

STAKEHOLDER AND DEVELOPER OUTREACH

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STAKEHOLDER MEETINGS / PLANNING PROCESS

A public input process was initiated in order to fully understand community issues and to explore redevelopment options for the site.

Meetings were held on November 21st and November 25th at the Elmont Memorial Library in Elmont, New York with elected officials, a technical advisory group, civic group leaders and residents. A meeting was also held on December 5th with the Queens Borough President and Community Board 13, as the two parcels available for development at Belmont Park are located just east of the Queens County boundary line. All of the stakeholders involved in the public process for this redevelopment study are listed below:

Elected Officials and their Representatives (November 21: 1pm-3pm)

- New York State Senate
- New York State Assembly
- County Representatives
- Mayoral Leaders
- Town of Hempstead
- Queens Borough President*

Technical Advisory Group (November 25: 3pm-5pm)

- LIRR
- Nassau County
- Town of Hempstead
- New York State Department of Transportation
- Long Island Regional Council
- Regional Plan Association**

Community (November 25: 6pm-8pm)

- Civic Group Representatives
- Residents
- Community Board 13*

* A separate meeting was held with Queens Borough President and Community Board 13 District Manager on December 5th.

** RPA was contacted separately.



November 21st Stakeholder Meeting



November 25th Stakeholder Meeting

The challenges and opportunities for Site A and Site B, as well as a list of possible redevelopment uses for the two sites, were discussed with the various stakeholders and are listed in the sections below.

Please note, a racino is listed as one of the possible uses identified by the stakeholders and is a term used repeatedly in this document. A racino is defined as 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.

Challenges

- Substandard conditions in surrounding areas, including racetrack housing
- Safety and security
- Pedestrian safety due to high traffic volumes on Hempstead Turnpike
- Proximity to single family residential housing on eastern edge of Site B
- Flooding and drainage issues
- Isolation of Belmont Park from surrounding community
- Need for open space
- Need for family-oriented retail

Opportunities

- Create job opportunities and tax relief for surrounding community
- Enhance LIRR service at the Belmont Station to 365-days a year
- Create gateway entrance into Nassau County
- Build upon equine history using Belmont Park as cultural resource
- Make sites a “destination”
- Integrate pedestrian friendly features/streetscaping on Hempstead Turnpike
- Create a walkable community/environment

Possible Redevelopment Uses for Site A and Site B

- Transportation center (LIRR + bus hub)
- Racino (4500 VLT stations plus amenities)
- Lifestyle retail center
- Mixed-use residential/office
- 300-400 room hotel/conference center facility
- 100-150 room hotel (minimal amenities)
- Senior housing
- Neighborhood retail center
- Outlet retail center
- Big-box power retail center
- Open space/park
- Recreational/entertainment complex
- Horse racing museum/historic center
- Medical arts/professional office
- Corporate office park
- Equine uses/equine learning center
- Green technology/development park
- Workforce housing
- Community youth facility
- University research campus

CRITERIA FOR EVALUATION

Based on the key findings of the site analysis and the stakeholder input, a set of Criteria for Evaluation was created.

- Positive economic benefits for state and community
- Economically viable
- Buildable without public subsidy
- Creates destination opportunities
- Complements racing culture of Belmont Park
- Supports pedestrian friendly environment
- Supports sustainable development and planning

ESD, RWB and the consultants undertook an evaluation process to determine the best uses for Site A and Site B. The Criteria for Evaluation listed above were utilized to assess each possible use, identifying the 10 uses with the highest ratings:

1. Transportation center (LIRR + bus hub)
2. Racino (4500 station plus amenities)
3. Lifestyle retail center
4. Mixed-use residential/office
5. 300-400 room hotel conference center facility
6. 100-150 room hotel (minimal amenities)
7. Senior housing
8. Neighborhood retail center
9. Outlet retail center*
10. Big-box power retail center

* Retail radius restrictions for outlets limit viability.

FIGURE 6: ASSESSMENT OF USES IN RESPONSE TO CRITERIA FOR EVALUATION

EVALUATION CRITERIA	DEVELOPMENT USES																			
	Transportation Center (LIRR+Bus Hub) (1)	Racino (4500 VLT Stations plus Amenities)	Lifestyle Retail Center	Mixed Use/Residential/Retail/Office (2)	300-400 Room Hotel/Conference Facility (3)	100-150 Room Hotel (Minimal Amenities)	Senior Housing	Neighborhood Retail Center	Outlet Retail Center (4)	Big-Box Power Retail Center	Open Space/Park (5)	Recreational/Entertainment Complex	Horse Racing Museum/Historic Center	Medical Arts/Professional Office	Corporate Office Park	Equine Uses/Equine Learning Center	Green Technology Development Park	Workforce Housing (6)	Community/Youth Facility	University Research Campus
4-Excellent																				
3-Good																				
2-Fair																				
1-Poor																				
0-None																				
Positive Economic Benefits for State/Community	4	4	3	3	3	3	2	2	3	3	1	1	1	2	3	1	2	1	1	2
Economically Viable (Based on Developer Input)	3	4	4	3	2	3	3	2	1	4	0	1	0	1	1	0	0	2	0	0
Can Be Built Without Public Subsidy	1	4	3	3	2	4	2	2	2	4	0	1	0	1	1	0	0	1	0	0
Reinforces Stakeholder Interests	4	3	3	3	4	3	3	3	3	1	3	3	2	2	2	2	2	3	2	2
Creates Destination Opportunities	4	3	3	3	4	2	1	1	3	2	2	3	2	2	1	1	1	1	2	2
Complements Racing Culture of Belmont Park	2	4	2	2	3	2	1	2	2	1	2	2	4	1	1	4	1	1	2	1
Supports Pedestrian Friendly Environment	4	2	3	3	2	2	3	3	2	1	4	2	3	2	1	2	2	2	2	2
Supports Sustainable Development and Planning	4	2	2	3	2	2	3	3	2	1	4	2	2	2	2	2	4	2	2	2
TOTALS	26	26	23	23	22	21	18	18	18	17	16	15	14	13	12	12	12	12	12	11

Notes

- (1) Assumes that transit improvements would be made at the existing station (off-site)
- (2) Residential assumes senior housing
- (3) Large hotel requires adjacency to LIRR and transit hub
- (4) Retail radius restrictions for outlets limit viability
- (5) Local stakeholders want neighborhood parks and more access to Belmont open space
- (6) Local stakeholders do not want housing that will add to school population

DEVELOPER OUTREACH

Beyond using the Criteria for Evaluation to recognize the best uses for the site, ESD, RWB and the consultants reached out to members of the development community to understand the economic feasibility of the different possible uses presented by the stakeholders. This provided information on market realities, which are integral to the success of any redevelopment on the sites. The summary of the development community's assessment of viable uses for the sites is represented in **Figure 7**. In addition, the following are the different challenges and opportunities identified by the developers:

Challenges

- Radius restrictions prevent outlet retail opportunities (development too close in distance to Green Acres Mall, Queens Center and Roosevelt Field Mall)
- Lack of 365-day LIRR service at the Belmont Station
- Large hotel may not be economically viable
- Lifestyle center may not be economically viable

Opportunities

- Create 365-day LIRR service at Belmont Station
- VLT facility may be economically viable (economic and gaming analyses recommended)
- Senior housing has strong economic future
- Mixed-use center may be economically viable and creates a walkable community
- Small hotel may be economically viable
- Large hotel may be economically viable, especially if LIRR service in place
- Big box retail may be economically viable

FIGURE 7: DEVELOPER ASSESSMENT OF DEVELOPMENT VIABILITY

Development Groups	Site A					Site B											Notes
	Racino or VLT Facility	100-150 Rm Economy Hotel (with racino)	100-150 Rm Economy Hotel (Alone)	300-400 Rm Hotel/Conf Center (with racino)	300-400 Rm Hotel/Conf Center (Alone)	100-150 Rm Econ Hotel/Longstay Resid Hotel	Senior Housing	Big Box Power Retail Center	Medium Density Workforce Housing	Mixed Use Hsg/Retail/Prof Office	Lifestyle Retail Center (Mini-Box)	Outlet Retail Center	Sports Family Entertainment Center	300-400 Rm Hotel/Conf Center (Alone)	Professional Office	300-400 Rm Hotel/Conf Center	
Developer A	4	4	3	3	2	3	3	3	1	1	0	1	1	1	1	1	Lifestyle Retail is not viable
Developer B	4	4	3	1	0	3	3	2	3	3	1	3	1	0	-	0	Large Hotel Unlikely (Not a Travel Destination)
Developer C	4	4	3	1	0	3	4	2	3	4	3	1	1	0	2	0	Outlet Retail Unlikely (radius restrictions)
Developer D	4	4	3	-	-	3	3	-	3	-	-	-	-	-	-	-	Financing Concerns
Developer E	4	4	3	3	2	3	3	3	2	2	1	1	0	2	0	-	Possible Long Term Office Potential
Developer F	4	4	3	4	3	4	-	-	-	-	-	-	3	-	3	-	Multi-Hotel Village Concept with VLT's
Developer G	3	4	3	1	0	4	3	4	0	1	0	1	1	0	-	0	Financing Concerns (Demand for Super Big-Box)
Developer H	3	2	2	4	4	3	4	-	4	4	3	-	-	2	1	2	LIRR Service to Belmont Essential to Area
Developer I	2	1	1	1	0	1	1	3	0	1	1	2	1	0	0	0	
Developer J	4	4	2	1	0	2	4	3	2	2	1	2	0	0	-	0	
Developer K	3	2	1	1	0	1	4	2	3	3	4	1	3	0	2	0	Hotel needs to be subsidized & Big Demand for VLT's
Developer L	0	0	3	0	3	3	3	1	0	-	3	0	3	3	-	-	Strongly suggests market analysis for proposed uses
Developer M	0	0	3	0	3	2	-	-	-	-	-	-	1	-	1	-	Large Hotel Only Possible with Casino (Financing)
Developer N	5	4	4	3	2	4	3	2	2	2	0	4	4	1	1	1	Sr Hsg- Strong Future
Totals	44	41	37	23	19	39	38	25	23	23	18	16	16	11	9	8	

5-Immediate Potential
 4-Excellent
 3-Good (Long Term)
 2-Fair
 1-Poor
 0-None

From a developer's perspective, the following are the most viable options:

1. Racino or VLT facility
2. 100-150 room economy hotel (with racino)
3. 100-150 room economy hotel (alone)
4. 300-400 room hotel/conference center (with racino)
5. 300-400 room hotel/conference center (alone)
6. 100-150 room economy hotel/long stay residential hotel
7. Senior housing
8. Big box power retail center
9. Medium density workforce housing
10. Mixed use housing/retail/professional office
11. Lifestyle retail center
12. Outlet retail center*

* Retail radius restrictions for outlets limit viability.

