

FIGURE 30: BIG BOX RETAIL & SPORTS FACILITY PRECEDENT



Aerial of WalMart Supercenter with Site B Overlay

WalMart Supercenter: Westbury, New York
Forekicks Norfolk, Norfolk, Massachusetts



Birds-eye View of WalMart Supercenter



Birds-eye View of Forekicks Norfolk Site



Interior of Forekicks Norfolk

**SITE B: OPTION 2: BIG BOX POWER RETAIL CENTER
(WITH SPORTS FACILITY OPTION)**

Option 2 for Site B proposes big box retail with two large retail pads in the center of the site and smaller retail pads at the north end of the site. The smaller retail uses at the north end of the site act as a front door to the development and can support restaurants and more walkable, smaller-scaled retail. The two large retail pads each occupy 120,000 square feet, with 412,500 square feet of surface parking. This option also shows the opportunity for an indoor sports facility in place of one of the large retail pads. There is a service road between the small and large retail and along the northern edge of the neighborhood park that allows access to Hempstead Turnpike and the Cross Island Parkway. Lastly, the neighborhood park in this option shows a soccer field, as the programming of this park can be related to a potential indoor sports facility. (See **Figures 31 and 32**)

A precedent for Option 2 is the WalMart supercenter in Westbury, New York. This big box center includes WalMart, Costco, Marshalls and Sports Authority, with building pads ranging from 40,000 to 140,000 square feet. A precedent that includes a sports facility is Forekicks Norfolk in Norfolk, Massachusetts, a 85,000 square foot indoor sports complex. (See **Figure 30**)

FIGURE 31: OPTION 2: SITE PLAN



FIGURE 32: OPTION 2: PERSPECTIVE

FLOOR AREA SUMMARY

Small Scale Retail
40,000 SF

Big Box Retail or Sports Complex
240,000 SF

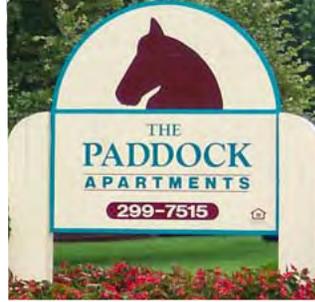
Surface Parking
412,500 SF
1,200 spaces



FIGURE 33: SENIOR HOUSING PRECEDENT
The Paddock Apartments: Lexington, Kentucky



Aerial of WalMart Supercenter with Site B Overlay



Exterior of The Paddock Apartments

SITE B: OPTION 3: SENIOR HOUSING WITH RETAIL CENTER

Option 3 explores the concept of mixed-use by proposing 176,500 square feet of retail at the north end of the site and 287,000 square feet of senior housing at the south end. The retail development has the potential to support neighborhood retail, restaurants, and professional offices that can serve the region. The senior housing provides a total of 333 units of townhouses and apartments. These units are grouped into three clusters that are built around a common green space and parking to create a village like setting. A club house for social gatherings anchors the southern tip of the development and fronts the neighborhood park. The retail development and each of the housing clusters have direct access to the Cross Island Parkway and Hempstead Turnpike via the new road on the western border of the site. (See **Figures 34 and 35**)

A relevant precedent for the senior housing development shown in Option 3 is The Paddock Apartments in Lexington, Kentucky. This development includes 160 senior housing units and is in close proximity to Kentucky Horse Park. (See **Figure 33**)

FIGURE 34: OPTION 3: SITE PLAN

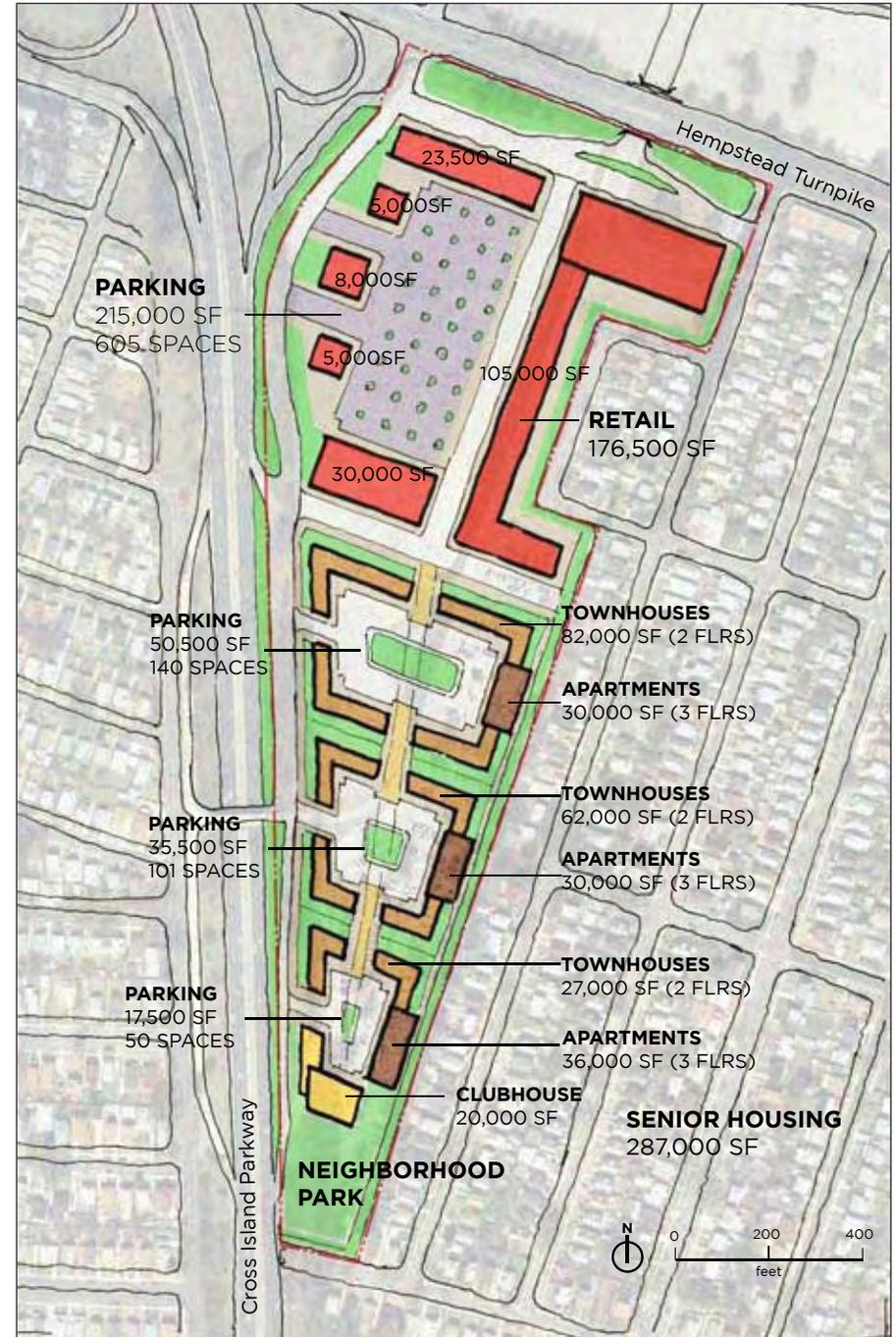


FIGURE 35: OPTION 3: PERSPECTIVE

FLOOR AREA SUMMARY

- Retail
176,500 SF

- Senior Housing
287,000 SF
333 units
120 Apartment Units (3 floors/building)
213 Townhouses (2 floors each)
20,000 SF Clubhouse

- Surface Parking
318,500 SF
896 spaces



EVALUATION OF LAND USE OPTIONS

EVALUATION OF SITE A AND SITE B

ESD, RWB and the consultants undertook an evaluation process to quantify the benefits and challenges of each option. The Criteria for Evaluation were used to assess each scheme. (See **Figure 36**)

The preferred options for Site A are a stand-alone Racino, a stand-alone large hotel, or a large hotel with a Racino. These options were selected because they were the most responsive to the criteria; they provide economic benefits, create destination opportunities and are complementary to the racetrack.

The preferred options for Site B are a lifestyle retail center, and senior housing with a retail center. These options also provide economic benefits, enable walkable environments and create destination centers for the surrounding neighborhood.

If implemented, the preferred options for Site A and Site B could work together to revitalize Belmont Park. Opening its gates to the surrounding community, the Park would no longer be isolated from its neighbors, but rather integrated into the contextual urban fabric as a modern landmark for the area. Offering places to shop, dine, live and work, Belmont Park would reach its potential as a major local and regional attraction and economic driver for Nassau County.

FIGURE 36: ASSESSMENT OF LAND USE OPTIONS IN RESPONSE TO CRITERIA FOR EVALUATION

EVALUATION CRITERIA	SITE A					SITE B		
	OPTION A-1: Racino (No Hotel)	OPTION A-2.1: Small Hotel (1)	OPTION A-2.2: Large Hotel (1)	OPTION A-3.1: Small Hotel with Racino	OPTION A-3.2: Large Hotel with Racino	OPTION B-1: Lifestyle Retail Center (2)	OPTION B-2: Big-Box Retail Power Center (2)	OPTION B-3: Sr. Housing with Retail Center (3)
4-Excellent								
3-Good								
2-Fair								
1-Poor								
0-None								
EVALUATION CRITERIA								
Positive Economic Benefits for State/Community	4	3	4	3	4	3	3	3
Economically Viable (Based on Developer Input)	3	3	2	3	2	2	4	3
Could Be Built Without Public Subsidy	4	3	3	3	3	3	3	2
Reinforces Stakeholder Interests	3	3	4	3	4	4	2	3
Creates Destination Opportunities	4	2	4	3	4	4	3	3
Complements Racing Culture of Belmont Park	3	2	3	3	4	2	1	2
Supports Pedestrian Friendly Environment	2	2	2	2	2	3	1	3
Supports Sustainable Development and Planning	2	2	2	2	2	2	1	3
TOTALS	25	20	24	22	25	23	18	22

Notes

- (1) Assumes VLT racino could be built in base of existing Grandstand
- (2) Could include small hotel and professional offices
- (3) Could also include additional small hotel and professional offices

FUTURE CONSIDERATIONS FOR BELMONT PARK

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This study defined two distinct parcels available for development at Belmont Park: Site A and Site B. However, during the site analysis and planning process, certain considerations and recommendations were suggested that pertained to areas beyond these parcels. These considerations are discussed in the following paragraphs.

REDEVELOPMENT OF THE BELMONT PARK AREA

In meetings with stakeholders and by examining the physical characteristics of Belmont Park, an opportunity was identified to upgrade the racetrack and its supporting facilities. Many of the supporting structures of the racetrack, including the stables and the racetrack worker housing (the "Backstretch") are in need of upgrading. A future consideration for Belmont Park should be to renovate and upgrade these areas.

Furthermore, to fully realize the greatest economic and social potential for the Belmont Park area, redevelopment of the entire Belmont Park area should be considered. Many of the current housing areas and vacant parking lots could be relocated or redeveloped to better support the racetrack, create new jobs, generate additional tax revenue and bolster economic development in Elmont and other surrounding communities in Nassau and Queens Counties.

Lastly, sustainable and green building practices should be utilized to the maximum extent possible in the renovation and redevelopment of Belmont Park. The Park could serve as a county-wide model of innovative green design.

BELMONT PARK AS A COMMUNITY ASSET

Belmont Park as it currently exists is isolated and gated off from the surrounding community. The racetrack and inner field offer vast open space amenities, yet they are not available to the public at large and are only utilized for a small portion of the year. The Grandstand at Belmont Park is longer in length than Empire State building is tall, but is only used to capacity one day a year at the Belmont Stakes event. Opportunities to fully utilize the racetrack, field and Grandstand as community assets should be explored. These areas could be used in non-racing seasons for outdoor concerts, recreational uses or major public events.

EMPIRE ZONE PROGRAM

The northern portion of Site B is within a New York State Empire Zone, which under certain circumstances allows tax benefits for development within the Zone in order to incentivize economic revitalization. In conversations with state and county officials, it was suggested that the boundaries might be able to be moved to Site A. New development on Site B might also qualify for the Empire Zone benefits.

It should also be noted that the future status of the Empire Zone program is currently under consideration. The Governor's 2009-2010 fiscal year budget proposes dramatic reforms to the program, which may affect the ability of any redevelopers to access Empire Zone benefits.

VIDEO LOTTERY TERMINALS

Video Lottery Terminals, or VLTs, have recently been installed at Yonkers Raceway in Yonkers, New York, and have been approved for installation at Aqueduct Racetrack in South Ozone Park, New York. The VLTs are seen as a way to aid the struggling racetracks, bringing income into the communities in which they are located and provide funds for education. Like many racetracks around the state, Belmont Park has been in economic decline and the surrounding communities stand to benefit from its revitalization. The Governor has recently introduced a bill that would provide for VLT gaming at Belmont Park Racetrack and for the establishment of a local advisory committee that would, among other responsibilities, be involved with the master planning and redevelopment of Belmont Park.

NEXT STEPS

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To realize the goals of this Redevelopment Study, certain next steps are critical. These steps are listed below.

ECONOMIC IMPACT ANALYSIS

To determine the economic viability of the land uses and amount of development feasible for Sites A and B, an economic analysis should be undertaken for the development options that have been identified. The options proposed in this Redevelopment Study are reflective of stakeholder input and feedback from a sample of developers in light of current market conditions. The options presented here have not been subjected to rigorous economic or financial analysis. Such analyses would be needed to understand the viability of the uses, and their appropriateness in either the short or long term.

GAMING ANALYSIS

A gaming analysis should be completed to understand the feasibility of placing a VLT facility in Belmont Park, and to determine how many VLTs should be installed and what supporting amenities are needed. This gaming analysis can help inform the physical and social connections between the VLTs and the Belmont Park existing facilities, such as the Grandstand. This gaming analysis can also examine any interplay between VLTs at Belmont Park and at Aqueduct Racetrack.

IMPLEMENTATION PROCESS

Before any redevelopment steps are taken in the implementation process, the New York State Franchise Oversight Board (FOB) must unanimously approve the redevelopment of Sites A and B.

Upon approval by the FOB, information from the economic and gaming analyses, as well as from this Redevelopment Study, should be used to prepare a Request for Proposals (RFP) based on the preferred redevelopment options for the sites. Based on the responses, a preferred developer would be expected to be conditionally designated. A public environmental review process could then be conducted based on the conditionally designated developer's proposal. As part of the environmental review process, an Environmental Impact Statement (EIS) would be prepared that analyzes the potential impact of new development on traffic, pedestrians, open space, schools and other facets.

Before the conclusion of the environmental review process can be completed, planning framework decisions must be finalized. These include identifying the zoning for the sites, required transportation and infrastructure improvements, any plans for additional site upgrades, and the parties responsible for all proposed improvements.

Before any development plan is finalized, the public and stakeholders should be given opportunities to provide their input and feedback.

