

Heartland Town Square

Project Overview

March 30, 2017

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1. Overview

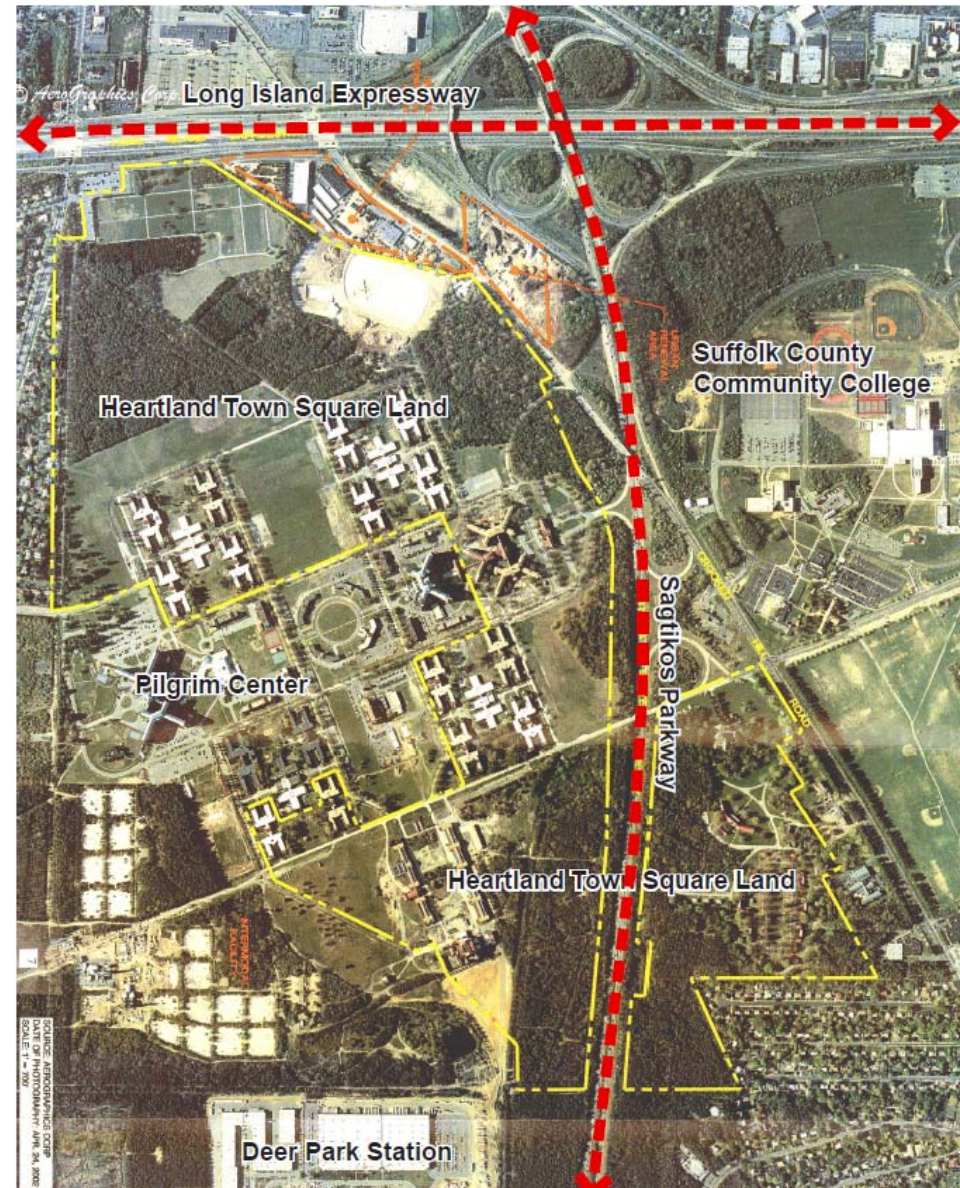
SITE EXTENTS

- 452 Acres



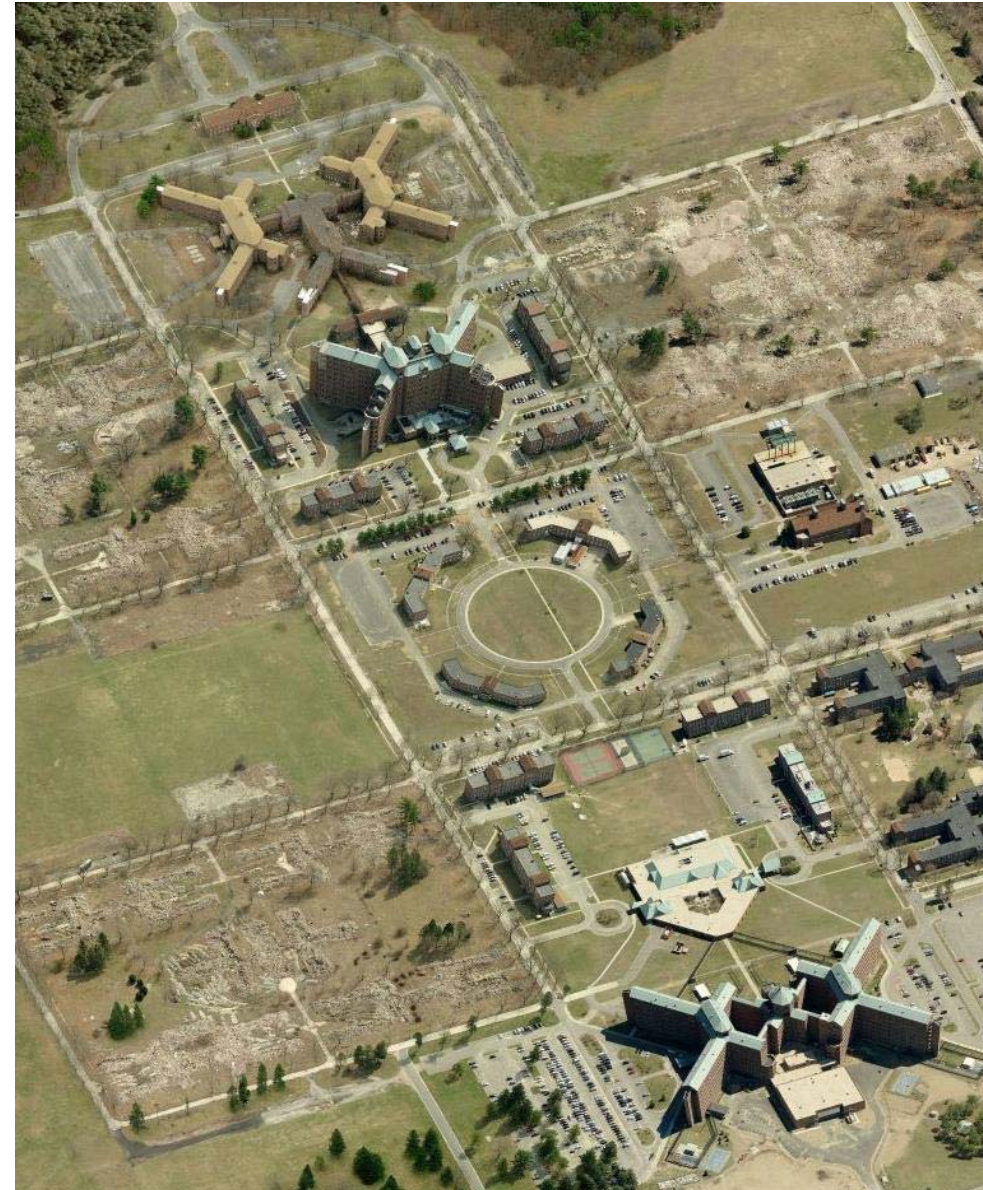
PREVIOUS EXISTING BUILDINGS

- Approximately 60 structures on the subject 452 acres.
- Buildings heights ranged from 1 to 10 stories.
- The site contained a sewage disposal plant and 18 acres of sand filter beds.
- There was a powerhouse (which remains) supplying heat and light, and the energy for pumping water. The property included a water tower (which remains) with a 300,000-gallon capacity.



PREVIOUS EXISTING BUILDINGS

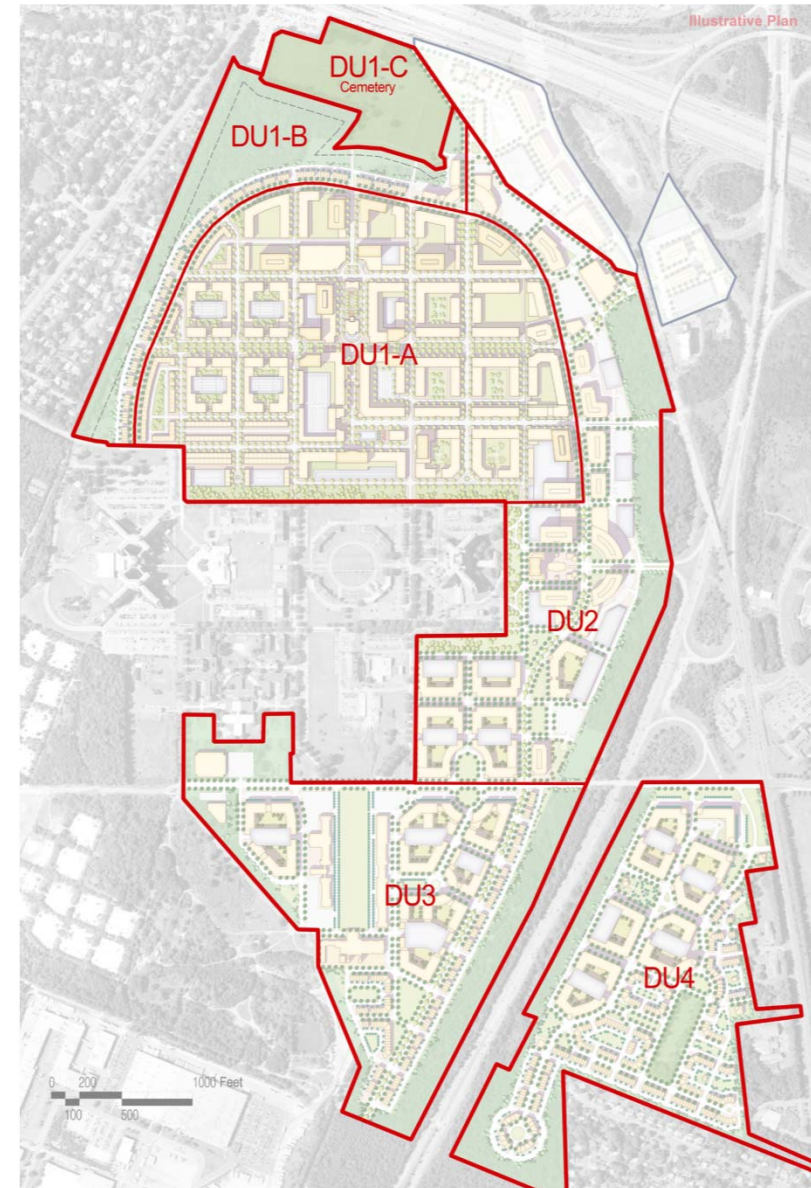
- Named in honor of the former NY State Commissioner of Mental Health, Dr. Charles W. Pilgrim
- Hospital officially opened for the care and treatment of patients on 825 acres with 100 patients transferred from Central Islip State Hospital on October 1, 1931
- Peak population in 1954 had 13,875 patients and 4,000 Employees
- Pilgrim, like many of the other psychiatric centers on Long Island, essentially operated as its own city.



2. Development Units

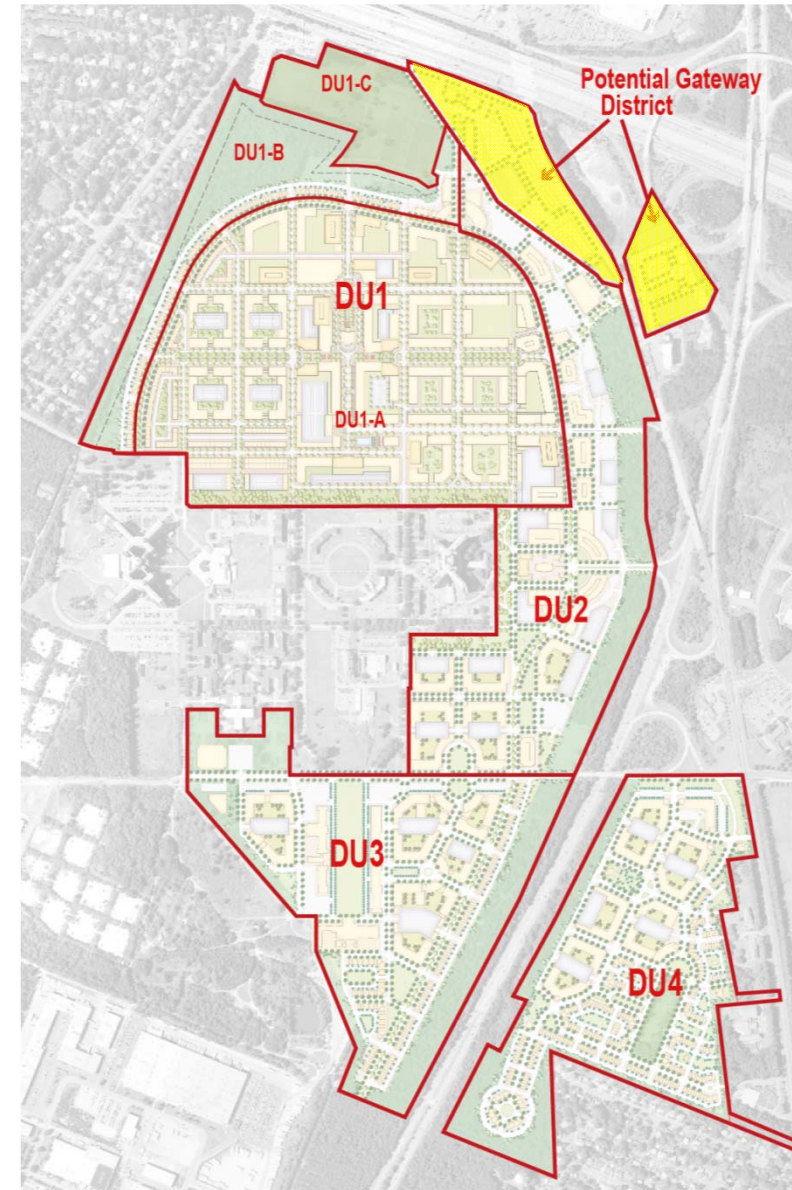
DEVELOPMENT UNITS

- DU1-A 133.4 ACRES
- DU1-B 38.9 ACRES
- DU1-C 18.0 ACRES
- DU2 90.5 ACRES
- DU3 89.8 ACRES
- DU4 81.4 ACRES



GATEWAY AREA

- 27.3 AC
- INCLUDED IN SEQRA PROCESS AND MENTIONED IN SPECIAL ZONING DISTRICT
- EXCLUDED IN PROPOSED CHANGE OF ZONE APPLICATION

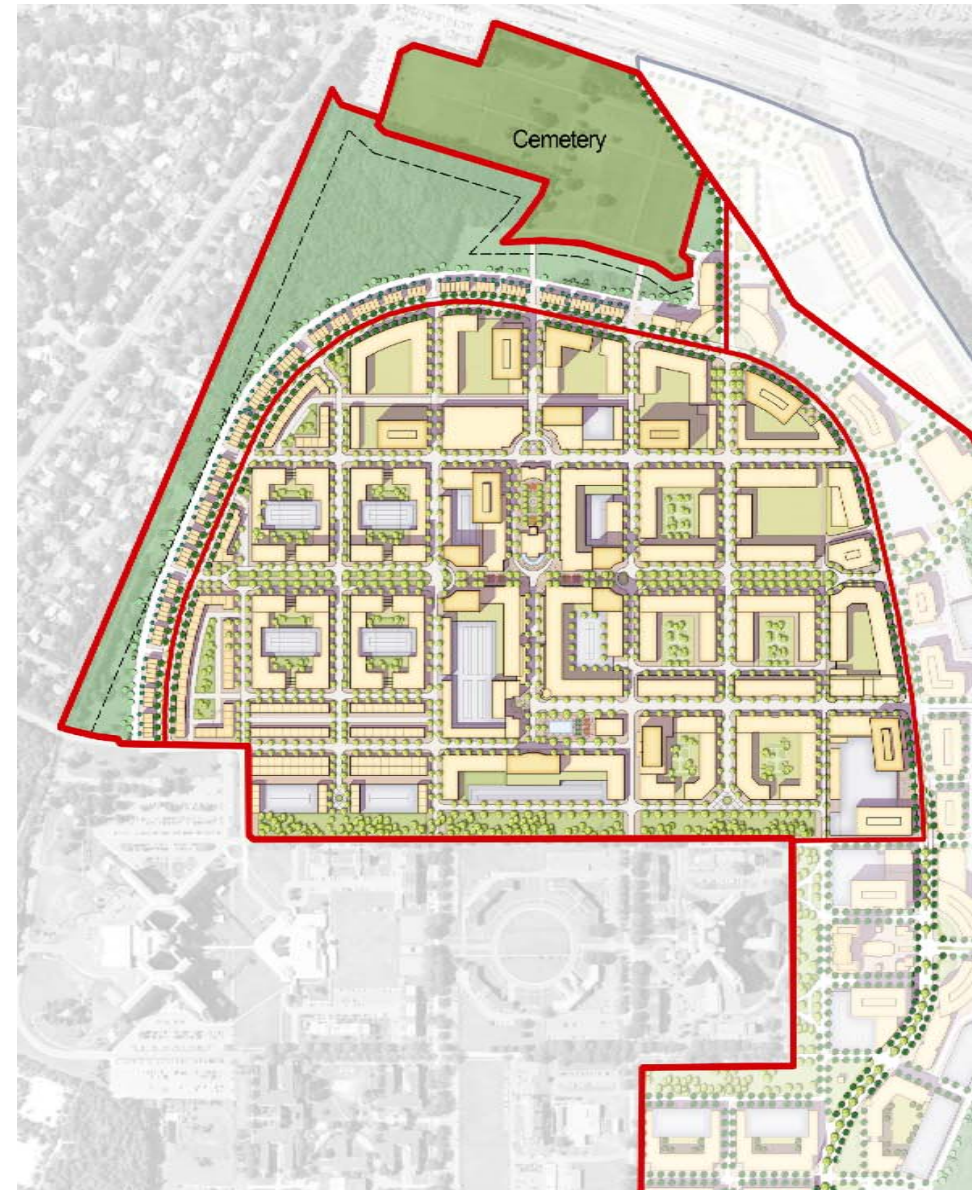


TOWN CENTER DU1

- 190 acres .89 FAR

Development Unit #1	Land Use Type	Total
"Town Center District"	Office	1,380,400 SF
	Retail	838,100 SF
	Residential Units	4,264 Units

Of the overall units constructed, it is anticipated that approximately five percent will be studios/lofts, 25± percent will be one-bedroom units, 65± percent will be two-bedroom units, and approximately five percent will be two-bedroom units plus a den. This mix will apply in all three phases of the proposed development, and to the workforce units, as well.



TOWN CENTER DU1

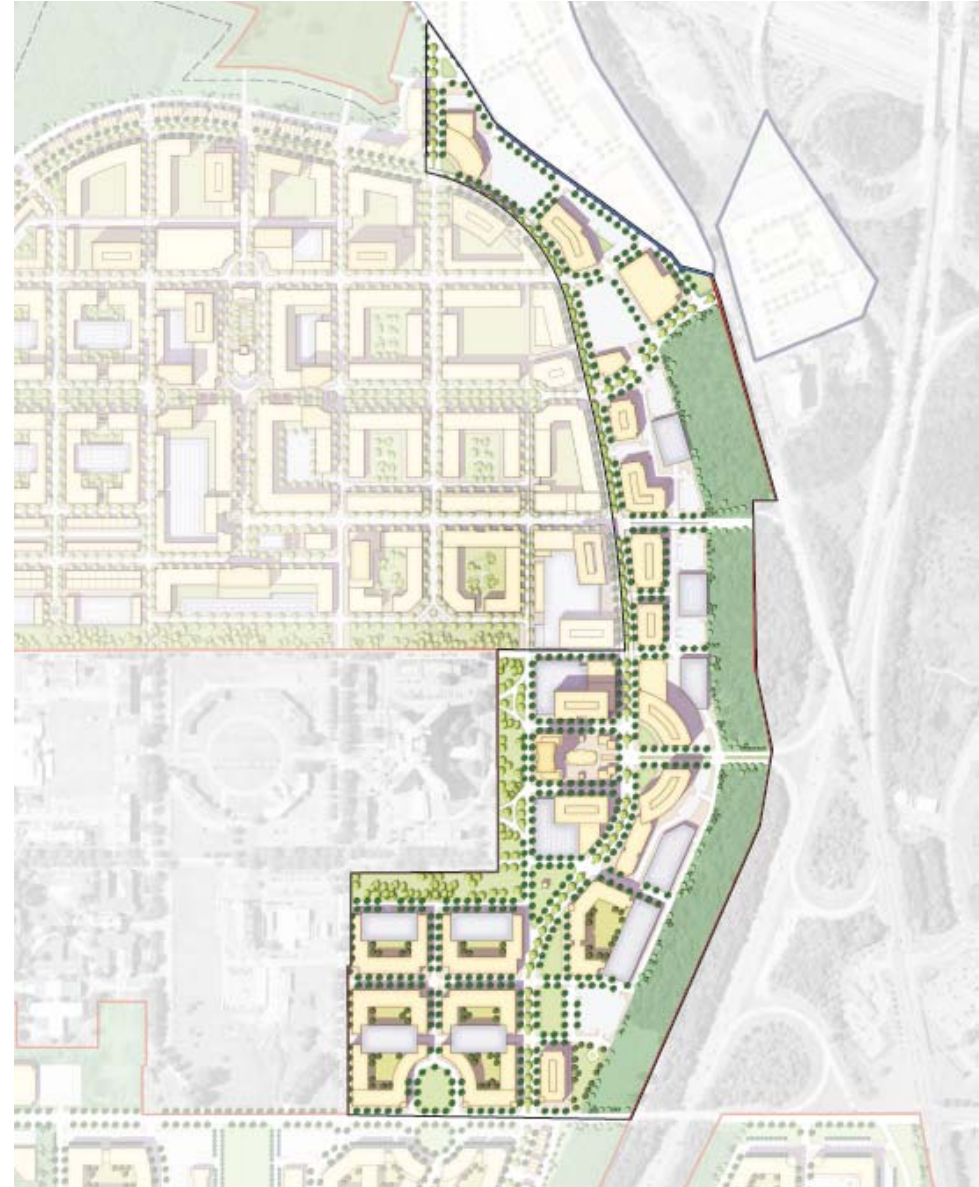


MIXED USE OFFICE DU2

- 90.5 acres 0.86 FAR

Development Unit #2	Land Use Type	Total
“Mixed Use Office”	Office	1,769,425 SF
	Retail	141,500 SF
	Residential Units	1,192 Units

Of the overall units constructed, it is anticipated that approximately five percent will be studios/lofts, 25± percent will be one-bedroom units, 65± percent will be two-bedroom units, and approximately five percent will be two-bedroom units plus a den. This mix will apply in all three phases of the proposed development, and to the workforce units, as well.



MIXED USE OFFICE DU2



ARTS RESIDENTIAL DU3

- 89.8 acres 0.61 FAR

Development Unit #3 “Arts Center Residential District”	Land Use Type	Total
	Office	89,675 SF
	Retail	5,360 SF
	Residential Units	1,720 Units

Of the overall units constructed, it is anticipated that approximately five percent will be studios/lofts, 25± percent will be one-bedroom units, 65± percent will be two-bedroom units, and approximately five percent will be two-bedroom units plus a den. This mix will apply in all three phases of the proposed development, and to the workforce units, as well.



ARTS RESIDENTIAL DU3



RESIDENTIAL DU4

- 81.4 acres .72 FAR

Development Unit #4	Land Use Type	Total
“Residential District”	Office	0
	Retail	15,040 SF
	Residential Units	1,824 Units

Of the overall units constructed, it is anticipated that approximately five percent will be studios/lofts, 25± percent will be one-bedroom units, 65± percent will be two-bedroom units, and approximately five percent will be two-bedroom units plus a den. This mix will apply in all three phases of the proposed development, and to the workforce units, as well.



RESIDENTIAL DU4



3. Proposed Pilgrim State Planned Redevelopment District (PSPRD) Zoning Text

PROPOSED PSPRD ZONING TEXT

- Pages 1-13 describes the subject change of zone boundaries.
- Pages 13-16 establishes definitions unique to the special district.
- Pages 16-45 outlines uses and conceptual bulk and density parameters.

PROPOSED PSPRD ZONING TEXT

- Pages 46-47 outline the subsequent site plan processing of applications in the PSPRD. This section does not currently address the Planning Board advisory recommendation that all proposed buildings of 5 stories or more receive Planning Board approval. The Board did not prohibit buildings of 5 stories or more. There is presently no criteria in the proposed zoning district to alter or deny any such buildings.

PROPOSED PSPRD ZONING TEXT

- Pages 48-55 describes subdivisions and the various private or public road types. All public roads shall maintain a minimum 50 foot right-of-way in order for the Town to qualify for NYS road aid. Public roads shall maintain 24 foot minimum driving width. Private roads, which meet state and local building and fire code regulations, can be constructed to a lesser standard than public roads but shall be maintained in perpetuity by the benefited landowners.

PROPOSED PSPRD ZONING TEXT

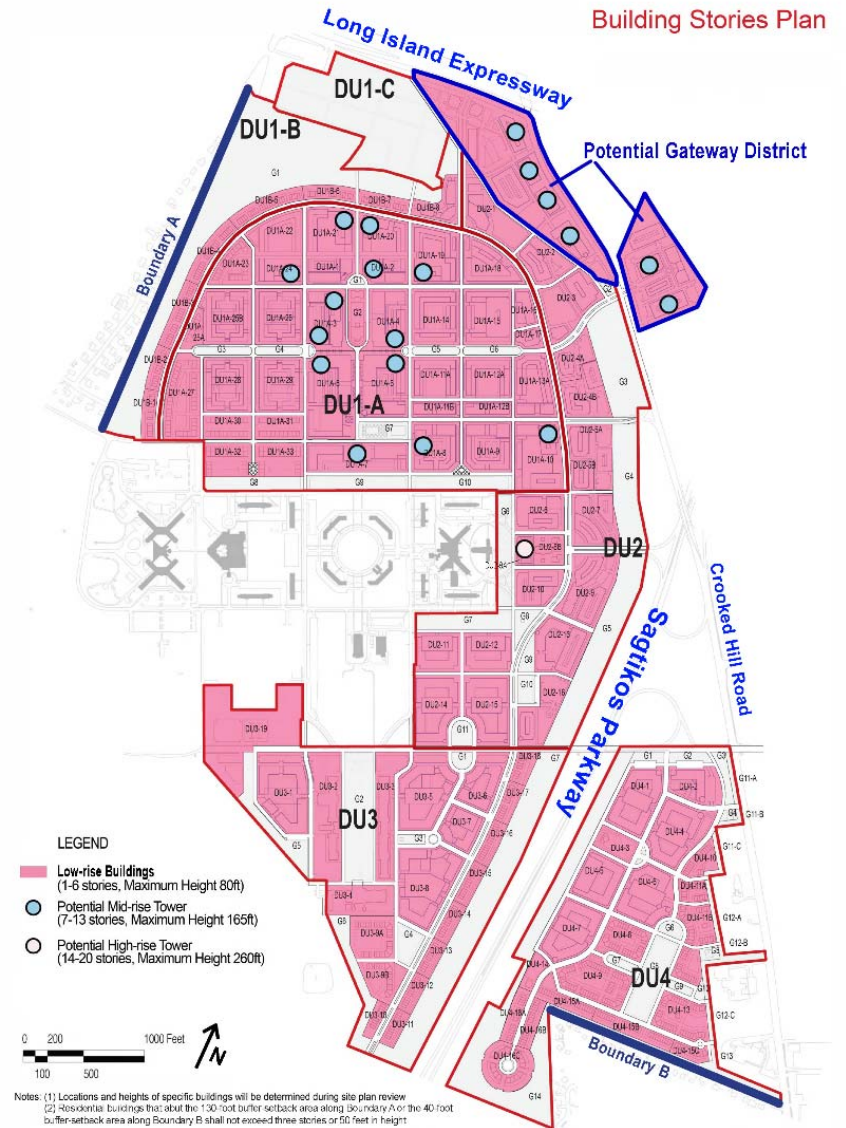
- Pages 56-59 outline the PSPRD off-street parking requirements, potential parking waivers and limitations where reserved off-street parking shall be located and at what point such parking shall be constructed or eliminated.

PROPOSED PSPRD ZONING TEXT

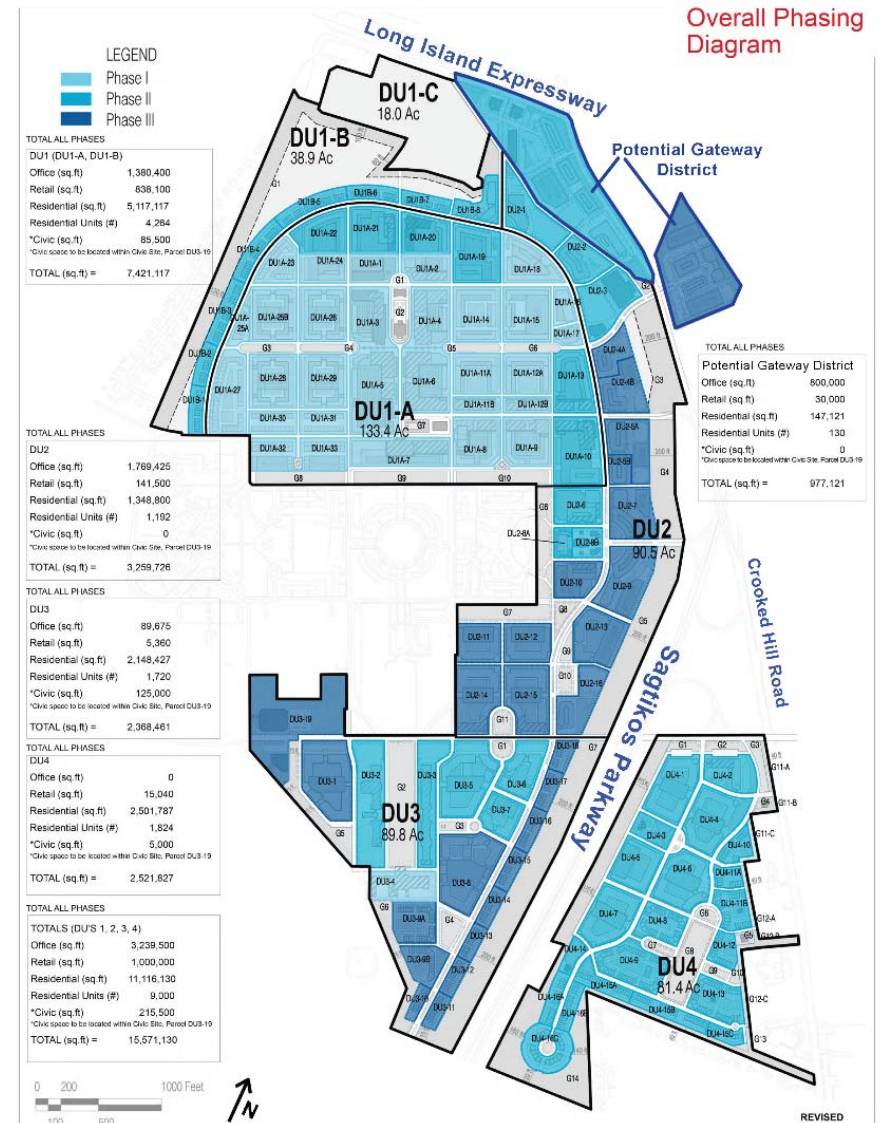
- Pages 60-62 specifies exterior lighting standards and the establishment of a lighting district for maintenance and repair of the non-standard Town lighting.
- Pages 63-68 describes the PSPRD signs regulations.

4. PSPRD- Appendix A

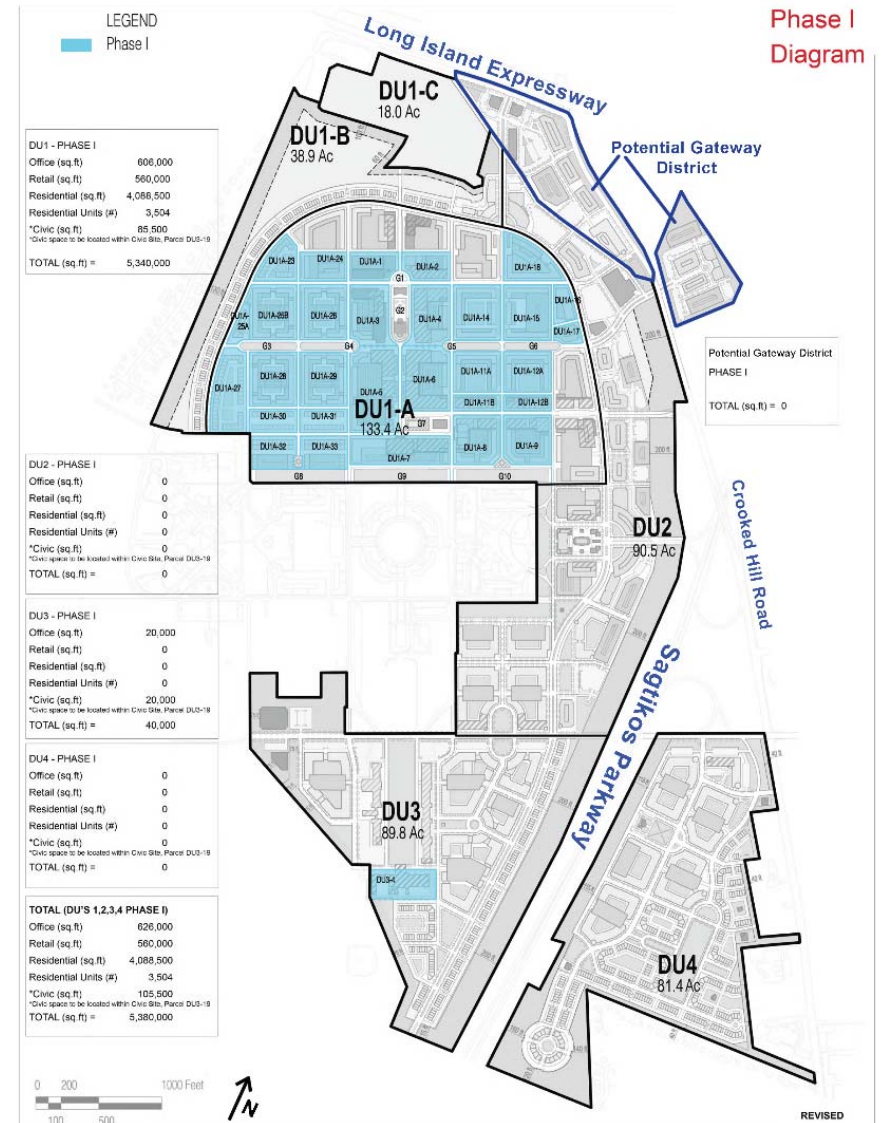
MASTERPLAN BUILDING STORIES



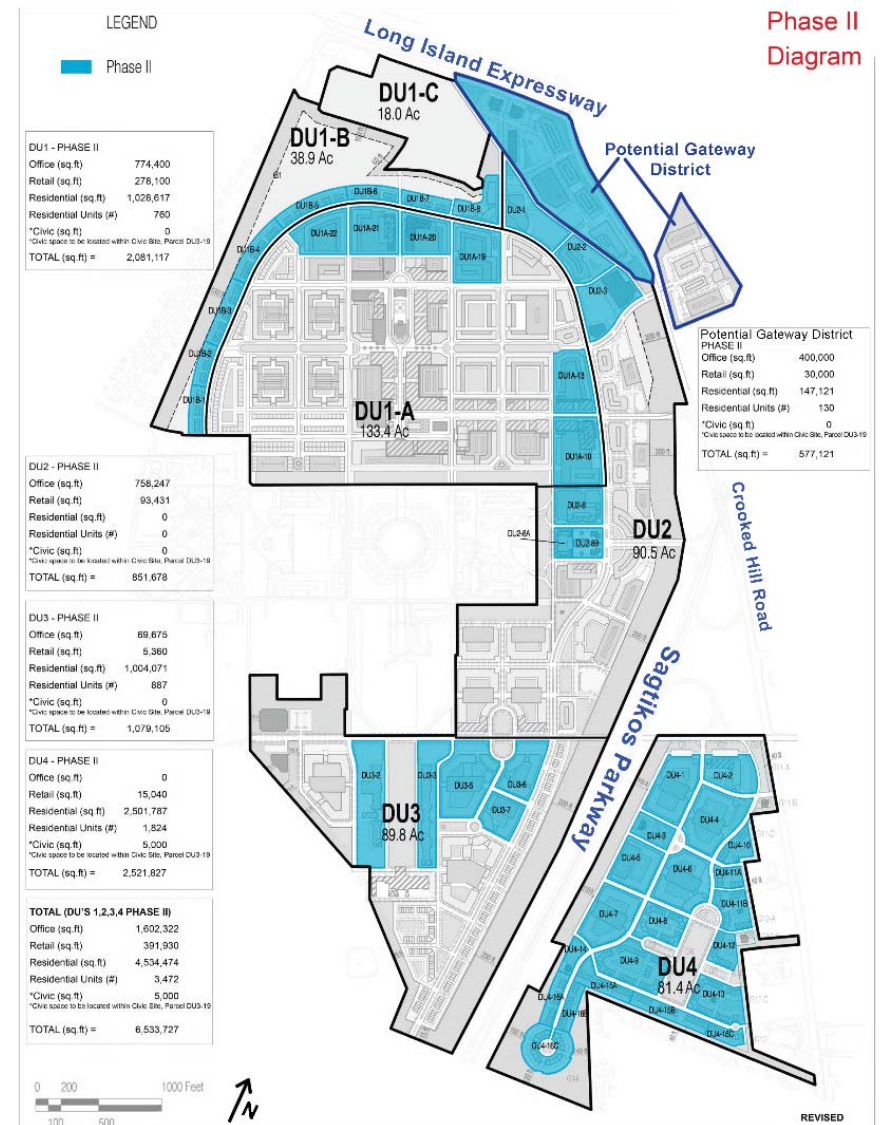
PLAN OVERALL PHASING DIAGRAM



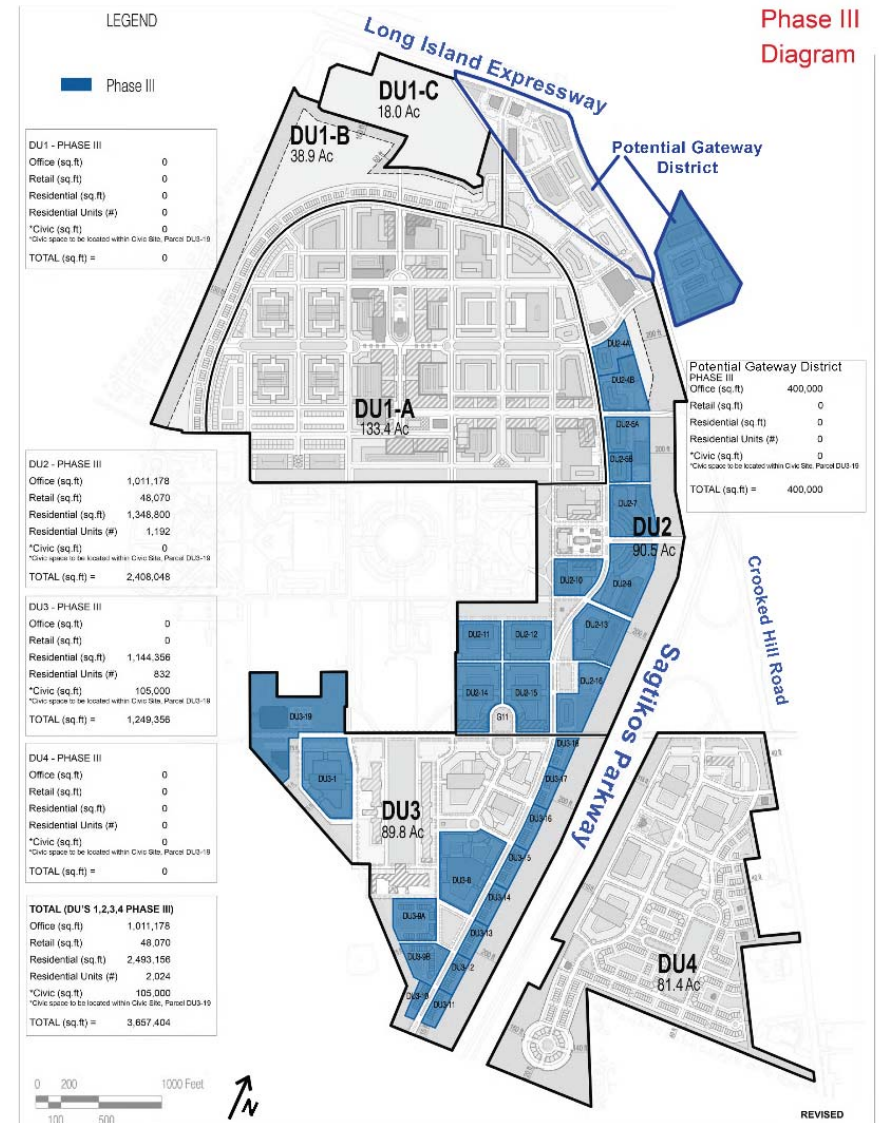
PHASE 1 DIAGRAM



PHASE 2 DIAGRAM



PHASE 3 DIAGRAM



TABULATIONS (1 OF 3)

Heartland Town Center, Brentwood New York
FGEIS Revised Conceptual Master Plan - Proposed Development Tabulation, by Phase
rev February 18th 2015 - Proposed Development Tabulation prepared by RTKL Inc.

Parcel Information			Plot Information		Building Information			Land use Distribution				
Development Unit	Phase	Parcel Description	Area (SF)	Area (Acres)	Building Footprint (sq.ft)	Range of Stories	Total BUA	Office (sq.ft)	Retail (sq.ft)	Residential (sq.ft)	Residential Units (#)	Civic (sq.ft)
DU-1												
DU1A-1	I	Retail	82,815	1.9	30,800	1 to 6	88,700			88,700		
DU1A-2	I	Mixed-Use Residential	83,155	1.9	35,500	7 to 13	159,500			29,900	129,600	114
DU1A-3	I	Mixed-Use Signature Office	148,178	3.4	87,500	7 to 13	462,800	308,200		48,100	108,300	95
DU1A-4	I	Mixed-Use Residential	150,225	3.4	39,100	7 to 13	259,800			59,900	209,900	179
DU1A-5	I	Mixed-Use Residential	260,184	6.0	122,400	7 to 13	281,200			88,400	194,800	172
DU1A-6	I	Mixed-Use Residential	198,312	4.5	85,600	7 to 13	308,800			73,900	232,900	205
DU1A-7	I	Mixed-Use Residential	182,252	4.2	81,800	7 to 13	268,500			49,800	218,700	173
DU1A-8	I	Mixed-Use Residential	145,487	3.3	60,900	7 to 13	254,500			34,000	220,500	195
DU1A-9	I	Mixed-Use Grocery	147,650	3.4	74,900	1 to 6	164,900			26,800	138,100	122
DU1A-11A	I	Residential	121,288	2.8	31,500	4 to 6	202,200			202,200	217	
DU1A-11B	I	Mixed-Use Residential	47,250	1.1	34,500	1 to 6	92,800			22,100	70,600	63
DU1A-12A	I	Residential	121,727	2.8	32,100	4 to 6	206,300			206,300	182	
DU1A-12B	I	Mixed-Use Residential	47,725	1.1	25,400	1 to 6	96,200			23,000	73,200	65
DU1A-14	I	Residential	189,854	4.3	48,500	4 to 6	262,900			262,900	253	
DU1A-15	I	Residential	166,147	3.8	26,700	4 to 6	211,800			211,800	197	
DU1A-16	I	Residential	45,804	1.1	13,100	1 to 6	48,500			48,500	41	
DU1A-17	I	Residential	31,181	0.7	118,300	4 to 6	94,400			94,400	83	
DU1A-18	I	Mixed-Use Office	127,395	2.9	41,800	4 to 6	284,600	155,400		78,200	70	
DU1A-23	I	Residential Townhouse	84,885	1.9	84,885	1 to 6	55,800			55,800	35	
DU1A-24	I	Mixed-Use Office	85,511	2.0	23,500	4 to 6	163,700			21,300	20	
DU1A-25A	I	Residential Townhouse	34,488	0.8	10,000	1 to 6	20,000			20,000	13	
DU1A-26B	I	Residential	167,178	3.8	69,400	4 to 6	234,200			234,200	207	
DU1A-26	I	Residential	163,187	3.7	66,000	4 to 6	232,600			232,600	205	
DU1A-27	I	Residential Townhouse	172,189	4.0	61,000	1 to 6	102,000			102,000	64	
DU1A-28	I	Residential	182,020	4.2	66,400	4 to 6	234,200			234,200	207	
DU1A-29	I	Residential	162,020	3.7	68,000	1 to 6	232,600			232,600	205	
DU1A-30	I	Residential Townhouse	70,193	1.6	26,200	1 to 6	52,400			52,400	33	
DU1A-31	I	Residential Townhouse	70,193	1.6	24,800	1 to 6	49,600			49,600	31	
DU1A-32	I	Residential Townhouse	94,889	2.2	35,700	1 to 6	71,400			71,400	45	
DU1A-33	I	Residential Townhouse	97,039	2.2	35,300	1 to 6	70,600			70,600	44	
G1	I	Open Space	5,410	0.1	0		0			0		
G2	I	Water Tower Plaza	62,835	1.4	15,800		15,800			15,800		
G3	I	Open Space	25,725	0.6	0		0			0		
G4	I	Open Space	20,888	0.5	0		0			0		
G5	I	Open Space	22,394	0.5	0		0			0		
G6	I	Open Space	25,614	0.6	0		0			0		
G7	I	Open Space	54,453	1.2	8,800		8,800			8,800		
G8	I	Open Space	94,330	2.2	0		0			0		
G9	I	Open Space	94,208	2.2	0		0			0		
G10	I	Open Space	90,978	2.1	0		0			0		
DU1A-10	II	Mixed-Use Office	197,704	4.5	40,200	7 to 13	361,300	288,800		74,700	38,000	34
DU1A-13	II	Mixed-Use Residential	145,305	3.3	108,800	4 to 6	253,200			19,700	233,500	206
DU1A-19	II	Mixed-Use Office	169,219	3.8	49,400	7 to 13	366,800	283,600		87,200	88	
DU1A-20	II	Mixed-Use Hotel	119,592	2.7	40,000	4 to 6	255,600			217,100	38,500	34
DU1A-21	II	Mixed-Use Office	142,818	3.3	39,800	7 to 13	252,400	182,200		18,600	61,600	58
DU1A-22	II	Residential	122,438	2.8	31,200	1 to 6	112,900			112,900	99	
Reads & ROW			789,562	18.4								
DU-1A Sub-Total			5,810,159	133.4	1,845,400		6,890,700	1,388,400	838,100	4,672,200	4,019	0
DU-1A PHASE I												
			4,921,299	113.0	1,540,100		5,254,500	606,000	560,000	4,088,500	3,504	0
DU-1A PHASE II			888,860	20.4	305,300		1,636,200	774,400	278,100	583,700	515	0
DU-1A PHASE III			0	0.0	0		0	0	0	0	0	0
DU-1B												
1	II	Townhouses	43,297	1.0	11,700	1 to 6	35,200			35,200	14	
2	II	Townhouses	38,431	0.9	10,080	1 to 6	30,240			30,240	13	
3	II	Townhouses	59,644	1.4	18,480	1 to 6	55,440			55,440	23	
4	II	Townhouses	61,554	1.4	17,640	1 to 6	52,920			52,920	23	
5	II	Townhouses	66,132	1.5	18,480	1 to 6	55,440			55,440	23	
6	II	Townhouses	47,605	1.1	12,588	1 to 6	37,794			37,794	15	
7	II	Townhouses	45,460	1.0	12,600	1 to 6	37,600			37,600	15	
8	II	Residential	77,530	1.8	26,080	4 to 6	140,000			140,000	124	
G1	II	Buffer - Setback Area and Open Space	1,124,282	25.8								
Reads & ROW			130,730									
DU-1B Gross Total			1,694,974	38.9	129,639		444,917	0	0	444,917	245	0
DU-1B PHASE I												
			0	0.0	0		0	0	0	0	0	0
DU-1B PHASE II			1,694,974	38.9	129,639		444,917	0	0	444,917	245	0
DU-1B PHASE III			0	0.0	0		0	0	0	0	0	0
DU-1C												
Cemetery			785,110	18.0	0		0	0	0	0	0	0
DU-1C Subtotal			785,110	18.0	0		0	0	0	0	0	0
DU1 Sub-Total			8,290,243	190.3	1,979,039		7,335,617	1,380,400	838,100	5,117,117	4,264	0
DU-1 PHASE I			5,706,409	131.0	1,540,100		5,254,500	606,000	560,000	4,088,500	3,504	0
DU-1 PHASE II			2,583,834	59.3	438,939		2,081,117	774,400	278,100	1,028,617	760	0
DU-1 PHASE III			0	0.0	0		0	0	0	0	0	0

Pilgrim State Planned Redevelopment District (PSPRD)

TABULATIONS (2 OF 3)

Parcel Information			Plot Information		Building Information			Land Use Distribution				
Development Unit	Phase	Parcel Description	Area (SF)	Area (Acres)	Building Footprint (sq ft)	Range of Stories	Total BUA	Office (sq ft)	Retail (sq ft)	Residential (sq ft)	Residential Units (#)	Chic (sq ft)
DU-2												
G02	I	Buffer - Setback Area	10,052	0.3								
G03	I	Buffer - Setback Area	253,472	5.8								
G04	I	Buffer - Setback Area	181,134	4.4								
G05	I	Buffer - Setback Area	222,603	7.4								
G06	I	Open Space	100,896	2.3								
G07	I	Open Space	97,482	2.2								
G08	I	Open Space	30,749	0.7								
G09	I	Open Space	24,943	0.6								
G10	I	Open Space	28,957	0.7								
G11	I	Open Space	29,761	0.7								
1	II	Office	143,767	3.3	22,102	4 to 6	178,439	178,439				
2	II	Office	97,093	2.2	33,392	1 to 6	66,850	66,850				
3	II	Retail	183,259	3.3	55,294	1 to 6	55,294		55,294			
4	II	Mixed-Use Office	109,479	2.5	49,699	4 to 6	298,134	298,134		14,907		
5A	II	Highrise Tower	33,893	0.8	14,399	14 to 20	287,239	287,239		1,189		
6B	II	Plaza Retail Pavilions	55,795	1.3	7,543	1 to 6	15,093		15,093			
4A	III	Office	75,570	1.7	17,694	1 to 6	70,736	70,736				
4B	III	Office	121,451	2.8	30,084	1 to 6	120,336	120,336				
5A	III	Office	130,249	3.0	30,329	1 to 6	123,226	123,226				
6B	III	Office	47,544	1.0	19,657	1 to 6	58,803	58,803				
7	III	Office	141,357	3.2	49,094	1 to 6	164,636	164,636				
9	III	Office	185,874	4.2	49,752	1 to 6	183,510	183,510				
10	III	Mixed-Use Office	95,525	2.2	17,840	4 to 6	227,840	218,150	9,690			
11	III	Residential	107,700	2.5	39,370	4 to 6	196,850			196,850	174	
12	III	Residential	115,191	2.6	40,473	4 to 6	202,115			202,115	179	
13	III	Residential	153,765	3.5	43,349	4 to 6	218,729			218,729	191	
14	III	Mixed-Use Residential	177,789	4.1	77,649	4 to 6	388,224			19,415	369,804	328
15	III	Mixed-Use Residential	177,544	4.1	76,834	4 to 6	383,470			19,174	364,297	322
16	III	Office	129,607	3.0	23,440	1 to 6	93,760	93,760				
Reads & ROW			592,719	13.6								
DU-2 Gross Total			3,940,714	90.5	727,587		3,256,726	1,766,425	141,500	1,348,800	1,192	0
DU-2 PHASE I			1,681,858	38.6	0		0	0	0	0	0	0
DU-2 PHASE II			604,279	13.9	193,253		851,678	758,247	93,431	0	0	0
DU-2 PHASE III			1,654,577	38.0	534,334		2,408,048	1,011,178	48,070	1,348,800	1,192	0
DU-3												
4	I	Patio Center	123,670	2.8	40,000	1 to 0	20,000	20,000				
G11	I	Open Space	18,881	0.4								
G12	I	Open Space	223,785	5.1								
G13	I	Open Space	15,494	0.4								
G14	I	Open Space	46,110	1.1								
G15	I	Buffer - Setback Area	103,543	2.4								
G16	I	Buffer - Setback Area	106,263	2.4								
G17	I	Buffer - Setback Area	553,494	12.8								
2	II	Artist Live Work Units	226,095	5.2	51,010	1 to 6	102,020	33,157	2,551	66,313	58	
3	II	Artist Live Work Units	161,151	3.7	56,182	1 to 6	112,364	36,918	2,800	73,037	65	
5	II	Residential	217,801	5.0	89,390	4 to 6	446,778			446,778	395	
6	II	Residential	118,618	2.7	55,222	4 to 6	261,110			261,110	246	
7	II	Residential	86,936	2.0	34,294	4 to 6	136,836			136,836	121	
1	III	Residential	219,148	5.0	75,000	4 to 6	375,000			375,000	331	
8	III	Residential	240,778	5.5	100,500	4 to 6	400,000			400,000	355	
9A	III	Townhouses	111,141	2.6	28,063	1 to 6	78,189			78,189	31	
9B	III	Townhouses	83,400	1.9	18,581	1 to 6	49,773			49,773	20	
10	III	Townhouses	27,278	0.6	7,580	1 to 6	22,898			22,898	8	
11	III	Townhouses	35,722	0.8	9,400	1 to 6	25,200			25,200	10	
12	III	Townhouses	37,600	0.9	9,243	1 to 6	27,220			27,220	11	
13	III	Townhouses	36,000	0.8	8,400	1 to 6	25,200			25,200	10	
14	III	Townhouses	39,600	0.9	9,240	1 to 6	27,220			27,220	11	
15	III	Townhouses	41,780	1.0	10,000	1 to 6	30,240			30,240	12	
16	III	Townhouses	42,156	1.0	10,920	1 to 6	32,760			32,760	13	
17	III	Townhouses	40,673	0.9	9,259	1 to 6	27,717			27,717	11	
18A	III	Townhouses	38,516	0.9	8,791	1 to 6	26,161			26,161	8	
19	III	Chic	285,453	6.6	52,500	1 to 6	215,500					215,500
Reads & ROW			527,107	12.2								
DU-3 Gross Total			3,912,885	89.8	677,430		2,458,961	89,675	5,360	2,148,427	1,720	215,500
DU-3 PHASE I			1,719,632	39.5	40,000		20,000	20,000	0	0	0	105,500
DU-3 PHASE II			810,604	18.6	285,978		1,079,105	69,675	5,360	1,004,071	888	5,000
DU-3 PHASE III			1,382,449	31.7	350,452		1,359,856	0	0	1,144,356	832	105,000

TABULATIONS (3 OF 3)

Parcel Information			Plot Information		Building Information			Land use Distribution				
Development Unit	Phase	Parcel Description	Area (SF)	Area (Acres)	Building Footprint (sq ft)	Range of Stories	Total BUA	Office (sq ft)	Retail (sq ft)	Residential (sq ft)	Residential Units (#)	Civic (sq ft)
DU-4												
1	R	Residential	118,183	3.8	71,494	4 to 6	957,460			357,460	318	
2	R	Residential	125,744	3.6	85,080	4 to 6	150,405		15,040	135,365	120	
3	R	Residential	87,459	2.5	5,000	1 to 6					0	
4	R	Residential	181,987	5.2	88,000	4 to 6	340,000			340,000	300	
5	R	Residential	121,384	3.5	44,000	4 to 6	220,000			220,000	194	
6	R	Residential	161,817	4.7	88,000	4 to 6	340,000			340,000	300	
7	R	Residential	154,411	4.5	70,000	4 to 6	317,000			317,000	280	
8	R	Townhouses	97,947	2.8	29,937	1 to 6	69,811			69,811	35	
9	R	Townhouses	153,953	4.5	47,278	1 to 6	141,632			141,632	65	
10	R	Townhouses	49,869	1.4	10,420	1 to 6	22,786			22,786	13	
11A	R	Townhouses	38,103	1.1	13,740	1 to 6	41,300			41,300	18	
11B	R	Townhouses	14,355	0.4	21,565	1 to 6	64,695			64,695	28	
12	R	Townhouses	51,027	1.5	12,567	1 to 6	37,701			37,701	19	
13	R	Townhouses	118,317	3.4	32,672	1 to 6	60,400			60,400	28	
14	R	Pharmacy	33,499	0.9	2,000	1 to 6	2,000			2,000		
15A	R	Townhouses	63,631	1.8	16,860	1 to 6	47,800			47,800	19	
15B	R	Townhouses	59,602	1.7	21,000	1 to 6	63,800			63,800	29	
15C	R	Townhouses	32,546	0.9	9,874	1 to 6	29,800			29,800	12	
16A	R	Townhouses	45,885	1.3	12,600	1 to 6	37,800			37,800	18	
16B	R	Townhouses	41,746	1.2	12,600	1 to 6	37,800			37,800	18	
15C	R	Townhouses	105,488	3.1	22,192	1 to 6	69,548			69,548	28	
G1	R	Open Space	18,792	0.5								
G2	R	Open Space	23,588	0.7								
G3	R	Open Space	20,472	0.6								
G4	R	Open Space	9,608	0.3								
G5	R	Open Space	14,942	0.4								
G6	R	Open Space	19,486	0.6								
G7	R	Open Space	15,544	0.4								
G8	R	Open Space	130,272	3.8								
G9	R	Open Space	13,118	0.4								
G10	R	Open Space	8,354	0.2								
G11A	R	Buffer - Setback Area	18,418	0.5								
G11B	R	Buffer - Setback Area	17,058	0.5								
G11C	R	Buffer - Setback Area	18,180	0.5								
G12A	R	Buffer - Setback Area	19,220	0.6								
G12B	R	Buffer - Setback Area	43,110	1.2								
G12C	R	Buffer - Setback Area	11,818	0.3								
G13	R	Buffer - Setback Area	106,018	3.1								
G14	R	Buffer - Setback Area	559,301	16.2								
Reads & ROW			1,132,126	32.8								
DU-4 Sub-Total			3,547,536	81.4	620,310		2,516,827	0	15,040	2,501,787	1,824	0
DU-4 PHASE I												
			0	0.0	0		0	0	0	0	0	0
DU-4 PHASE II			3,547,536	81.4	620,310		2,516,827	0	15,040	2,501,787	1,824	0
DU-4 PHASE III			0	0.0	0		0	0	0	0	0	0
Development Unit												
			Area (SF)	Area (Acres)	Building Footprint (sq ft)		Total BUA	Office (sq ft)	Retail (sq ft)	Residential (sq ft)	Residential Units (#)	Civic (sq ft)
Total DU'S 1,2,3,4			19,691,178	452.0	4,004,366		15,571,130	3,239,500	1,000,000	11,116,130	9,000	215,500
DU'S 1,2,3,4 PHASE I												
			9,107,899	209.1	1,580,100		5,274,500	626,000	560,000	4,088,500	3,504	105,500
DU'S 1,2,3,4 PHASE II			7,546,253	173.2	1,539,480		6,528,727	1,602,322	391,930	4,534,474	3,472	5,000
DU'S 1,2,3,4 PHASE III			3,037,026	69.7	884,786		3,767,904	1,011,178	48,070	2,493,156	2,024	105,000
Potential Gateway District (Gateway Area)												
Gateway Area Sub-Total			1,187,630	27.3	187,889		977,121	800,000	30,000	147,121	130	0
GATEWAY AREA PHASE I												
			0	0.0	0		0	0	0	0	0	0
GATEWAY AREA PHASE II			792,663	18.2	126,368		577,121	400,000	30,000	147,121	130	0
GATEWAY AREA PHASE III			394,973	9.1	61,521		400,800	400,000	0	0	0	0
Total with Gateway Area												
			20,878,814	479.3	4,192,255		16,548,251	4,039,500	1,030,000	11,263,251	9,130	215,500
TOTAL AREA PHASE I			9,107,899	209.1	1,580,100		5,274,500	626,000	560,000	4,088,500	3,504	105,500
TOTAL AREA PHASE II			8,338,916	191.4	1,665,848		7,105,848	2,002,322	421,930	4,681,565	3,602	5,000
TOTAL AREA PHASE III			3,431,999	78.8	946,307		4,167,904	1,411,178	48,070	2,493,156	2,024	105,000
Note: Civic Space to be located within Civic Site DU3-19												
Average size for multi-family dwelling = 1,131.7												
Average size for townhouse = 2,520.0												
Notes:												
* These are existing buildings and proposed for adaptive reuse as part of the development												
**Open Space Total for DU1 excludes cemetery												
Sidewalk planting area in each parcel is assumed as a percentage of the total sidewalk area in that parcel = 0.70												
Green yard area in all parcels is assumed as a percentage of the total yard area in that parcel = 0.00												
Each townhouse unit is assumed to have a front and back yard area = 43,560												

NOTE

- These graphics provide a conceptual view of the development but the form based zoning is highly fluid and none of these illustrations demonstrate the actual siting of any building.
- Additionally there are 3 tabulation charts, again these figures are speculative and the maximum land use category F.A.R./building stories is established in each proposed Development Unit or neighborhood. The distribution of building stories/F.A.R. is not set in these conceptual Appendix A graphics/tables.

5. PSPRD- Appendix A Design Guidelines

These 108 Pages Illustrate The Nature And Scale Of The PSPRD.

TOWN CENTER (DU1) DISTRICT CHARACTER



TOWN CENTER (DU1)

District Character Key Elements

1. Community identity “Main Street” providing a sense of community
2. Existing trees preserved along central park (east-west)
3. Community plazas and sidewalks with a pedestrian focus
4. Architecture with eyes-on-the-street details (bay windows, balconies and stoops) inclusive of store front continuity
5. High quality main street retail environment
6. Residential uses with mix of housing types
7. Taller buildings strategically located

TOWN CENTER (DU1) OPEN SPACE CHARACTER

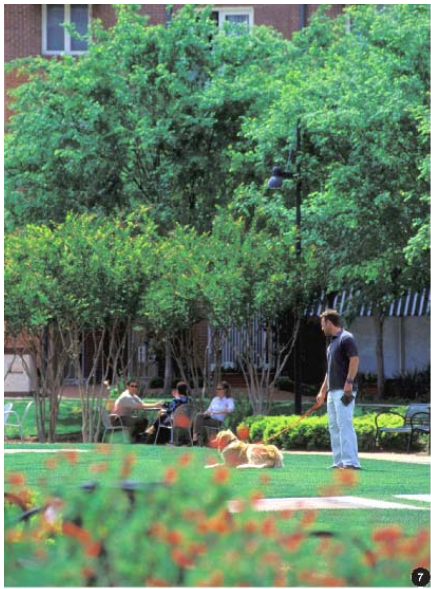


TOWN CENTER (DU1)

Open Space Character Key Elements

1. Central park spaces that preserve existing trees
2. Community Plazas with retail spaces
3. Plazas and Courtyards spaces
4. Buffer Parks
5. Pedestrian-friendly streetscapes
6. Streetscape spaces with planters
7. Outdoor dining on multiple levels

MIXED USE OFFICE (DU2) DISTRICT CHARACTER



MIXED USE OFFICE (DU2)

District Character Key Elements

1. Iconic signature office tower and plaza space at district entry
2. Office addresses planned along collector road
3. Community plazas and sidewalks with a pedestrian focus
4. Bold design of buildings, signage graphics, canopies and awnings
5. System of interconnected uses
6. Buffers and tree preserves with trail network
7. Neighborhood parks

MIXED USE OFFICE (DU2) OPEN SPACE CHARACTER)



MIXED USE OFFICE (DU2)

Open Space Character Key Elements

1. Community Plazas with retail spaces
2. Plazas and Courtyard spaces
3. Amenity open space combined with landscape buffer spaces
4. Streetscape spaces with planters

ARTS CENTER RESIDENTIAL (DU3) DISTRICT CHARACTER



ARTS CENTER RESIDENTIAL (DU3)

District Character Key Elements

1. Adaptive reuse of the former power plant into a Cultural Arts Center
2. Art Park
3. Pocket parks and park space as community meeting spots
4. Art Park and Residential neighborhood with mix of housing types
5. Buffer/ Trails

ARTS CENTER RESIDENTIAL (DU3) OPEN SPACE CHARACTER



ARTS CENTER RESIDENTIAL (DU3)

Open Space Character Key Elements

1. Neighborhood Plazas with retail spaces
2. Plazas and Courtyard spaces
3. Community “Art Park”
4. Streetscape spaces with planters

RESIDENTIAL DISTRICT (DU4) DISTRICT CHARACTER



RESIDENTIAL DISTRICT (DU4)

District Character Key Elements

1. Central Green Space with preserved trees framed by high quality architecture
2. Pedestrian-friendly neighborhood street network
3. System of interconnected uses
4. Residential neighborhood with mix of housing types

RESIDENTIAL DISTRICT (DU4) OPEN SPACE CHARACTER



RESIDENTIAL DISTRICT (DU4)

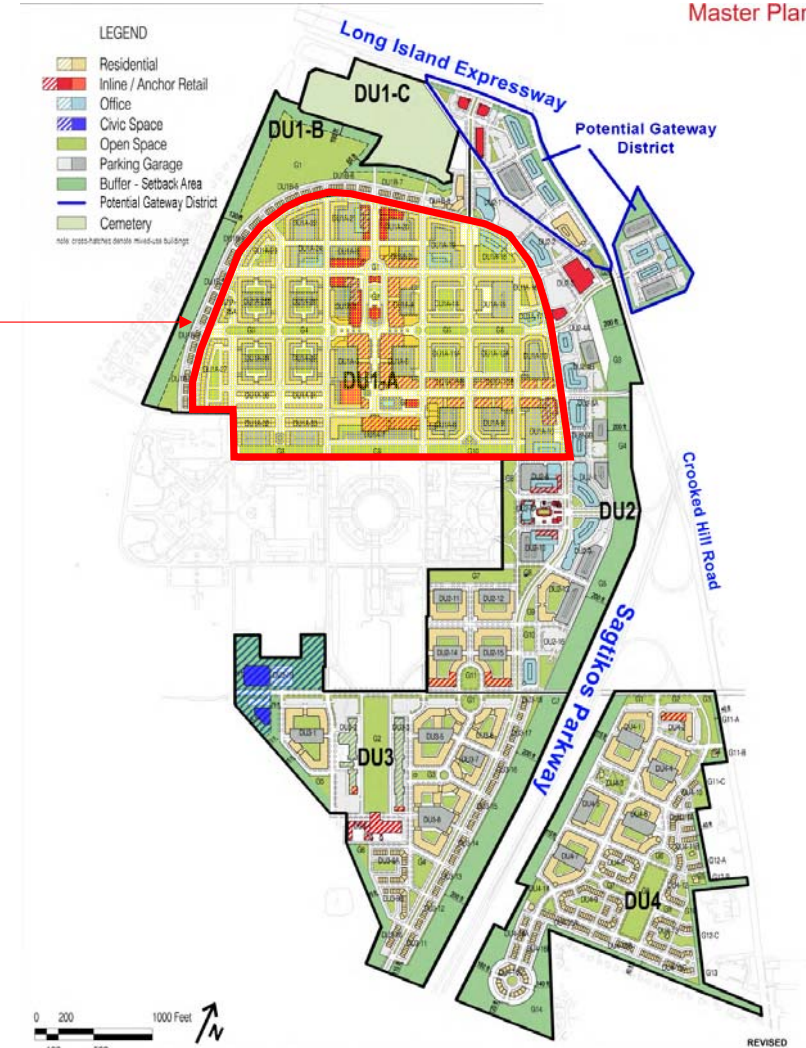
Open Space Character Key Elements

1. Preserved central park and trees
2. Multiple-use amenity open space areas
3. Landscape buffer preserved spaces
4. Streetscape spaces with planters
5. Paths and Trails
6. Neighborhood Plaza spaces

6. Highlights of Town of Islip Planning Board Advisory Recommendations

PHASE 1 CONSTRUCTION AREA TO BE REZONED

- 133.4 ACRES



Highlights of the Town of Islip Planning Board Advisory Recommendations

- Applicant/owner agrees to develop property in accordance with Phase I as detailed in the Conceptual Master Plan and Design Guidelines. At least 200,000 SF of retail space and 200,000 SF of office space will be constructed when the residential development is commenced for Phase I. All office space shall be Class A as defined in the PSPRD.
- When 70% of the building and/or land space associated with Phase I is occupied, the Town Board will retain a licensed traffic engineer to conduct traffic volume counts during weekday PM peak hour at the applicant's expense to verify accuracy of internal capture rate. If found to be inaccurate, and if the Planning Board and Town Board approve subsequent phases, the Town Board can modify the density of commercial development in future phases.

Highlights of the Town of Islip Planning Board Advisory Recommendations

- Applicant/owner shall contribute \$25 million as directed by Town Board after granting the change of zone, toward traffic improvements. The phasing of funding shall be reviewed and approved prior to granting of change of zone. If number of trips is greater than project in the Final Generic Environmental Impact Statement (FGEIS), the Town Board may require additional mitigation fees toward traffic improvements, as necessary.
- 10% of all residential units shall be set aside as workforce (affordable) housing for families earning between 60% and 80% of the Area Median Income. 10% of all residential units shall be for-sale units.

Highlights of the Town of Islip Planning Board Advisory Recommendations

- When calculated sewage flow reaches 1.0 million gallons per day (mgd), this will be compared to actual flow measured at the pump station. This will continue until calculated flow reaches 1.6 mgd, at which point the project will be allowed to continue if the actual flow is less than the calculated value. If calculated value is more than 1.6 mgd the applicant will be required to purchase additional flow from Suffolk County Sewer Agency, prior to further issuance of building permits.

Highlights of the Town of Islip Planning Board Advisory Recommendations

- No more than 1 convenient parking space per residential unit shall be provided within $\frac{1}{4}$ mile of a residential building. Additional residential spaces shall be located a minimum of $\frac{1}{2}$ mile from a building and shall be charged a fee. Zip car (or similar) parking spaces and bicycle storage shall be provided in site plan review process. Reserved commercial parking shall be located within $\frac{1}{4}$ mile of the related commercial use and within the same Development Unit subdistrict.

Highlights of the Town of Islip Planning Board Advisory Recommendations

- A privately-owned and operated shuttle bus will circulate through Heartland with direct service to the Deer Park LIRR station. Hours of operation will be coordinated with the train schedule. The shuttle will be operating when 50% or more of the 3,504 residential units are issued certificates of occupancy. A privately financed transportation manager will be provided to advise transportation options for residents, employees and visitors.
- Each site plan submitted shall establish a minimum of 20% of the subject lot or building area, whichever is greater, for natural buffer or open space purposes, which is open to the public. The Applicant shall set aside approximately 90 acres of existing vegetation for preservation, of which approximately 48.5 acres shall be Pitch Pine-Oak Forest, prior to the issuance of any building permits. A homeowners association or business improvement district shall own and maintain all passive natural buffers and preserved open space in perpetuity.

Highlights of the Town of Islip Planning Board Advisory Recommendations

- Publicly accessible parks shall be designated with any subdivision of the property in accordance with the Subdivision and Land Development Regulations (e.g., minimum of 5% of the development or total project area). The Planning Board may permit the payment of community improvement fees in lieu of the minimum required publicly accessible parkland.

Highlights of the Town of Islip Planning Board Advisory Recommendations

- The height of any building shall not exceed 5 stories in height. If applicant seeks a building above 5 stories, applicant shall be required to obtain site plan review and approval of the Planning Board.
- Applicant agrees to set aside 8.9 acres for municipal services and civic uses, including but not limited to fire substation, ambulance, police substation, post office, library and educational services. The dedication of 3 acres of land for fire and 2 acres of land for ambulance services shall be completed prior to the issuance of any building permits.

7. Highlights of Suffolk County Planning Commission Conditions & Comments

Highlights of Suffolk County Planning Commission Conditions

- Fifteen percent (15%) of all residential units shall be set aside as workforce housing units (100-120% AMI).
- Development of the Heartland Town Square project shall provide connection to the Deer Park LIRR train station via paved street access for vehicles, bicyclists, and pedestrians through the Heartland Business Center and for possible other future transportation uses.
- The approval of Heartland Town Square application shall comply with the conditions of mitigation as enumerated by the SEQRA Findings Statement.
- The Town of Islip shall continue to monitor traffic issues as the project proceeds and shall establish periodic milestone reviews commencing at 50% occupancy.

Highlights of Suffolk County Planning Commission Conditions

- The Petitioner shall certify to the Town of Islip Building Department that all contractors and subcontractors for all retail, commercial and industrial work on the Heartland project are participants in an apprenticeship training program approved and certified by either New York State Department of Labor or United States Department of Labor

Highlights of Suffolk County Planning Commission Comments

- Further investigate the feasibility of LIRR passenger rail connection to the Heartland Town Square development site and improvement of the Heartland Station in the future should be investigated prior to approval of Phases 2 and the improvement of DU3. A right-of-way should be established and maintained for future rail linkage.
- Additional Parking Demand Reduction Techniques should be considered including a covenanted program to require separate fees for parking and encouraging the utilization of pre-tax transit commuter benefits as long as they exist.

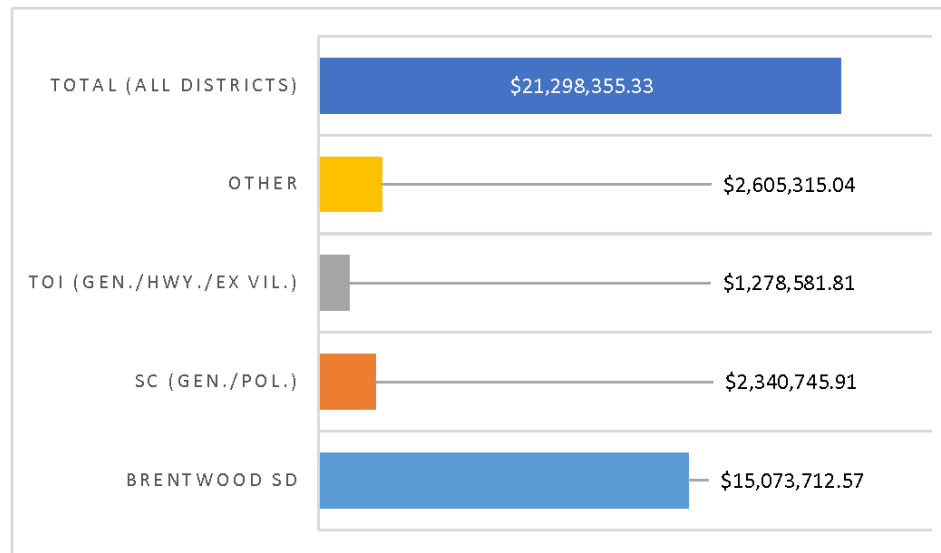
Highlights of Suffolk County Planning Commission Comments

- The Town of Islip should reconsider that section of the EIS dealing with tax impacts upon the Brentwood School District and look again at the issue and the tax analysis. The Town should also consider reservation of land for a possible new school.

8. Economic and Fiscal Impact Analysis of the Heartland Town Square Project

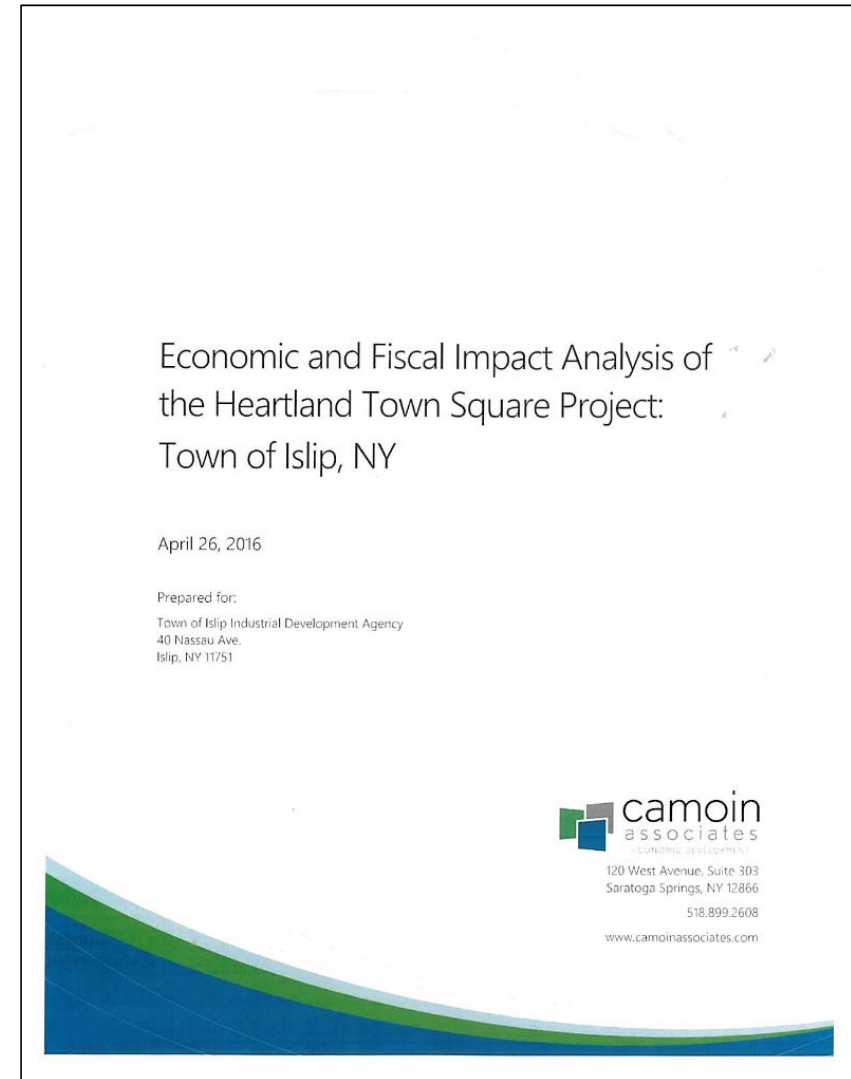
PILOT PAYMENTS FROM 2002/2003 TO PRESENT

PILOT Payments
22-50 Jackson Ave. Assoc./Pilgrim East
Tax Years 2002/2003 - 2016/2017



CAMOIN STUDY

- Developer provided all detailed and technical information, including likely phasing & absorption rates, price points for sale and lease terms.
- Town Comptroller supplied detailed data from 2016 Operating Budget
- Town Assessor provided all data related to assessment issues, including estimates of the FAV as if fully completed in the 2015/2016 Tax Year.
- Assessor, Public Works, Public Safety, Environmental Control, & Town Planning (Building & Engineering), provided data on staffing levels, capital cost estimates and fee revenue estimates related to the project.
- Economic Development shepherded the project study.



ECONOMIC IMPACT (JOBS)

- 23,899 job years related to the construction, generating approximately \$1.5 Billion in earnings.
- 25,595 permanent jobs created (direct and indirect) resulting in approximately \$1.2 Billion In annual earnings and \$2.7 Billion in annual sales.

Heartland Town Square Economic and Fiscal Impact Analysis

Annual Economic Impact of the Project (Jobs)						
Year	Construction Direct and Indirect Jobs	Operation Jobs - Direct Impact Household Spending Employment	On-Site Employment	Operation Jobs - Indirect Impact Household Spending Employment	On-Site Employment	Total Impact Construction and Operation
0	623	0	0	0	0	623
1	623	78	462	12	106	1,283
2	623	157	924	24	213	1,942
3	623	235	1,386	35	319	2,602
4	623	314	1,848	47	425	3,261
5	785	392	2,310	59	532	4,083
6	785	492	2,881	74	663	4,900
7	785	591	3,451	89	794	5,718
8	785	691	4,022	104	926	6,535
9	1,142	791	4,592	119	1,057	7,709
10	785	890	6,016	134	1,385	9,219
11	785	990	6,586	148	1,516	10,037
12	785	1,089	7,157	163	1,647	10,854
13	785	1,189	7,727	178	1,779	11,672
14	785	1,289	8,298	193	1,910	12,489
15	785	1,388	8,868	208	2,041	13,306
16	785	1,488	9,439	223	2,172	14,124
17	785	1,588	10,009	238	2,304	14,941
18	785	1,687	10,580	253	2,435	15,759
19	785	1,787	11,151	268	2,566	16,576
20	785	1,887	11,721	283	2,698	17,394
21	785	1,986	12,292	298	2,829	18,211
22	785	2,086	12,862	313	2,960	19,029
23	785	2,186	13,433	328	3,092	19,846
24	785	2,285	14,003	343	3,223	20,663
25	785	2,385	14,574	358	3,354	21,481
26	785	2,484	15,144	373	3,486	22,298
27	739	2,584	15,715	388	3,617	23,070
28	739	2,684	16,286	403	3,748	23,842
29	739	2,783	16,856	417	3,879	24,614
30	739	2,883	17,427	432	3,935	25,117
31	193	2,983	17,997	447	4,041	25,253
32	0	2,983	18,018	447	4,147	25,627

*Note that construction jobs are higher in year 9 because the analysis assumes the hotel will be constructed then (but will be occupied in Year 10)



FISCAL IMPACT TO TOWN

- Total fiscal impact over the 32 years to the Town of Islip estimated at > \$112 Million.
- Assessed Value increase from current \$12,563,654 to 378,860,000, and increase of 366,296,346 (almost 3,000%).
- Net negative impact for five years, years 0-4.
- Starting in year 5 and continuing for the life of the project, there will be a net positive impact on TOI.

Fiscal Impact

The fiscal impact analysis² examines the impact that the Project will have on the fiscal resources of the Town of Islip. The table below provides a summary of the anticipated net impacts of the Project on the Town upon the full build out of the Project. The average annual net fiscal impact to the Town of Islip is estimated to be \$3.39 million. The total fiscal impact over the 32-year³ study period is \$112 million (a Net Present Value of \$52.4 million).⁴

Summary: Annual Net Impact to Town of Islip				
Year	Revenue	Expenses	Net	
0	\$ 537,904	\$ 1,445,760	\$ (907,855)	
1	\$ 853,573	\$ 1,786,590	\$ (933,017)	
2	\$ 1,148,000	\$ 2,003,261	\$ (855,261)	
3	\$ 1,459,983	\$ 2,082,519	\$ (622,536)	
4	\$ 1,780,187	\$ 2,164,729	\$ (374,542)	
5	\$ 2,305,927	\$ 2,258,777	\$ 50,150	
6	\$ 2,529,480	\$ 2,355,096	\$ 174,384	
7	\$ 2,759,461	\$ 2,457,284	\$ 302,177	
8	\$ 3,017,196	\$ 2,563,483	\$ 453,713	
9	\$ 3,281,177	\$ 2,673,842	\$ 607,335	
10	\$ 3,730,558	\$ 2,796,425	\$ 934,133	
11	\$ 4,050,995	\$ 2,915,810	\$ 1,135,185	
12	\$ 4,391,017	\$ 3,039,842	\$ 1,351,175	
13	\$ 4,751,396	\$ 3,168,691	\$ 1,582,705	
14	\$ 5,132,929	\$ 3,302,535	\$ 1,830,394	
15	\$ 5,536,442	\$ 3,441,558	\$ 2,094,884	
16	\$ 6,007,076	\$ 3,585,950	\$ 2,421,126	
17	\$ 7,305,960	\$ 3,735,908	\$ 3,570,052	
18	\$ 7,823,200	\$ 3,891,637	\$ 3,931,564	
19	\$ 8,359,369	\$ 4,053,346	\$ 4,306,022	
20	\$ 8,915,055	\$ 4,221,256	\$ 4,693,799	
21	\$ 9,490,868	\$ 4,395,593	\$ 5,095,275	
22	\$ 10,087,431	\$ 4,576,590	\$ 5,510,841	
23	\$ 10,705,389	\$ 4,764,492	\$ 5,940,897	
24	\$ 11,345,403	\$ 4,959,548	\$ 6,385,855	
25	\$ 12,008,156	\$ 5,162,020	\$ 6,846,136	
26	\$ 12,694,349	\$ 5,372,176	\$ 7,322,173	
27	\$ 13,386,451	\$ 5,590,296	\$ 7,796,155	
28	\$ 13,897,745	\$ 5,814,935	\$ 8,082,811	
29	\$ 14,446,512	\$ 6,048,020	\$ 8,398,492	
30	\$ 15,013,290	\$ 6,289,857	\$ 8,723,433	
31	\$ 14,319,200	\$ 6,540,761	\$ 7,778,439	
32	\$ 14,272,366	\$ 6,745,169	\$ 7,527,197	
Average Annual			\$ 3,391,918	
Total			\$ 111,933,290	
Net Present Value (3%)			\$ 52,446,721	

² See Attachment B for an explanation of fiscal impact analysis

³ The Study Period is defined as 32 years to account for the construction schedule however; the Town will continue to receive PILOT revenue through 42nd year for the commercial office space.

⁴ The net fiscal impact includes community (park) impact fee revenue of \$15.8 million (today's dollars) over 32 years (\$25.9 million when adjusted for inflation). When these fees are not considered, the net impact to the Town of Islip is: \$2.6 million annually, \$86 million total, and \$37 million total Net Present Value.

