

BELMONT PARK REDEVELOPMENT STUDY

Elmont, New York
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EXECUTIVE SUMMARY

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As directed by Governor David A. Paterson, in October 2008, Empire State Development (ESD) and the New York State Racing & Wagering Board (RWB) have explored redevelopment options for two parcels at Belmont Park, totaling 36 acres. The objective has been to work with stakeholders to define a range of possible options for these parcels that will create new jobs, generate additional tax revenue, and bolster economic development in Elmont, Bellerose, Floral Park, Queens Village and surrounding communities.

In response, ESD, RWB and their consultant, FXFOWLE Architects and Planners, have performed the following tasks:

- Analyzed the two sites at Belmont Park in regard to regional and local opportunities and constraints
- Identified and conducted stakeholder interviews with elected officials, technical advisers, and community representatives with regard to defining opportunities for redevelopment
- Defined criteria for evaluation in response to the Governor's request
- Synthesized stakeholder feedback to formulate a wide range of development options
- Evaluated stakeholder options in the context of evaluation criteria
- Solicited developer input from members of the development community involved with similar development projects in Long Island and Queens to help evaluate viability of land-use options
- Defined viable development options for each development site in response to stakeholder interests and developer input
- Prepared graphic presentations that included precedents, site plans and a 3-D sketch for each option
- Evaluated each plan in response to the identified evaluation criteria
- Identified next steps and recommendations for future initiatives at Belmont Park

This report is a summary of the findings.

The following are potential land-use options for the two development sites:

Site A Options:

- Option 1: Racino (Stand Alone) (240,000 sf)
- Option 2.1: Small Hotel (Stand Alone) with VLTs in Grandstand (130,000 sf)
- Option 2.2: Large Hotel (Stand Alone) with VLTs in Grandstand (300,000 sf)
- Option 3.1: Small Hotel with Racino (370,000 sf)
- Option 3.2: Large Hotel with Racino (540,000 sf)

In general, Site A options are defined by a hotel and racino. A racino is a facility in which Video Lottery Terminals (VLTs) are located, and is usually implemented in correlation with a horse racing venue. A racino can also be referred to as a VLT facility. Both of the hotel and racino uses in Site A options create jobs, reinforce the interests of a majority of the stakeholders and enable a sustainable, pedestrian-friendly environment.

Site B Options:

- Option 1: Lifestyle Retail with Small Hotel (355,500 sf)
- Option 2: Big Box Retail (with Sports Facility Option) (280,000 sf)
- Option 3: Mixed-Use Retail with Senior Housing (463,500 sf)

Site B redevelopment options include retail uses, a small hotel, senior housing, and some recreational opportunities. These uses maximize economic benefits, address community interests and create a lively urban center.

Both Site A and Site B options aim to transform the vacant parking lot parcels into vibrant destination centers. The redevelopment of the sites under any of these options can help revitalize Belmont Park and the surrounding neighborhoods, creating healthy, thriving communities.

SITE A REDEVELOPMENT OPTIONS



Option 1: Racino (Stand Alone)



Option 2.1: Small Hotel (Stand Alone) with VLTs in Grandstand



Option 2.2: Large Hotel (Stand Alone) with VLTs in Grandstand



Option 3.1: Small Hotel with Racino



Option 3.2: Large Hotel with Racino

SITE B REDEVELOPMENT OPTIONS



Option 1: Lifestyle Retail with Small Hotel



Option 2: Big Box Power Retail Center with Sports Facility Option



Option 3: Mixed-Use Retail with Senior Housing

INTRODUCTION

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PROJECT MISSION

As directed by Governor David A. Paterson, Empire State Development (ESD) and the New York State Racing & Wagering Board (RWB) have explored redevelopment options for two parcels at Belmont Park, totaling 36 acres. The mission, as defined by the Governor, is to work with stakeholders to define a range of possible options for these parcels that will create new jobs, generate additional tax revenue, and bolster economic development in Elmont, Bellerose, Floral Park, Queens Village and surrounding communities.

In response to the Governor's initiative, ESD, RWB and their consultant, FXFOWLE Architects LLP, have analyzed both sites and met with local elected officials, community leaders and technical advisory groups to define redevelopment options. Additionally, the team has also sought input from developers who have worked on Long Island and Queens to ascertain both long-term and short-term redevelopment potential. The timeline below is a summary of the planning process.

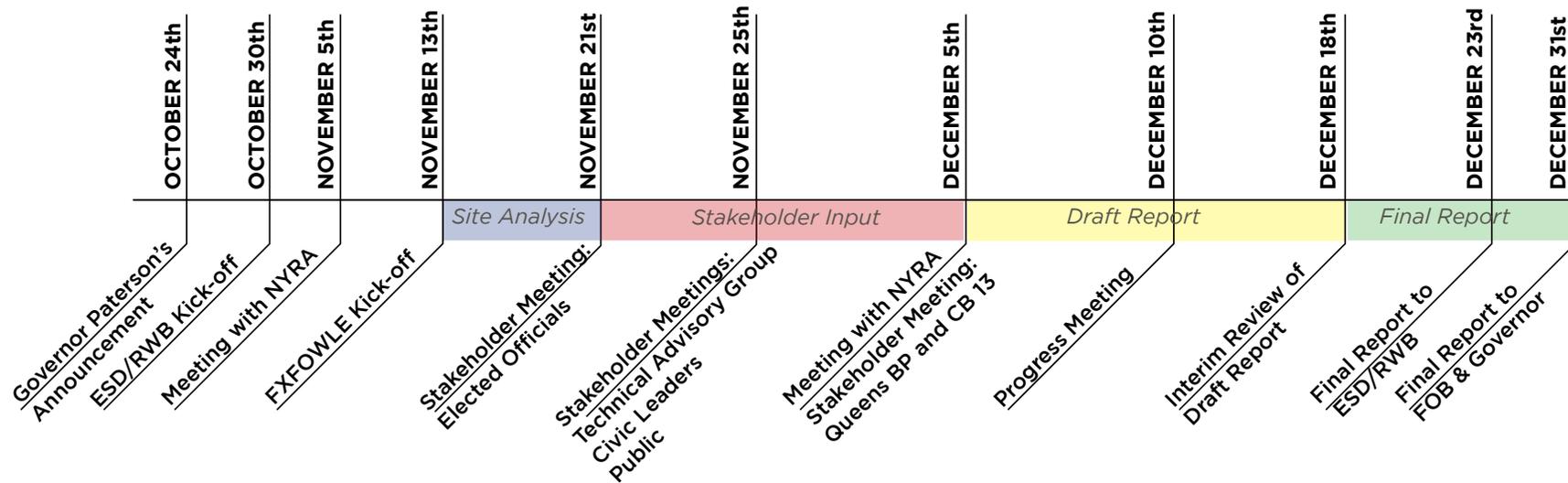


FIGURE 1: SITE UNDERSTANDING

SITE UNDERSTANDING

The two parcels designated for development, Site A and Site B, are located within the boundaries of Belmont Park, in the southernmost portion of the Park area. Belmont Park is located within the unincorporated community of Elmont in the Town of Hempstead in Nassau County. The western border of the Belmont Park and the western borders of Sites A and B abut the Nassau County border. Queens County is directly west of the sites. (See **Figure 1**)

Site A, totaling approximately 8 acres, is bordered by Hempstead Turnpike to the south and by the Cross Island Parkway to the west. It is directly adjacent the racetrack Grandstand and the open space/park that is associated with the racetrack.

Site B, totaling approximately 28 acres, is bordered by Hempstead Turnpike to the north, by the Cross Island Parkway to the west and by single family residential neighborhoods to the east.

