



# Nassau Hub Innovation District RFEI

RFEI# CE0606-1812 -Addendum #1

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## Questions & Answers

July 3, 2018

The following questions were submitted via e-mail by the June 29, 2018 deadline. Nassau County's responses to these questions are listed on the following pages.

**All RFEI responses must be submitted electronically to [econdev@nassaucountyny.gov](mailto:econdev@nassaucountyny.gov) no later than 4:00 PM on July 20, 2018.**

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## RFEI Questions and Answers

No.	Questions	Answers
1	Will RFEI responses be made public at the close of the RFEI?	No. To encourage robust participation in the County's process to develop a vision for the Nassau Hub and because this RFEI may be part of an on-going procurement process, the County will hold all responses until the procurement process is terminated.
2	Empire State Development (ESD) approved \$85 million in state funds to pay for up to two parking structures at the Hub. Will the parking structure(s) be exclusively for the Coliseum's use, or will it/they be shared by all uses on the property?	The parking structure(s) will be shared by existing and new development on the Nassau Hub property.
3	How many parking spaces will there be in the parking structure(s) approved by ESD?	The County anticipates up to 2,500-2,800 parking spaces can be constructed with ESD's funding.
4	How much land will the new parking structure(s) occupy, and how much land will be freed up for development once the parking structure(s) is/are completed?	The amount of land to be used for parking and to be freed up for development will be determined based on future plans and discussions between the County, the developer(s), and other stakeholders.



5	Does the proposed use/vision have to fit within the existing zoning for the property, or will there be a rezoning?	Respondents are encouraged to propose uses that conform to the Town of Hempstead's existing zoning under the Mitchell Field Mixed-Use District (MFM).
6	What is the maximum height restriction within the current zoning?	The Nassau Hub site is zoned under the Mitchell Field Mixed-Use (MFM) District. For all zoning questions, please refer to the Town of Hempstead's Building Zone Ordinance (BZO), available online at: <a href="https://ecode360.com/14496212">https://ecode360.com/14496212</a> .
7	Would the responder be required to lease the land from the County, or will they be able to purchase a portion or all of the land?	The County is open to leasing, selling, or a combination of the two.
8	Can the cover page, description of team principals, and description of prior experience, be considered an additional attachment outside of the 10-page limit? What length would you expect or advise that section of the submission to be?	A cover page does not count towards the 10-page limit. The description of team principals and prior experience counts towards the 10-page limit. There is no recommended length for this specific section.
9	Where can I get/review copies of the previous plans submitted for the Hub from: -The Blumenfeld Organization -Forest City Ratner -Wang/Reckson	There are no finalized site plans for the Nassau Hub site on record with the County. To view conceptual plans submitted by four developers in 2013, please visit: <a href="https://www.newsday.com/long-island/nassau/nassau-coliseum-proposals-1.5184178">https://www.newsday.com/long-island/nassau/nassau-coliseum-proposals-1.5184178</a> .