall not be subject to review. Permitted signage shall include the following Sign Types:

- A. Awning Sign: Any lettering attached to or inscribed on an architectural or fabric awning.
- B. Banner Sign: A long strip of cloth bearing a slogan or design.
- C. Blade Sign: A permanent, rigid vertical sign that is not parallel to the façade and can have signage on multiple sides. For computational purposes, dual faced signs will only count once toward overall square footage contribution.
- D. Canopy Sign: Any lettering attached to or inscribed on an architectural canopy, or any sign attached thereto.
- E. Cabinet Sign: A sign structure comprised of a frame and face or faces. Cabinet sign frame depth to be limited to 4 inches. Maximum area of individual cabinet sign faces shall be limited to 12 square feet.
- F. Detached Sign: Any sign which is suspended from or attached to and supported by one or more columns, up-rights or braces, embedded in the ground, and in which neither the sign nor the supports thereof are attached to or are dependent on any building for support or bracing.
- G. Directional Sign: Any sign which is located outdoors and is used for guidance, instruction or direction. Refer to Wayfinding and Environmental Design Signage.
- H. Flags: A piece of cloth attached at one edge to a pole or structural arm and used as an emblem, marker, and/or signal.
- I. Freestanding Sign: refer to Detached Sign.
- J. Individual Character (Letter/Number) Signs: Individual dimensional, backlit/illuminated or molded channel letters or numbers (may include "Pan Channel", "H Channel", "Open Channel", "Reverse Channel" or similar signage construction types). These signs may be internally or externally illuminated using technologies similar to LED lighting. Signage may be constructed of materials similar to acrylics, polycarbonates, aluminum or other sheet or plate metals. When acrylics are used, the quality of proposed signs must be demonstrated and approvals will not be reasonably withheld.
- K. LED (Light Emitting Diode)/LCD (Liquid Crystal Display) Screen: A luminous sign or screen that communicates through action, motion or projection. Screens require electric power and electronic/data supply to function. Where permitted, LED/LCD screens will be framed and/or positioned in a manner that gives them the appearance of being architecturally integrated into the building facades. Size, location, media content and hours of operation to be controlled by the "Arena Sign Design and Operations Guidelines".

- L. Marquee Sign: Any lettering or screen attached to or inscribed on a marquee, or any sign attached thereto.
- M. Monument Sign: A sign that is incorporated into the landscape, either mounted on walls/fences or freestanding. Monument signs are horizontal in nature – sign area is no more than 16 feet above the ground plane and individual letters are no more than 72 inches high. Monument signs shall be considered distinct from the backdrop wall or structure on which it may be mounted. The maximum height of the backdrop wall or structure shall be 16 feet. Vertical accent elements shall be permitted to a maximum height of 22 feet.
- N. Multifaced Sign: At least three or more single-faced signs, of the same size, the vertical sides of which are substantially fastened to each other to form a continuous sign area and securely mounted or affixed to a pole or post which is imbedded in the ground.
- O. Poster Sign: A sign which affixed to a surface by the use of an adhesive.
- P. Roof Sign: Any sign which is painted on or is affixed to the horizontal or sloped roof surface and is meant to be seen from aerial view points.
- Q. Temporary Sign: A sign which is permitted to be used or erected for a limited period of time pursuant to the provisions of these Design Guidelines.
- R. Transparent Sign: Any sign that is sufficiently transparent to make activity within the building and the interior architecture visible to passersby, and the surrounding exterior architecture and activity is visible to people on the interior.
- S. Variable Message Sign: A sign which has content that is changeable to meet usage needs.
- T. Wall Sign: A display, sign or mural affixed directly to a building's exterior envelope by painting, projection or applied vinyl or similar substance.
- U. Window Sign: A sign which is either temporarily or permanently attached or affixed to the interior or exterior surface of a display window and is used for announcement/notice, directional matter, and company name or trade name which is relative to the business, products or services provided. Window signage set back 12 inches minimum from glazing shall not be subject to review.

STORY

The part of a building between the surface of a floor (whether or not counted for purposes of computing Floor Area) and the ceiling immediately above.

UPPER FLOOR

An intermediate level between the floor and ceiling of any story that is used for the primary use of the associated unit.

UPPER STORAGE FLOOR

An intermediate level between the floor and ceiling of any story that is not larger in area than 50% of the floor area of unit below and is for storage or warehouse space supporting primary retail use.

VEHICULAR AND BUS DROP OFF

An opened or covered passenger zone for publicly or privately operated vehicles and bus lines. Where applicable, Drop Off areas shall include and connect hard top surface parking with appropriate Pedestrian Walkways and queuing areas.

1.3 VEHICULAR CIRCULATION

1.3.1 CURB CUT ZONES

The following defines the requirement of new curb cuts within the Curb Cut Zones. Any existing curb cuts that may require modification shall not be subject to review by the Design Guidelines but are subject to New York State DOT requirements.

(1) Cars and small vehicles

- a. The maximum width of a new curb cut shall be 25 feet for one-way traffic and 50 feet for two-way traffic (excluding radii), curb cuts may be combined without separation if required by local conditions. A maximum of 3 curb cuts are permitted per curb cut zone. The curb cut requirements shall be in addition to any other applicable New York State DOT rules or regulations concerning driveway curb cuts. When permitted, curb cuts are to be kept to a minimum size and number. For all parcels, no new curb cuts shall be permitted within a minimum of 10 feet of the intersection of local street lines and 100 feet of the Cross Island Parkway and Hempstead Turnpike intersection. For all specific locational requirements, refer to Figures III-3 and III-3.1.

(2) Trucks, Buses and Emergency Vehicles

- a. The maximum width of a new curb cut shall be 75 feet for one-way traffic and 140 feet for two-way traffic (including radii). A maximum of 2 curb cuts are permitted per curb cut zone. The curb cut requirements shall be in addition to any other applicable New York State DOT rules or regulations concerning driveway curb cuts. When permitted, curb cuts are to be kept to a minimum size and number. For all parcels, no curb cuts shall be permitted within minimum of 10 feet of the intersection of local street lines and 100 feet of the Cross Island Parkway and Hempstead Turnpike intersection. For all specific locational requirements, refer to Figures III-3 and III-3.1.

1.3.2 VEHICULAR CIRCULATION ROADS

- (1) Vehicular circulation roads shall be permitted on Sites A and B to meet the intent of Section 3, Chapter 7.1 of the Transportation Management Plan dated June 2019. Road design shall conform to the New York State building reference codes and all other applicable statutory and regulatory requirements.

- (2) Vehicular circulation roads shall be permitted within the Building Envelope Boundaries where required by the specific circumstances of the design.
- (3) To the greatest extent possible, vehicular circulation roads, unless intended for Emergency Vehicle Access only, shall not conflict with, cross or cover required vegetated buffers and Primary Pedestrian Access Points.

1.4 PARKING AND LOADING

1.4.1 PARKING STANDARDS

- (1) Refer to Section 10 for parking requirements.

1.4.2 LOADING

- (1) Refer to Table II for the minimum number of loading spaces.
- (2) Loading shall be permitted as elevated docks and/or at grade loading.
- (3) Loading shall be a permitted Accessory Use in all buildings.
- (4) Access points shall meet New York State and federal requirements for sight distance.
- (5) To the greatest extent possible, loading shall be screened from adjoining streets with fencing or walls consistent with these Design Guidelines.
- (6) To the greatest extent possible, loading zones shall be separated from pedestrian circulation areas. Where a Pedestrian Walkway crosses a Service Yard or loading dock driveway, the driveway shall be clearly marked and signed to indicate the location of the walkway and to require vehicles to stop for individuals using the walkway.
- (7) To the greatest extent possible, Service Yards shall have adequate room for truck access and temporary layout for tenants.
- (8) Each loading space shall be a minimum of 10 feet wide and provide clearance height of not less than 12 feet.

1.5 SCREENING AND FENCING

- (1) Screening shall be integrated with the architecture and landscape and consist of either a continuous planting screen, Fence, walls, or parapets. Introduction of modulation and a variety of landscape material is encouraged. The screens or walls may be interrupted by or include entry/exit doors and gates.

- (2) On Site B, a concrete wall with a minimum height of 10 feet shall be constructed to provide privacy for the neighbors to the east. See Figure III-3.1 for location.
- (3) Screening of Service Yards shall be installed and maintained in a manner designed to:
 - a. Limit the view of persons on adjacent properties
 - b. Minimize lighting trespass
 - c. Orient the finished side of the screen/fence toward the adjacent property
- (4) To the greatest extent possible, rooftop and ground mounted mechanical equipment shall not be visible from adjacent parcels. Where screens or fences are used, materials shall complement the building architecture.
- (5) Maximum height for fencing and screens shall be 12 feet as measured from bottom of Fence or screen to top of Fence or screen.
- (6) The following fencing materials shall be prohibited:
 - a. Barbed wire
 - b. Poultry netting

1.6 SIGNAGE

- (1) Façade Sign Zones are defined for the Hotel, Office, Site A Retail, and Site B Retail as indicated in Figures III-5 through III-5.5. Each of these Sign Zones shall be unique. Monument sign locations for Site B retail as indicated in Figure III-3.1. Refer to individual Use Sections for signage area limits within each Sign Zone. Multiple signs, screens or sign elements may occur within a unique Sign Zone.
- (2) Monument sign locations for Site B retail as indicated in Figure III-3.1.
- (3) Signage on the Arena shall be governed by the “Arena Sign Design and Operations Guidelines”.
- (4) Continuous signage comprised of multiple elements, screens, words, logos or individual characters shall be permitted. The maximum surface area of a single element as noted above shall not exceed 1,500 square feet unless otherwise noted in specific Sign Zones.
- (5) Where contemplated, allowable sign percentages (%) shall be based upon the overall building façade area on which they occur. For the purposes of computation, the overall building façade area shall be calculated using the full orthogonal projection of that elevation, excluding permitted obstructions.
- (6) For the purposes of computation, the entire background area of the sign shall be computed by standard mathematical formulas for known or common shapes. For irregular shapes, devices, pennants, branded banners, bunting or fluttering devices, the

entire background area shall be considered that area which is or would be encompassed within the extremities of straight lines drawn closest to the extremities of the shape or device.

- (7) Fabric Banner, Awnings and Flags must be kept in good condition. Faded and torn materials shall be removed or replaced.
- (8) Electrical components serving signage and screens shall be concealed to the greatest extent possible.
- (9) Sign and screen fasteners and mounting brackets/supports shall be concealed to the greatest extent possible unless such fastener or bracket is a design component of the sign.

1.7 SUSTAINABILITY

- (1) The Proposed Development shall target LEED version 4 certification at a minimum by implementing a variety of low-impact development methods which would result in lower greenhouse gas emissions.
- (2) The Proposed Development shall target incorporation of energy efficient design that results in energy expenditure in the range of 12 to 20 percent lower than buildings designed to meet but not exceed building code requirements.
- (3) Sustainable strategies to be considered for the Proposed Development shall include, but are not limited to the following:
 - a. Green stormwater infrastructure
 - b. Pre- and post-consumer recycled building materials
 - c. High efficiency LED lighting
 - d. Cement replacements such as fly ash and/or slag
 - e. Utilizing natural gas, LPG propane, electricity, or a combination thereof, for the typical operation of the heat and hot water systems
 - f. On-site renewables such as wind or solar may be considered for certain processes (e.g., heating water for HVAC/hot water systems)
 - g. Reducing the use of refrigerants in cooling and climate systems
- (4) Sustainable strategies to be considered for the Arena shall include, but are not limited to, the following:
 - a. Energy-efficient building envelope and energy-efficient glazing designed to reduce heat loss and facilitate daylight harvesting by admitting more daylight than solar heat
 - b. High-efficiency heating, ventilation, and air conditioning systems
 - c. High-albedo roofing material

- d. Motion/occupancy sensors for lighting and climate control
 - e. Water conserving plumbing fixtures exceeding New York State building code requirements as further described in Chapter 22 of the FEIS
 - f. Waterless urinals which indirectly reduce energy consumption associated with potable water production and delivery as further described in Chapter 22 of the FEIS
 - g. Use of cement as specified in the MEC
- (5) The Proposed Development shall strive to provide tenant, user, and visitor recycling opportunities throughout, including waste diversion and recycling for glass, metal, paper, cardboard, and plastic products.
- (6) The Proposed Development shall include collection, safe storage, and proper disposal of both batteries and electronic waste.
- (7) The Proposed Development shall pursue strategies for reduced parking footprint, including but not limited to onsite parking and carpool preferred parking within the structured parking garages of the Hotel and Site B Retail.
- (8) Recycling storage and management facilities shall be permitted to be located on the exterior of buildings, and available to guests, visitors, and transient occupants throughout both sites.

1.8 EXTERIOR BUILDING MATERIALS

- (1) Facades shall be developed to incorporate various architectural elements introducing scale, texture, and color that are appropriate for the Proposed Development's location and visibility.
- (2) Roof surface materials shall avoid high reflectivity and contrasting colors. Permitted Obstructions such as vents, bulkheads and cooling units shall be finished in materials which are compatible to the surrounding building surfaces.
- (3) All building materials shall meet New York State building code requirements.
- (4) To the greatest extent possible, utility panels and access doors shall be coordinated and compatible with adjacent building finishes.
- (5) To the greatest extent possible, all light fixtures, security devices and code required alarm devices shall be integrated into the façade design and coordinated with adjacent finishes.
- (6) To the greatest extent possible, surface mounted electrical conduit or raceway outside of Service Yards shall be minimized.

- (7) Where feasible, strategies to reduce daytime bird collisions shall include, but are not limited to, the following:
 - a. Reducing the proportion of reflective glass as compared to other building materials within the first two stories above Mean Grade Level
 - b. Use of low reflectivity glass that is patterned, fritted, or transparent within the first two stories above Mean Grade Level
 - c. Where glass materials are present within the first two stories above mean grade level that could reflect landscaping, vegetation shall be located at a distance where it would not be clearly reflected by glass or within 3 feet of buildings
 - d. Other methods as recommended by design professionals

1.9 SECURITY

- (1) The Proposed Development shall be designed with state-of-the-art security command centers and safety components incorporated therein.
- (2) Areas of focus shall include the use of modern and effective screening and surveillance equipment as well as the establishment of a secured perimeter to the Arena.
- (3) The Proposed Development shall include an integrated operational plan coordinated with New York State and federal law enforcement. This plan shall include a space for the New York State Department of Homeland Security and Emergency Services.

1.10 LIGHTING

- (1) Refer to Section 9 for lighting requirements.

SECTION 2 ARENA DESIGN GUIDELINES

The proposed multi-purpose Arena shall be a state-of-the-art facility located in the western central portion of Site A. The Arena shall provide up to 19,000 seats for events. It shall be designed to the demand specifications of an NHL facility. In addition to serving as a professional hockey venue, the building is anticipated to host major concerts, amateur sports, conferences, and family events.

2.1 PERMITTED USES

(1) Permitted uses shall include:

- a. Arena
- b. Amateur and professional sporting events
- c. Entertainment
- d. Retail including eating and drinking establishments
- e. Community space
- f. Structured parking
- g. Fire control areas
- h. Open space
- i. Loading

(2) Associated Arena support areas including maintenance and repair areas, utility rooms, storage rooms, service areas, toilet rooms, and lobbies.

2.2 BULK CONTROLS

2.2.1 SETBACKS

- (1) Refer to Figure III-2 for Building Envelope Boundaries.
- (2) Roof overhangs and canopies are permitted to extend beyond Building Envelope Boundaries.

2.2.2 FLOOR AREA

- (1) Floor Area above Mean Grade Level shall not exceed 745,000 square feet.
- (2) Refer to Section 1.2 for exemptions from Floor Area calculation.
- (3) The footprint area of structured parking below Mean Grade Level is permitted to exceed Building Envelope Boundaries but shall not exceed the Lot Lines identified in Figure III-1.

2.2.3 HEIGHT OF BUILDING

- (1) The maximum building height shall not exceed 125 feet. Refer to Figure III-4.
- (2) Refer to Section 1.2 for Permitted Obstructions that are excluded from maximum building height.

2.3 ARCHITECTURAL ELEMENTS

2.3.1 LIGHTING CRITERIA

- (1) Refer to Section 9 for Lighting Design Guidelines.

2.3.2 SIGNAGE CRITERIA

- (1) Signage on the Arena shall be governed by the “Arena Sign Design and Operations Guidelines”.
- (2) Sponsorship signage: The Arena name is still to be determined. It is expected that the Arena will be named in conjunction with corporate sponsorship. Arena identification signage will be permitted to utilize a corporate logo as further detailed in the “Arena Sign Design and Operations Guidelines”.

2.3.3 BUILDING MATERIALS

- (1) Refer to Section 1.8 for Exterior Building Material requirements.

SECTION 3 HOTEL DESIGN GUIDELINES

The proposed Hotel shall be located along Hempstead Turnpike on Site A, between the proposed Arena and Paddock Park. The Hotel shall provide up to 250 keys with conference facilities and associated accessory uses and shall be constructed above a structured parking platform.

3.1 PERMITTED USES

(1) Permitted uses shall include:

- a. Hotel
- b. Conference and meeting spaces
- c. Retail including eating and drinking establishments
- d. Health and fitness clubs
- e. Surface and structured parking
- f. Community space
- g. Personal service uses
- h. Loading

(2) Associated Hotel support areas including maintenance and repair areas, utility rooms, storage rooms, service areas, toilet rooms, and lobbies.

3.2 BULK CONTROLS

3.2.1 SETBACKS

(1) Refer to Figure III-2 for Building Envelope Boundaries.

(2) Roof overhangs and canopies are permitted to extend beyond Building Envelope Boundaries.

3.2.2 FLOOR AREA

(1) Floor Area above Mean Grade Level shall not exceed 210,000 square feet.

(2) Refer to Section 1.2 for exemptions from Floor Area calculation.

(3) The footprint area of structured parking below Mean Grade Level is permitted to exceed Building Envelope Boundaries but shall not exceed the Lot Lines identified in Figure III-1.

3.2.3 HEIGHT OF BUILDING

- (1) The maximum building height shall not exceed 150 feet. Refer to Figure III-4.1.
- (2) Refer to Section 1.2 for Permitted Obstructions that are excluded from maximum building height.

3.3 ARCHITECTURAL ELEMENTS

3.3.1 LIGHTING CRITERIA

- (1) Refer to Section 9 for Lighting Design Guidelines.

3.3.2 SIGNAGE CRITERIA

- (1) Refer to Section 1.2 for classification of signs and descriptions of Sign Types.
- (2) Refer to Section 1.6 for Site Wide Signage Requirements inclusive of maximum single sign size.
- (3) Refer to Figures III-5 through III-5.1 for extent of Sign Zones.
- (4) The maximum total aggregate Hotel signage area shall not exceed 1,500 square feet.
- (5) The maximum surface area of any individual sign shall not exceed 500 square feet.

3.3.3 BUILDING MATERIALS

- (1) Refer to Section 1.8 for Exterior Building Material requirements.
- (2) Portions of the building envelope located within the Façade Transparency Zone as illustrated in Figure III-2 shall meet the following requirements:
 - a. For single story facades up to 16 feet in height, a minimum of 50% of the facade shall include transparent materials up to 2/3 the height of the façade, including the parapet, as measured from Mean Grade Level.
 - b. For multi-story facades, a minimum of 50% of the facade shall include transparent materials up to 12 feet above Mean Grade Level.
- (3) In order to limit Leq (equivalent continuous) sound levels at the Hotel to 45 dBA or less, the building envelope of the Hotel shall be designed to provide a minimum of 25 dBA window/wall attenuation.

SECTION 4 OFFICE DESIGN GUIDELINES

The proposed office space shall be located on Site A and is expected to be used primarily by the Proposed Development's operations. The remainder shall be available as flexible space.

4.1 PERMITTED USES

(1) Permitted uses shall include:

- a. Office
- b. Community space
- c. Entertainment
- d. Retail including food services establishments
- e. Conference space
- f. Exhibition space

(2) Associated Office support areas including maintenance and repair areas, utility rooms, storage rooms, service areas, toilet rooms, and lobbies.

4.2 BULK CONTROLS

4.2.1 SETBACKS

(1) Refer to Figure III-2 for Building Envelope Boundaries.

(2) Roof overhangs and canopies are permitted to extend beyond Building Envelope Boundaries.

4.2.2 FLOOR AREA

(1) Floor Area above Mean Grade Level shall not exceed 30,000 square feet.

(2) Refer to Section 1.2 for exemptions from Floor Area calculation.

4.2.3 HEIGHT OF BUILDING

(1) The maximum building height shall not exceed 60 feet. Refer to Figure III-4.2.

(2) Refer to Section 1.2 for Permitted Obstructions that are excluded from maximum building height.

4.3 ARCHITECTURAL ELEMENTS

4.3.1 LIGHTING CRITERIA

- (1) Refer to Section 9 for Lighting Design Guidelines

4.3.2. SIGNAGE CRITERIA

- (1) Refer to Section 1.2 for classification of signs and descriptions of sign types.
- (2) Refer to Section 1.6 for Site Wide Signage Requirements inclusive of maximum single sign size.
- (3) Refer to Figure III-5.2 for extent of Sign Zones.
- (4) The maximum total aggregate Office signage area shall not exceed 1,200 square feet.
- (5) The maximum surface area of any individual sign shall not exceed 250 square feet.

4.3.3 BUILDING MATERIALS

- (1) Refer to Section 1.8 for Exterior Building Material requirements.
- (2) Portions of the building envelope located within the Façade Transparency Zone as illustrated in Figure III-2 shall meet the following requirements:
 - a. For single story facades up to 16 feet in height, a minimum of 50% of the facade shall include transparent materials up to 2/3 the height of the façade, including the parapet, as measured from Mean Grade Level.
 - b. For multi-story facades, a minimum of 50% of the facade shall include transparent materials up to 12 feet above Mean Grade Level.

SECTION 5 COMMUNITY SPACE DESIGN GUIDELINES

Community spaces are anticipated to be incorporated in the buildings on Site A and Site B and offer an array of programming options with focus on health and wellness, as well as educational and career development services. In keeping with the project goal to use the Arena and other elements of the Proposed Development as a platform for innovation in live entertainment and guest experience, it is the intent for these spaces to provide educational and job training opportunities for community members interested in careers in audio and light technology, sports, music, retail and event management, tourism development, and hospitality.

5.1 PERMITTED USES

(1) Permitted uses shall include:

- a. Community space
- b. Educational
- c. Rehearsal
- d. Conference space
- e. Exhibition space

(2) Associated Community Space support areas including maintenance and repair areas, utility rooms, storage rooms, service areas, toilet rooms, and lobbies.

5.2 BULK CONTROLS

5.2.1 FLOOR AREA

(1) Floor Area above Mean Grade Level shall be a minimum of 10,000 square feet across the Proposed Development.

(2) Refer to Section 1.2 for exemptions from Floor Area calculation.

5.3 ARCHITECTURAL ELEMENTS

5.3.1 INTERIOR FIT OUT

(1) The interior of the Community Space shall be fully built-out and finished to a level that permits immediate use and program operations from day one.

(2) The Community Space shall have either its own dedicated toilets or access to shared facilities in building common areas. Fixture counts shall meet the occupancy requirement per the New York State building reference codes.

(3) The Community Space shall have fully distributed heating and cooling that meets capacity as defined by the New York State building reference codes.

- (4) The Community Space shall be supplied with electrical power at a minimum capacity that meets New York State building code.

SECTION 6 SITE A RETAIL DESIGN GUIDELINES

The Design Guidelines for this section have been prepared to establish criteria for stand-alone experiential retail and food and beverage uses on Site A.

The experiential retail proposed on Site A shall be expected to be attractive not only to the proposed Hotel's guests and Arena attendees but also to the public and community at large in order to animate the area independent of Arena events.

6.1 PERMITTED USES

(1) Permitted uses shall include:

- a. Retail
- b. Food and dining
- c. Associated food service spaces
- d. On-site kiosks and carts
- e. Assembly
- f. Entertainment
- g. Loading

(2) Associated Retail support areas including maintenance and repair areas, utility rooms, storage rooms, service areas, toilet rooms, and lobbies.

6.2 BULK CONTROLS

6.2.1 SETBACKS

(1) Refer to Figure III-2 for Building Envelope Boundaries.

(2) Lot coverage of the Building Envelope Boundary identified in parcel 4 shall not exceed 75%.

(3) Roof overhangs and canopies are permitted to extend beyond Building Envelope Boundaries.

6.2.2 FLOOR AREA

(1) Floor Area above Mean Grade Level for Site A Retail shall not exceed 35,000 square feet.

(2) Refer to Section 1.2 for exemptions from Floor Area calculation.

6.2.3 HEIGHT OF BUILDING

- (1) The maximum building height shall not exceed 40 feet. Refer to Figure III-4.2.
- (2) Refer to Section 1.2 for Permitted Obstructions that are excluded from maximum building height.

6.3 ARCHITECTURAL ELEMENTS

6.3.1 LIGHTING CRITERIA

- (1) Refer to Section 9 for Lighting Design Guidelines.

6.3.2 SIGNAGE CRITERIA

- (1) Refer to Section 1.2 for classification of signs and descriptions of sign types.
- (2) Refer to Section 1.6 for Site Wide Signage Requirements inclusive of maximum single sign size.
- (3) Refer to Figure III-5.3 for extent of Sign Zones.
- (4) The maximum total aggregate Site A Retail signage area shall not exceed 25% of the total building envelope area.
- (5) The maximum surface area of any individual sign shall not exceed 1,200 square feet.

6.3.3 BUILDING MATERIALS

- (1) Refer to Section 1.8 for Exterior Building Material requirements.
- (2) Portions of the building envelope located within the Façade Transparency Zone in parcel 4 as illustrated in Figure III-2 shall meet the following requirements:
 - a. For single story facades up to 16 feet in height, a minimum of 50% of the facade shall include transparent materials up to 2/3 the height of the façade, including the parapet, as measured from Mean Grade Level.
 - b. For multi-story facades, a minimum of 50% of the facade shall include transparent materials up to 12 feet above Mean Grade Level.
 - c. For stand-alone building, Façade Transparency Zone shall be limited to 50% of building perimeter.

SECTION 7

SITE B RETAIL DESIGN GUIDELINES

As detailed below, a distinct retail, dining, and entertainment experience is proposed on Site B. This retail area is intended to create a village-type atmosphere that will incorporate pedestrian walkways and associated site features lined with small and unique buildings featuring boutiques, restaurants, and special events to complement the shopping experience. The retail village will be built adjacent to a structured parking garage.

7.1 PERMITTED USES

(1) Permitted uses shall include:

- a. Retail
- b. Guest service and support functions
- c. Food and dining
- d. Associated food service spaces
- e. On-site kiosks and carts
- f. Assembly and entertainment
- g. Surface and structured parking.
- h. Open space
- i. Loading

(2) Associated Retail support areas including management and administrative office areas, MICE space, maintenance and repair areas, utility rooms, storage rooms, service areas, toilet rooms, lobbies, and VIP lounges.

7.2 BULK CONTROLS

7.2.1 SETBACKS

- (1) Refer to Figure III-2.1 for Building Envelope Boundaries.
- (2) Roof overhangs and canopies are permitted to extend beyond Building Envelope Boundaries.
- (3) Monument signage is permitted in the setback at the intersection of Hempstead Turnpike and Wellington Road and at the south entry from the northbound CIP.

7.2.2 FLOOR AREA

- (1) Floor Area above Mean Grade Level for Site B Retail shall not exceed 340,000 square feet except as noted in Table II.
- (2) Refer to Section 1.2 for exemptions from Floor Area calculation.

7.2.3 HEIGHT OF BUILDING

- (1) The maximum building height shall not exceed 45 feet along the eastern edge and 60 feet elsewhere on Site B. Refer to Figures III-2.1 and III-4.3.
- (2) Refer to Section 1.2 for Permitted Obstructions that are excluded from maximum building height.

7.3 ARCHITECTURAL ELEMENTS

7.3.1 LIGHTING CRITERIA

- (1) Refer to Section 9 for Lighting Design Guidelines.

7.3.2 SIGNAGE CRITERIA

- (1) Refer to Section 1.2 for classification of signs and descriptions of sign types.
- (2) Refer to Section 1.6 for Site Wide Signage Requirements.
- (3) Refer to Figures III-5.4 and III-5.5 for Sign Zone designations. Signage allocations for each zone will be as follows:
 - a. Zone GE
 - i. For permitted sign types A/B/C/D/E/F/H/J
 1. Maximum individual sign area is 550 square feet
 2. Maximum cumulative sign area is 1,100 square feet
 3. Maximum letter height is 72 inches
 - ii. For permitted sign type Q
 1. Maximum individual sign area and cumulative sign area is 550 square feet
 2. Maximum time period is 6 months
 - b. Zone GN
 - i. For permitted sign types A/B/C/D/E/F/H/J
 1. Maximum individual sign area is 550 feet
 2. Maximum cumulative sign area is 2,500 square feet
 3. Maximum letter height is 72 inches
 - ii. For permitted sign types Q/R/T
 1. Maximum individual sign is 1,300 square feet
 2. Maximum cumulative sign area is 9,000 square feet
 3. Maximum letter height is 72 inches

4. Maximum time period is 6 months for sign type Q

c. Zone GW

- i. For permitted sign types A/B/C/D/E/F/H/J
 - 1. Maximum individual sign area is 550 square feet
 - 2. Maximum cumulative sign area is 1,100 square feet
 - 3. Maximum letter height is 72 inches
- ii. For permitted sign type Q
 - 1. Maximum individual sign area and cumulative sign area is 550 square feet
 - 2. Maximum time period is 6 months

d. Zones W1, W2, and S1

- i. Permitted sign types are A/B/C/D/E/G/H/J/L/M/P/Q/S/T
- ii. Maximum individual sign area is 1,000 square feet
- iii. Maximum cumulative sign area is 1,500 square feet
- iv. Maximum letter height is 72 inches
- v. Maximum time period is 6 months for sign type Q

(4) Interior brand and commercial signage which is located and directed towards internal retail village common and pedestrian areas are not subject to these Design Guidelines or associated review.

(5) No illuminated signage shall be permitted to face the vegetated buffer.

7.3.3 BUILDING MATERIALS

(1) Refer to Section 1.8 for Exterior Building material requirements.

SECTION 8 OPEN SPACE DESIGN GUIDELINES

The Proposed Development shall introduce Publicly Accessible Open Spaces to Belmont Park, including hard and softscape pedestrian plazas on Site A and landscaped open space on Site B.

Site A Open Space shall include pedestrian plazas, landscaped open space, sitting areas, and gathering spaces for on-site events and programming.

Site B Open Space shall include landscaped open space and a vegetated buffer area. The vegetated buffer on Site B shall include landscaping and a wall in order to separate the Proposed Development from the adjacent residential neighborhood.

8.1 SIZE REQUIREMENTS

- (1) Approximately 5.75 acres of Publicly Accessible Open Space in aggregate shall be provided on Site A and Site B.
- (2) A minimum of 2.0 acres of the required Publicly Accessible Open Space shall be located on Site A.
- (3) A minimum of 3.75 acres of the required Publicly Accessible Open Space shall be located on Site B.
- (4) The calculation of area for Publicly Accessible Open Space may include unbuilt land within the allowable Building Envelope Boundaries.
- (5) The surface area of Service Yards, Vehicular Circulation Roads, parking lots, and Vehicular and Bus Drop Offs shall not count towards Open Space requirements.
- (6) Refer to Figures III-3 and III-3.1 for full extent of Open Space locations.

8.2 PRIMARY PEDESTRIAN ACCESS POINTS

- (1) The Publicly Accessible Open Space shall include Primary Pedestrian Access Points as indicated in Figure III-3.

8.3 OPEN SPACE TYPOLOGIES

- (1) Pedestrian Plazas
 - a. The Publicly Accessible Open Space on Site A shall include Pedestrian Plazas.

- b. A Pedestrian Plaza shall be permitted on top of structured parking platform(s). Refer to Section 1.2 Permitted Obstructions for open space features which are permitted within Pedestrian Plazas.
- (2) Site B landscaped open space is the area that satisfies the remainder of the Publicly Accessible Open Space requirements that is not satisfied by the vegetated buffer.
- a. There are no specific planting or landscape requirements for this area.
 - b. Area shall remain permeable, except where paths, walkways, and public amenities that permit passive recreation are provided.
- (3) Site B Vegetated Buffer
- a. Site B shall include a vegetated buffer.
 - i. The vegetated buffer shall be a minimum of 50 feet wide to separate the Proposed Development from the adjacent residential neighborhood.
 - ii. See Section 8.4 (2) for Planting Requirements.
 - iii. See Section 1.5 (2) for additional requirements.
 - b. Portions of vegetated buffer that are publicly accessible shall be counted towards the Publicly Accessible Open Space requirements.
 - c. Portions of vegetated buffer that are not publicly accessible shall not count towards the Publicly Accessible Open Space requirements.
- (4) Temporary facilities that operate no more than 130 days per year shall not occupy more than 30% of Open Space at any one time.

8.4 PLANTING AND TREES

- (1) Site A Planting Requirements:
- a. A minimum of 25% of the required 2.0 acres of Site A Open Space shall be planting beds (surface and/or raised) with ground cover, flower beds, and shrubs.
 - b. Provide a minimum of 1 tree per 1,500 SF of the required 2.0 acres of Site A Open Space.
- (2) Site B Planting Requirements:
- a. In the Vegetated Buffer, planting shall include landscaping to create a varying but continuous screen comprised of a variety of tree and lawn species that will visually separate the Proposed Development from the adjacent residential neighborhood.
 - b. Trees in the vegetated buffer shall measure a minimum of 10'-0" to 12'-0" tall at the time of planting. They shall be planted with a minimum soil depth of 36" or as recommended by a licensed professional.
- (3) The permeable surface area at the base of planted trees shall be a minimum of 9 square feet.

- (4) Where planting beds are provided, they shall have minimum soil depth of 18" for grass or other ground cover, and 24" for shrubs or as recommended by a licensed professional.
- (5) Where planting beds or tree pits are located above occupied structure, provisions for subsurface drainage shall be included.
- (6) Landscaping shall have a provision for drainage in accordance with New York State stormwater performance standards.
- (7) Recommended planting materials shall include, but are not limited to, the following:
 - a. Overall Tree Planting: Mature and high-canopy trees may be provided to allow visual clearance to retail, entries, and Primary Pedestrian Access Points. Any planting areas should not block circulation flows to building entries and retail windows. Tree planting and planters shall leave appropriate clearance.
 - b. Evergreen Trees: Evergreens may be used within the landscape to screen undesirable views and utilities, frame and direct desired views, help define spaces lacking architectural edges, provide winter interest, and provide protection from winter winds.
 - c. Flowering and Small Trees: May be provided for adding seasonal interests and accent in the landscape, helping define small spaces and emphasizing human scale.
 - d. Shrub, perennial and groundcover: May be used to help shape and define spaces, screen elements such as utility vents, and maintain soil moisture and health of micro ecology.
 - e. Seasonal Annual Planting: May be used to selectively fill pots, planters, and plant beds to enrich the open space atmosphere. A seasonal color schedule should be planned, corresponding to event calendar.

8.5 PAVING

- (1) Acceptable paving materials for walking paths within Publicly Accessible Open Space shall include, but are not limited to, the following:
 - a. Stone
 - b. Brick
 - c. Concrete
 - d. Dust stone
 - e. Exposed aggregate concrete
 - f. Pervious pavers
 - g. Asphalt
- (2) All vehicular paving shall meet New York State DOT requirements.

8.6 SEATING

- (1) Seating shall be provided in Site A Open Space.
- (2) Seating shall not be required in Site B Open Space.
- (3) Seating materials shall be durable, comfortable, and minimize temperature conduction and maintenance requirements.
- (4) Where seating is provided, there shall be a minimum of one linear foot of seating for each 75 square feet of the required 2.0 acres of Site A Open Space.
 - a. Moveable seating is permitted and shall be credited as 30" of linear seating per chair. Moveable seating shall be permitted within Emergency Vehicle Access zones.
 - b. Seating without backs shall have a minimum depth of 16". Seating 30" or more in depth shall count double provided there is access to both sides.
 - c. Seating higher than 24" and lower than 12" above the level of the adjacent walking surface shall not count toward meeting the seating requirements with the exception of seating steps as outlined below.
 - d. Seating steps shall not include any steps intended for circulation and must have a height not less than 6" nor greater than 30".
 - e. The tops of walls, including but not limited to those which bound planting beds and water features, may be counted as seating when they conform to the dimensional standards previously stated above.
 - f. Seating in Open-Air Cafes shall not count toward meeting the seating requirements.

8.7 WATER FEATURES

- (1) Water Features shall be permitted in Site A and Site B Open Space.
- (2) Materials used in water features shall be durable and resist damage caused by water cracks, weather, stains, and freeze-thaw cycles. Suitable materials include, but are not limited to, stone, concrete, brick, tile and metal such as copper, bronze, cast iron and steel.

8.8 OPEN-AIR CAFES

- (1) Open-Air Cafes shall be permitted in Site A Open Space and within Building Envelope Boundaries.

- (2) Open-Air Cafes within Building Envelope Boundaries shall not have limit on individual size or aggregate area.
- (3) The outdoor seating portion of Open-Air Cafes shall be excluded from Floor Area calculation in accordance with Section 1.2.
- (4) Signage and lighting of an Open-Air Cafe shall conform to Sections 1.6 and 9.

8.9 RECREATIONAL AREAS

- (1) Recreational areas shall be permitted in Site A and Site B Open Space.
- (2) Recreational and play equipment shall be secured in accordance with manufacturer's guidelines.
- (3) Surfacing beneath play equipment for young children shall comply with New York State and federal safety standards.
- (4) Equipment shall be acceptable to New York State and federal agencies as appropriate for child use.
- (5) All playground equipment shall be made of materials that are rust-proof and weather resistant.

8.10 MAINTENANCE AREAS

- (1) The building owner shall be responsible for the maintenance of the Publicly Accessible Open Space including, but not limited to, litter control, snow and ice removal, and the care and replacement of vegetation within the project site and the adjacent sidewalk area.
- (2) Maintenance enclosures shall be provided on Site A and Site B to accommodate equipment and materials required for or used in maintaining the Publicly Accessible Open Space. Individual maintenance enclosures shall not exceed 2,000 square feet.
- (3) Litter receptacles shall be provided with a minimum capacity of one cubic foot for each 2,000 square feet of Publicly Accessible Open Space for Site A. For Site B, (1) litter receptacle shall be provided per each ½ acre.

8.11 CIRCULATION AND ACCESS

- (1) Emergency, service, and commercial vehicular access shall be permitted within Open Space.

(2) Roadways and vehicular/bus drop-offs shall be permitted within Open Space.

8.12 SIGNAGE

(1) See Section 1.6 for Site Wide Signage allowances.

SECTION 9 LIGHTING DESIGN GUIDELINES

The Open Space and surrounding areas of Site A shall be lit for large scale crowds. The Arena itself shall be illuminated as the central element of the site. Specialized lighting events shall also be created in the Open Space to provide focal elements for the crowds at night. Lighting for safety and security shall also be provided.

Lighting design for the retail village on Site B shall create a comfortable environment to allow shoppers to browse, rest and relax. Retail storefronts shall be the focus on this site, where merchandise is displayed, and the lighting throughout shall help draw focus to these areas. Lighting at night shall help to reinforce the theming of the architectural design, and help to create areas for events, dining and leisure activities.

Please refer to Figure III-6 for the extent of lighting zones discussed below.

9.1 GENERAL LIGHTING REQUIREMENTS

- (1) Time clocks, daylight sensors and lighting control systems shall be provided to create multiple scenes for differing times at night, and differing events on Site A and Site B.
- (2) Light trespass shall be controlled through the selection and locations of the lighting luminaires. Where appropriate, lighting fixtures shall be fully shielded and pointing downward. Fixtures which are not fully shielded shall be controlled in terms of overall lumen output and orientation.
- (3) Lighting shall minimize blue light emissions.
- (4) Uplighting, where provided, shall be focused on architectural or landscape features to control light trespass.
- (5) When Surface Parking Lots, Bus Parking Lots, and Ride Share Lots are located within a building envelope boundary, the lighting requirements of Section 9.7 shall supersede the requirements of the building's lighting zone requirements.

9.2 SITE A - PROPOSED ARENA AREA

- (1) This area includes the Arena, Office and Community Space, Pedestrian Plaza, and food and beverage venues on Site A.
- (2) Walkways and plazas shall be lit with a combination of sources including poles of a more pedestrian scale that may vary from 10 to 30 feet tall, providing a minimum of 0.5 foot-candles and maximum of 10 foot-candles along the walking surface.
- (3) A combination of poles of a more pedestrian scale (10 to 20 feet tall), various kinds of step lights, illuminated railings, bench lighting, and landscape lighting shall be used to

provide both functional lighting for safety and security, but also to create an exciting and dramatic atmosphere for sporting and performance events happening inside the Arena.

- (4) The façades of the Arena shall also be illuminated at night through the use of a combination of elements including uplighting of façade panels, projection of light onto the façade, downlighting of loggias, and terrace lighting.
- (5) Façade and plaza illumination shall be controlled by time clock and daylight sensors (to calculate when it is getting dark) to operate from dusk to end of operations.
- (6) The lighting control system shall allow for higher illumination for events and lower light levels on evenings when the arena is not in use. Lower light levels shall be provided for late night for safety and security only.
- (7) Uplighting or projection lighting shall be focused onto specific façades facing the interior of Site A, and contained within the Arena area. Lighting events shall be controlled and designed to limit vertically lighting up into the sky.

9.3 SITE A – HOTEL/EXPERIENTIAL RETAIL AREA

- (1) This area includes the proposed Hotel and Site A experiential retail areas.
- (2) Roadways to Vehicular Drop-Offs and the Hotel's porte-cochere shall be lit with roadway poles that may vary from 25 to 35 feet tall. Roadway poles shall provide a minimum of 0.5 foot-candles and maximum of 5 foot-candles along the driving surface.
- (3) Lower scale pedestrian poles of 10 to 20 feet shall be provided for Pedestrian Walkways.
- (4) Lighting of the Hotel façades may include discrete accents to architectural features, cornice illumination, and rooftop and amenity deck illumination.
- (5) Building and Pedestrian Walkway illumination shall be controlled by time clock and daylight sensors to operate from dusk to dawn.
- (6) The lighting control system shall provide the ability to lower light levels after midnight to provide sufficient safety and security lighting.
- (7) Façade lighting shall be focused onto specific elements and contained within the lighting zone. Pedestrian and roadway illumination shall be provided for safety and security.

9.4 SITE B – ACCESS AREAS

- (1) This area includes the access roadways for vehicles and trucks into Site B off Hempstead Turnpike, entrances/exits to the structured parking garage, surface Bus Drop-Off areas, and retail loading zones.
- (2) Roadway poles shall be 25 to 35 feet tall with full cut-off (shielded) luminaires providing a minimum of 0.5 foot-candle and maximum of 5 foot-candles along the roadway

surface.

- (3) Full cut-off luminaires shall be spaced evenly along the roadway at approximately 60 to 80 feet on center with appropriate light distribution to minimize light trespass off site.
- (4) The fixtures used shall be LED lights where light cast above a 90-degree plane from the fixture shall be avoided.
- (5) Roadway illumination shall be controlled by time clock and daylight sensors to operate from dusk to dawn.
- (6) The lighting control system shall provide the ability to lower light levels after events on Site A end and/or after the retail village closes to limit lighting late at night, but to still provide sufficient safety and security lighting.

9.5 SITE B – RETAIL VILLAGE

- (1) This area includes the Site B retail stores, food and beverage locations, along with customer service areas.
- (2) Walkways shall be lit with poles of a more pedestrian scale that may vary from 10 to 20 feet tall, providing a minimum of 1 foot-candle and maximum of 10 foot-candles along the walking surface.
- (3) At plazas and other major gathering areas, a higher maximum of up to 30 foot-candles may be required for events.
- (4) Retail village lighting fixtures shall be kept below the top of the parapet of retail buildings.
- (5) Luminaire types may include, but are not limited to, the following: lantern elements; decorative sconce fixtures; uplights on architectural features; downlights from cornices, eaves or other overhanging building elements; internally illuminated windows; and highlighting of other elements.
- (6) Landscaped areas shall be illuminated with small-scale luminaires that may be ground or recessed mounted, or with luminaires mounted in larger scale trees.
- (7) Building and walkway illumination shall be controlled by time clock and daylight sensors to operate from dusk to end of operations.
- (8) A lighting control system shall provide the ability to lower light levels after closing to provide sufficient safety and security lighting.

9.6 SITE B – VEGETATED BUFFER AND LANDSCAPED OPEN SPACE

- (1) This area includes the 50'-0" landscaped zone that separates adjacent residential properties from the Site B Retail Village plus the landscaped open space that comprises the balance of the Publicly Accessible Open Space.

- (2) When the vegetated buffer or landscaped open space is publicly accessible, lighting in this area shall promote security and prevent vandalism. The number of lights and visibility of lighting fixtures shall be minimized with light levels in the range of 0.2 to 0.5 foot-candles.
- (3) When the vegetated buffer or landscaped open space is not publicly accessible, full cut-off lighting fixtures shall be used such that lighting is not visible from adjacent residential properties.

9.7 SURFACE PARKING LOTS, BUS PARKING, AND RIDE SHARE LOTS

- (1) Parking field poles shall be 30 to 40 feet tall with full cut-off luminaires that shall provide a minimum of 1 foot-candle and maximum of 10 foot-candles on all parking surface.
- (2) Full cut-off luminaires shall be spaced to provide even illumination in the parking fields.
- (3) Parking field illumination shall be controlled by time clock and daylight sensors to operate from dusk to dawn.
- (4) A lighting control system shall provide the ability to lower light levels after events on site to limit unwanted lighting late at night, but still provide sufficient safety and security lighting.

9.8 ROADWAYS

- (1) This area includes the access roadways for vehicles and trucks into and out of the Proposed Development off Hempstead Turnpike and the Cross Island Expressway.
- (2) Roadway poles shall be 25 to 35 feet tall with full cut-off luminaires that shall provide a minimum of 0.5 foot-candles and maximum of 5 foot-candles along the roadway surface.
- (3) Full cutoff luminaires shall be spaced evenly along roadways at approximately 60 to 80 foot on center with light distribution designed to minimize light trespass off site.
- (4) Roadway illumination shall be controlled by time clock and daylight sensors to operate from dusk to dawn.
- (5) The lighting control system shall provide the ability to lower light levels after on site events to limit lighting late at night, but still provide sufficient safety and security lighting.
- (6) Full cut-off luminaires shall minimize light trespass at the property boundary.

9.9 PEDESTRIAN BRIDGE

- (1) This area is a pedestrian link above Hempstead Turnpike between Sites A and B.
- (2) Low scale illumination shall provide a minimum of 0.5 foot-candles and maximum of 5 footcandles along the walking surface of the footbridge.

- (3) The walkway surface may be lit with a combination of light sources including, but not limited to, the following: illuminated handrails; low step lights; under bench lighting; low landscape lighting; illuminated bollards; or short pedestrian poles.
- (4) Walkway illumination shall be controlled by time clock and daylight sensors to operate from dusk to dawn.
- (5) To limit lighting late at night, a lighting control system shall provide the ability to lower light levels after events on Site A or after retail village shopping hours, but shall still provide sufficient safety and security lighting.
- (6) All lighting shall be lower than the landscaped screening on either side of the bridge walkway and shall be directed inwards, towards walking surfaces.

9.10 STRUCTURED PARKING

- (1) Structured parking garages shall be lit with surface or pendant mounted fixtures with 3000K color temperature.
- (2) Interior parking lighting levels shall be an average of 8 footcandles with a maximum to minimum ratio of 8 to 1. Exterior parking lighting levels shall be an average of 3 footcandles with a maximum to minimum ratio of 10 to 1.
- (3) Entrance areas shall have increased illumination in the daytime not less than five times the average illumination for proper visual adjustment from/to full sunlight.
- (4) Luminaires shall be located inboard of the edge of above grade structured parking garages so as to minimize any light spillage beyond the building footprint.
- (5) A lighting control system shall be used to reduce entrance light levels at nighttime and overall light levels when structured parking garages are not in use.
- (6) Rooftop parking areas shall be illuminated with LED luminaires mounted to 25-foot tall poles. The fixture would be full cut-off with no light above 90 degrees, all lighting focused on the upper deck level only, and no rooftop poles would be located along the outer perimeter of the parking structure so as to minimize lighting on the surrounding environment and limit light trespass.

SECTION 10 PARKING DESIGN GUIDELINES

The following Design Guidelines for parking have been prepared to establish criteria for the design of surface and structured parking garages.

10.1 GENERAL PARKING STANDARDS

- (1) For required minimum quantities of planned parking spaces, refer to Table II.
- (2) All lots shall be planned and designed as self-parking lots. The Developer may convert a portion of the parking lot to valet parking at their discretion. Where appropriate, valet parking zones may allow double stacking/tandem parking. Valet parking spots shall not count towards minimum quantities of planned parking spaces.
- (3) Accessible parking spaces and access aisles shall be provided in accordance with requirements of New York State Building Code and reference standards
- (4) Directional and Wayfinding signage in parking areas shall be provided as required by New York State Building Code. Signage above the minimum code requirements may be added at the discretion of the Developer to ensure ease of navigation and positive patron experience.
- (5) Where a walkway crosses a driveway or aisle, the driveway or aisle shall be clearly marked and signed to indicate the location of the walkway and to require vehicles to stop and/or yield for individuals using the walkway.

10.2 PARKING TYPOLOGIES

10.2.1 SURFACE PARKING

- (1) Surface parking lots shall be covered with a hard-top surface of cement concrete, bituminous concrete, asphalt, or pervious pavement, including all accessways and/or driveways from the street.
- (2) When a parking area abuts a residential district, a continuous screening wall, berm, fence, or row of plants 5'-0" minimum shall be provided along the perimeter.
- (3) A minimum of one tree shall be planted per 50 parking spaces.
- (4) A horizontal landscape island separating opposing parking rows shall be required every sixth parking bay. The width of such an island shall be a minimum of 3 feet.
- (5) Every parking bay that contains 20 or more parking spaces shall have a minimum of 3'-0" wide striping or landscape island at each end abutting driving isles.

- (6) Landscape islands maybe raised above or flush with surface of parking lot. Where curbs for landscape islands are less than 6 inches high then a stall can overhang an island by up to 18 inches.

10.2.2 STRUCTURED PARKING

- (1) Permitted uses for structured parking include accessory support, administrative spaces, mechanical spaces (occupied and unoccupied), assembly spaces, and accessory support and loading spaces for adjacent uses.
- (2) Above grade Structured Parking shall be permitted on Site A and Site B within the Building Envelope Boundary
- (3) Below grade Structured Parking shall be permitted on Site A and Site B outside of the Building Envelope Boundary.
- (4) Where structured parking is built above mean grade level, the maximum height of the last parking deck shall not exceed 60 feet.
- (5) Entrances to structured parking garages shall be permitted for use by all passenger vehicles, rideshare vehicles, local transport shuttles and service vehicles as needed.
- (6) Parking Garage entries and exits that cross pedestrian sidewalks shall include safety lighting and audio notification devices to alert pedestrians of on-coming traffic. Best practice methods shall be suggested by design professionals.
- (7) For each elevation of the Structured Parking facilities, a minimum of 40 percent of each exterior wall shall consist of screening materials which may include, but are not limited to, graphic or sculptural art, decorative screening or latticework, or living plant material.
- (8) For structured parking materials, refer to section 1.8 for Exterior Building Material requirements.

10.3 PARKING STALLS AND DRIVE AISLES

- (1) All driving aisles where parking is organized at an angle other than 90 degrees to the drive aisle shall be designated as one way traffic. 90 degree parking drive aisles may be designated as one or two way traffic driving aisles.
- (2) One-way traffic driving aisles shall be a minimum of 17'-0" wide. Two-way traffic driving aisles shall be a minimum of 23'-0" wide.
- (3) Compact, valet/assisted, and employee parking stalls shall be identified.

10.3.1 PARKING STALL DIMENSIONS

(1) Stall Width:

- a. Standard parking stalls shall measure minimum 8'-6" in width.
- b. Compact parking spaces are permitted to occupy up to 20% of required spaces and shall measure minimum 8'-0" in width. Spaces for compact cars shall be labeled "COMPACT ONLY".
- c. Employee parking spaces are permitted to occupy up to 5% of required spaces and shall measure minimum 8'-0" in width. Spaces for employee cars shall be labeled "EMPLOYEE ONLY".

(2) Stall Length:

- a. Standard and employee parking stall length for 90 degree parking shall measure minimum 18'-0".
- b. Compact parking stall length for 90 degree parking shall measure minimum 16'-0".
- c. The length of the stall in angled parking configurations is a function of the angle. Angled stall length shall comply with standards set forth in the Town of Hempstead BZO Chapter 319 "Accessory Parking".

(3) Bus stall dimensions

- a. Standard angled bus parking stalls shall measure minimum 12'-0" in width.
- b. Standard angled bus parking stalls shall measure minimum 45'-0" in length.

10.4 LIGHTING

- (1) Refer to Section 9 for Site Wide Lighting Requirements.

10.5 SIGNAGE

- (1) Refer to Section 1.6 for Site Wide Signage Requirements.

II - LIST OF TABLES
TABLE II: SUMMARY OF PROGRAM, BULK AND USE CONTROLS

SITE - A	Floor Area (SF) ²	Maximum Building Height (feet)	Parking (# spaces) ¹	Loading (# spaces)	Open Space (Acres)
Arena	745,000	125		4	
Hotel	210,000	150		2	
Office	30,000	60		N/A	
Community Space	7,500 ⁴	N/A		N/A	
Retail	10,000	40		1	
SUB-TOTAL - A	1,002,500			440	
SITE - B	Floor Area (SF) ²	Maximum Building Height (feet)	Parking (# spaces) ¹	Loading (# spaces)	Open Space (Acres)
Retail	340,000	60 ³		2	
Community Space	2,500 ⁴	N/A		N/A	
SUB-TOTAL - B	342,500		1,500	2	3.75
TOTAL - A & B	1,345,000		1,940	9	5.75

Notes:

- (1) In addition to parking provided on Sites A and B, it is anticipated that NYAP, through a shared parking agreement among NYAP, the FOB, and NYRA, would utilize existing parking on the North, South, and East Lots (up to approximately 6,014 surface parking spaces).
- (2) Refer to Section 1.2 for exemptions from Floor Area calculation.
- (3) Refer to Figure III-4.3 for maximum building height of Site B Retail.
- (4) Community Space floor area can be distributed between Site A and Site B as needed. The total maximum Community Space area across the Proposed Development shall not exceed 10,000 square feet.