

II. PROJECT DESCRIPTION

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Redevelopment of the Nassau University Medical Center Site (“proposed Plan” or “Plan”) entails the comprehensive redevelopment of the approximately 51.2-acre Nassau University Medical Center campus located in East Meadow (“the project site” or “campus”) on Long Island. This Draft Generic Environmental Impact Statement (DGEIS) considers a maximum development envelope that represents the upper limit of new development that is likely to occur within the project site as a result of the proposed Plan.

The maximum development envelope anticipated under the proposed Plan includes up to 970,000 gross square feet (gsf) of new buildings, which would include the reconstruction and expansion of medical resident housing, the expansion of clinical space, the development of health related research and medical office space, and health related commercial uses to complement the existing 19-story Dynamic Care Building (DCB). Parking for the campus would also be redistributed and reconstructed to serve both existing and new uses. Vacant and obsolete buildings would be renovated for re-use or demolished. The size and scope of the proposed Plan have led to the determination that the Plan may generate significant environmental impacts and, as a result, that an Environmental Impact Statement (EIS) should be prepared.

The Proposed Action is the adoption of a Campus Land Use Plan and the redevelopment of approximately 35 acres of the 51.2-acre Nassau University Medical Center Campus consistent with that Plan. The initial concept for the campus was presented in the Campus Land Use Plan (January, 2009). Subsequently, the Plan has been revised to reflect more detailed analysis of healthcare needs, market conditions and financial considerations. The result is the current Long Range Vision Plan shown in Exhibit II-1.

As part of the Proposed Action, the property will be re-subdivided as necessary to meet funding and/or leasing requirements. The land use plan for the campus includes open space, new and redesigned parking, improved signage, pedestrian connections throughout the campus, and appropriate improvements to existing infrastructure necessary to accommodate proposed development.

A. Existing Site Conditions

1. Site Location and Description

The Nassau University Medical Center campus is located in the hamlet of East Meadow, an unincorporated area in the Town of Hempstead in Nassau County, New York. The campus is located approximately one mile east of the Meadowbrook State Parkway and approximately one mile west of the Wantagh State Parkway. See Exhibit II-2, Site Location.

2. Neighborhood Context and Surrounding Land Uses

The site is bounded by the Nassau County Correctional Center to the north, a residential neighborhood buffered by a row of trees to the east, Hempstead Turnpike

to the south, and Carman Avenue to the west. Across Carman Avenue, uses include residential, the East Meadow High School, and the 930 acre Eisenhower County Park. See Exhibit II-3, Existing Land Use.

The Nassau County Correctional Center, which is operated by Nassau County, is a maximum-security facility. Although the facility can house in excess of 1,800 inmates per day, it typically houses between 1,400 and 1,500. Inmates at the facility are awaiting trial, sentencing, or serving a sentence of less than one year. Approximately 1,200 full-time and part-time County employees, most of whom are corrections officers, work at the Correctional Center.

East Meadow High School, which is part of the East Meadow School District, is located across Carman Avenue from the NUMC campus. The school has an enrollment of approximately 1,650 students in grades 9-12.

Eisenhower County Park is located northwest of the NUMC campus. Facilities at the 930 acre park include three 18-hole golf courses, driving range, 16 lighted tennis courts, athletic fields (including 17 baseball fields, four soccer fields and three football fields), one full-court basketball court, batting cage, aquatic center and fitness center, fitness trail, 18-hole miniature golf course, playground areas and a sprinkler pool, reserved picnic areas, outdoor theater, memorials (including a Veteran's Memorial, County Firefighter's Memorial, and 9/11 Memorial), jogging path, gaming area (bocce court and game tables), and Carlton on the Park, a privately run restaurant and banquet facility.

3. Site Features

The NUMC campus can be generally divided into four functional land use areas:

- a. The southern portion of the NUMC campus, along Hempstead Turnpike is defined by the 19-story, one million square foot Dynamic Care Building. This zone also includes the Women's Pavilion, Emergency Department, Cancer Center, Eye Clinic, the main visitor parking lot and several smaller parking fields.
- b. The area north of 3rd Street East and south of Avenue B consists of a number of vacant or underutilized buildings as well as the five-story parking garage, which is in need of significant renovation or replacement.
- c. Medical resident housing is provided in the area north of Avenue B and south of Intern Drive. Eight three-story, garden-style apartment buildings provide 159 units, which are occupied by hospital residents and their families.
- d. The area north of Intern Drive is occupied by support facilities including a power house, an ambulance repair and maintenance center, and a greenhouse.

Access to the campus is from Hempstead Turnpike, which runs along the southern perimeter of the campus, and two locations from Carman Avenue, which runs along the western perimeter. Near the southeast corner of the campus there is a service access from Hempstead Turnpike. The entry in front of the DCB provides a two-level entry that serves hospital visitors on the upper level and clinic patients on the lower level. The main access to the hospital for visitors and on-site parking is from Carman Avenue. See Exhibit II-4, Existing Access and Circulation.

Circulation within the campus is via a series of roads that make up a loop surrounding the hospital buildings. The western portion of this internal loop road is West Perimeter Road, which provides direct access from Dofena Lane and Hospital Street. Along this roadway is the main parking lot for visitors and surface parking lots for doctors and employees of the hospital. The northern part of the internal loop road is Intern Drive, which runs between the medical center housing and the power plant.

East Perimeter Road, which runs north-south along the eastern side of the campus, provides access to three surface parking lots as well as the parking garage, and several east-west roadways such as 3rd Street East, Avenue B, and Intern Drive. Avenue B and 3rd Street East connect with Midway East, providing access to the Woman's Center, the central part of the campus, and the emergency department. In the southern portion of the campus, Hospital Street provides a direct connection to Hempstead Turnpike.

4. Infrastructure

Current infrastructure and utility systems for the NUMC campus are summarized below. A more detailed assessment of existing infrastructure and utility systems is provided in Chapter III of this DGEIS.

a. Water

The NUMC campus is located in the East Meadow Water District, which is run by the Town of Hempstead. Water for the district is supplied from seven wells, which serve as the primary source of public water supply. Water pumped from the district's wells requires treatment before entering the distribution system.

The existing buildings at the NUMC campus are served by combined domestic water/fire mains that circle the complex. It is anticipated that the Water District has the capacity to handle additional improvements located on the campus as it is already serving the site.

b. Sewer

The campus is located in the Nassau County Sewage District #3. The County's Sewer and Storm Water Authority collects and treats 85% of the sewage collected within the County. The County's two sewage treatment plants each treat approximately 58 million gallons per day (mgd), operating below their permitted capacities of 70 and 72 mgd.

The existing buildings are served by a sanitary sewer system that circles the campus. Throughout the campus, there are multiple connections to the existing site sewer system.

The Nassau County Sewer District has the capacity to handle the existing sanitary effluent and it is anticipated that they have the capacity to handle future improvements on the campus.

Based on preliminary calculations of anticipated sanitary sewage flows for the existing uses to remain and the proposed new or expanded uses, the additional total flow rate is estimated to be 426,000 gallons per day. The Nassau County DPW – Water/Wastewater Engineering Unit have reviewed sanitary calculations and verified the availability for sanitary sewer services for the proposed development.

c. Stormwater Management

Stormwater runoff for the campus is collected via a series of catch basins and drywell structures. The catch basins act as a first flush filter where contaminants (i.e. oils, debris, garbage, and silt, etc.) will settle before overflowing into the drywells. This will allow proper filtration to occur before the stormwater is dissipated back into the soil and water table.

In addition, the entire drainage system is designed to overflow into the Nassau County Stormwater systems located within Hempstead Turnpike and Carman Avenue. The main hospital and the front portion of the property along Hempstead Turnpike drain into a large pump station that collects the runoff and then pumps it into a 36 inch main located within Hempstead Turnpike.

d. Other Utilities and Services

Electricity and gas utilities also currently serve the site. These resources will continue to provide electricity and gas for heating to the campus. As improvements are made to the campus, energy and water conservation measures would be implemented in any renovation to the facility.

5. Parking

According to counts provided by NUMC, there are a total of 2,238 parking spaces on the NUMC East Meadow campus, including 1,238 surface parking spaces and 1,000 spaces in a five-story parking garage located in the east-central portion of the campus. According to field counts conducted by Adler Consulting in May 2009 (see Appendix E, Traffic Impact Study), approximately 2,230 parking spaces were available in various locations around the campus. This includes $\pm 1,315$ spaced in surface lots, 125 on-street spaces along the interior roadways and ± 880 in the parking garage. (Although the garage was designed for 1,000 cars, counts in the field indicated fewer due to structural issues that have reduced the number of available parking spots.) The largest surface parking lots are: the main visitor parking lot – a paid parking lot at the southwest corner of the site (field 12) with 368 spaces; the lot adjacent to the Women’s Center, with 134 spaces; the lot just west of the Women’s Center lot, with 152 spaces; and three narrow lots along the eastern edge of the campus, with a combined 194 spaces. Twelve handicapped parking spaces are provided at the southern edge of the campus, outside the Dynamic Care Building. Existing parking on site is illustrated on Exhibit II-5.

Table II-1
Existing Parking

Location	Type	Number of Spaces
Parking Garage	Employee	1,000 ¹
Adm ROW	Reserved	22
Field 2	Reserved / Doctors	152
Field 2A	Reserved / Doctors	134
Field 3	Reserved	51
Field 3A	Open	70
Field 4	Permit	56
Field 5	Open	59
Field 6	Open	79
Field 7	Open	38
Field 7A	Open	116
Field 9	Permit	50
Field 10	Reserved	10
Field 11	Reserved	33
Field 12	Paid	368
Total		2,238

Source: Nassau University Medical Center, Planning and Corporate Development.

¹ Field surveys (May 2009) indicate approximately 880 available spaces in the garage.

6. Vacant/Underutilized Land and Obsolete/Underutilized Buildings

The main hospital complex, located in the southern portion of the campus, includes the Dynamic Care Building (DCB), the Women’s Pavilion (Building “A”), Eye Clinic, Cancer Center Pavilion (Building “S”), Emergency Department, and several adjacent and connected wings providing support services to the main complex. With the exception of three shell floors within the DCB and a mostly vacant “B” building, most of the main complex is in use and the buildings/wings are in good condition.

Buildings on site are identified on Exhibit II-6, Existing Buildings.

The central portion of the site contains a number of obsolete or underutilized buildings. These include the five-story parking garage, which is in need of significant renovation or replacement. Other vacant, obsolete, or underutilized buildings in this portion of the site, and their current uses, are listed in the following table and illustrated on Exhibit II-7, Building Conditions.

**Table II-2
Vacant / Obsolete / Underutilized Buildings**

Building	Use
“G” Building	
Basement	IT, Security, Storage
1 st Floor	Finance Office
2 nd Floor	Housing
3 rd Floor	Vacant
4 th Floor	Vacant
“H” Building	
Basement	Storage
1 st Floor	Closed
2 nd Floor	Closed
3 rd Floor	Closed
4 th Floor	Closed
“J” Building	
Basement	Storage / Cellar
1 st Floor	Outpatient Psych.
2 nd Floor	Outpatient Psych.
3 rd Floor	Outpatient Psych.
“K” Building	
1 st Floor	Methadone Clinic
2 nd Floor	
3 rd Floor	
“L” Building	
1 st Floor	Closed
“M” Building	
1 st Floor	Closed (former Laundry)
“Z” Building	
1 st Floor	Closed
Butler Building	
1 st Floor	Nursing Education
Superintendent Building	
1 st Floor	Closed
2 nd Floor	
Activities Building	
1 st Floor	Closed
Parking Garage	
5 levels	Parking

Further north on the campus are eight three-story garden style apartment buildings used for resident housing. Although all 159 units are occupied, the buildings are in

relatively poor condition based on a building conditions survey and information from NUMC Planning and Corporate Development. These apartment buildings are shown on Exhibit II-6 as “Apartment A, B, C, D, F, G, H, and J”.

The area north of Intern Drive is occupied by a power house, which is considered to be in good operational condition. The ambulance center in this portion of the campus, which is also in good operational condition, is used for parking, repair and general maintenance of ambulance vehicles used by the medical center. Further north, a functioning greenhouse is in generally good condition. Within this part of the campus, the only space that is effectively obsolete is the helipad, which is rarely used and has been replaced by the helipad located near the Emergency Department near the DCB.

7. Zoning

The majority of the NUMC campus is located in the Residential “B” Zoning District of the Town of Hempstead. An area of approximately ½ acre in the southwest corner of the campus is in the Business “X” Zoning District.

The area of East Meadow surrounding the NUMC campus is primarily in the Residential “B” Zoning District, except for some portions of Hempstead Turnpike and Carman Avenue, which are in the Business “X” Zoning District.

NUMC Zoning Compliance

Provided that the Nassau Health Care Corporation (“NuHealth”, or the “Corporation”) limits its activities to those authorized pursuant to its enabling legislation, its activities are considered permissible as of right by operation of Building Zone Ordinance 309 and Public Authorities Law § 3418. NHCC is a self-certifying agency, approved by the New York State Department of State relative to building and fire code regulations and the NHCC has adopted its own Code Enforcement Policy, which provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code for construction projects undertaken by Nassau Health Care Corporation. See Appendix I.

Section 309 of the Building Zone Ordinance of the Town of Hempstead states that uses of premises by Nassau County for public or municipal purposes are permitted in all zoning districts of the Town. Based on an opinion rendered by the Town Attorney for the Town of Hempstead,¹ a review of Public Authorities Law § 3418 makes it clear that in assuming control of the medical center and adjunct and related facilities, the Corporation is functionally adopting the prior legal status of the County with respect thereto. Therefore, any use consistent with public or municipal purposes would be permitted.

¹ Opinion rendered by Joseph J. Ra, Town Attorney for the Town of Hempstead, September 16, 1999.

B. Description of the Proposed Action

1. NuHealth's Goals and Objectives

The Nassau Health Care Corporation (NuHealth) is a New York State public benefit corporation created by the Public Authorities Law of the State of New York. NuHealth is a 1,100 bed healthcare system, which includes:

- Nassau University Medical Center (NUMC) - a 530-bed tertiary care teaching hospital located on the Corporation's East Meadow Property;
- A. Holly Patterson Extended Care Facility – a 589 bed skilled nursing facility located on Jerusalem Avenue in Uniondale; and
- A network of five Family Health Centers located in various Nassau County communities.

NuHealth is affiliated with the North Shore-Long Island Jewish Health System and the Health Sciences Center of the State University of New York at Stony Brook and maintains a strong commitment to the education of healthcare providers. NuHealth has a tradition of providing service to the people of Long Island, and particularly the Nassau County community.

As the largest safety net hospital in Nassau, more than 75,000 patients were treated in the Medical Center's Emergency Room in 2007 and almost 200,000 people in its more than 80 specialty outpatient clinics. Another 23,000 people received inpatient care at the Medical Center and over 2,000 babies were born there. The Family Health Centers recorded 65,000 visits at their five sites providing high-quality and timely medical care in neighborhoods of low income and limited private medical facilities.

The East Meadow property is approximately 51.2 acres. It is located at the northeast corner of Hempstead Turnpike and Carman Avenue with approximately 1,500 feet of frontage along the northerly side of Hempstead Turnpike and approximately 1,700 feet along Carman Avenue. As part of its plan for the property, NuHealth envisions a medical campus with uses to include medical resident housing, parking, research, medical-related and commercial facilities, and supporting infrastructure to complement the 530-bed, 19 story Dynamic Care Building ("DCB"), which occupies approximately 15 acres. This study is related to the land use planning of the remaining approximately 35 acres.

a. State Requirements

The Commission on Health Care Facilities in the 21st Century (also referred to as the "Berger Commission") recommended a variety of reconfigurations of NuHealth programs, including downsizing from 631 to 530 certified beds at NUMC. Facility downsizing has been approved and NuHealth has been notified of a HEAL (Healthcare Efficiency and Affordability Law for New Yorkers) award of \$23 million for debt retirement and construction.

NuHealth has determined that, in order to comply with Berger Commission recommendations, it must first identify vacant and/or underutilized portions of the NUMC campus and focus on the suitability of these sites for redevelopment.

NuHealth undertook an analysis of existing conditions on the campus and in the surrounding community within the context of the property's constraints and opportunities for reconfiguration, improvement and potential development. The inventory of existing conditions focused on identifying vacant or underutilized portions of the campus and the interrelationship with surrounding land uses and roadways. Market conditions and surrounding land uses, as well as local zoning, environmental, and other policies and regulations were reviewed to determine the potential impact on development or redevelopment of the campus and its long-term viability.

b. Future Development

The goals of the Plan are to: create a true medical campus with new housing for medical residents; improve dilapidated facilities for appropriate medical and related uses that enhance NuHealth's mission as a community healthcare provider; facilitate traffic and pedestrian flow throughout the East Meadow campus as well as along the campus's perimeter; create community spaces for the East Meadow population to enjoy; resolve the East Meadow campus's parking issues; and create a user-friendly campus that is accessible to the surrounding community.

2. Overall Land Use Plan

NuHealth developed a Campus Land Use Plan entitled "Village for Healthy Living" (see Appendix C). The Land Use Plan for the NUMC campus recommended locations for existing campus uses as well as for other uses that are intended to be added. All of this is within the context of the NuHealth's primary objective of transforming itself from a standard acute care hospital to a more multi-faceted "healthcare village."

The Medical Center is already something more than simply a hospital due to the presence of on-site housing for medical residents and their families. This residential component makes the campus a multi-use facility, though in a limited manner. But it is a goal of NuHealth to expand the number and type of uses on the campus in a way that supports, reinforces and expands the overall mission of providing Nassau with a full-service, integrated healthcare center. In designing the Land Use Plan, therefore, consideration was given to plans that the NuHealth has already been pursuing as well as identifying other potential uses that might make sense for the East Meadow campus.

The concept of a "healthcare village" has been growing in popularity around the country. One provider of such developments (ALTER+CARE) defines it as "a powerful synergy of healthcare services housed in a single location." In their

formulation, uses include wellness care, clinical and ambulatory services, emergency services, professional office space and related retail uses. On Long Island, Winthrop-University Hospital has added a Healthtrax fitness center to its array of clinical and specialty services, enabling them to reach a broader spectrum of patients and potential patients. Similarly, NuHealth has begun the process of expanding the resources that it makes available to the community while, at the same time, improving the services it already provides.

Among the uses that have been contemplated for the NUMC campus are the following:

- Ambulatory Surgery Center
- Ambulatory Pavilion for existing out-patient clinics
- New housing for medical residents and staff
- Veterans Administration clinic
- Veterans Adult Day Care center
- Wellness Center
- Medical office space
- Medical and health related retail facilities

The overall land use plan for the East Meadow campus was developed to accommodate these uses and fulfill the objectives of the NuHealth in coordination with project stakeholders.

Analyses of existing conditions within the campus and in the surrounding community provided a clear understanding of the property's constraints and opportunities for reconfiguration, improvement and potential development. Vacant and underutilized portions of the East Meadow Campus present significant opportunities for improving existing operations and expanding the health and education services now offered. Vacant, obsolete buildings and underutilized areas of the campus provide NuHealth an opportunity to partner with developers and others to expand and improve the services offered on-site.

Alternative Plans

As part of the planning process, four basic land use schemes for the campus were developed. These are briefly described below and illustrated in greater detail in Chapter V, Alternatives and in Appendix C.

Scheme One: “The Great Campus Lawn” – Open space is organized along a linear “green” zone leading to a newly revitalized hospital entry. The central lawn and open space area includes pedestrian pathways connecting small-scale resident housing to the east and to larger-scale medical office and health-related commercial buildings along Carman Avenue. Parking would be provided below the “lawn” and individual buildings.

Scheme Two: “Central Park” – Open space is organized into quadrants focused on a major green space in one quadrant. The larger scale elements, including

medical office and health-related commercial buildings, are located along Carman Avenue and smaller scale resident housing is located to the east, adjacent to the existing single-family residential neighborhood to the east of the campus. The Central Park scheme allows for a view of the newly focused hospital entry from Carman Avenue. Parking would be provided below each quad.

Scheme Three: “Emerald Necklace” – In this scheme, open space is organized in smaller connected parks. Each park would have different uses. Medical office and health-related commercial buildings are located on land use blocks with different uses for each block. Open space and land uses would be visually connected at diagonals. Parking would be provided below each block.

Scheme Four: “Towers in the Park” – This layout allows for the greatest amount of open space on the campus and supports a variety of uses. Buildings are taller along Carman Avenue and shorter to the east. Similar to the other schemes, resident housing would be located adjacent to the existing single-family residential neighborhood to the east of the campus. Parking would be provided under podiums at the base of buildings.

For the purposes of the *Village for Healthy Living: Campus Land Use Plan*, the NuHealth reviewed each of these schemes and gathered input from stakeholders and potential redevelopment partners. While all four schemes offered viable development concepts for the campus that would meet the goals and objectives of NuHealth, based on the input received, the Central Park scheme was considered the preferred layout out of the four potential schemes. These four basic land use schemes are analyzed as design alternatives and illustrated in this DGEIS in Chapter V: Alternatives.

The *Village for Healthy Living: Campus Land Use Plan* has served as a conceptual guide to NuHealth and its partners in planning for the redevelopment of the campus. With additional consideration given to market and financial issues and to the healthcare needs of Nassau County, that planning has now progressed, resulting in the Long Range Vision which represents the desired future for the East Meadow campus. The elements of that vision are described below and their potential impacts are evaluated in this DGEIS.

3. Proposed Program

While substantial analysis has gone into the crafting of the Long Range Vision, the proposed program remains conceptual in nature and detailed site plans have not been developed at this time. To fully evaluate the effects of implementing the Vision, this DGEIS considers a maximum development envelope that represents the upper limit of new development that is likely to occur within the project site. The proposed program evaluated herein identifies the maximum potential development for each of the program components. It is anticipated that development of each element of the Vision would occur within this envelope. Since full build-out of the Vision is expected to take several years, during a period in which the nation's healthcare system will continue to evolve, there may need to be revisions made to the proposals. To the extent that such changes represent a substantial variation in the type and/or intensity of uses or their location on the campus, additional SEQRA reviews may be necessary.

The overall concept for the site is the development of a Healthcare Village - - a comprehensive healthcare campus to provide a full range of medical care and education supplemented by health-related commercial facilities, medical offices, and research and development space.

The portion of the NUMC campus that has been slated for redevelopment includes the vacant or underutilized land and obsolete or underutilized buildings located to the west and to the north of the DCB. These portions of the campus and the condition of the individual buildings are discussed earlier in this chapter (*see F. Vacant/Underutilized Land and Obsolete/Underutilized Buildings*) and in Chapter III of this DGEIS.

The Healthcare Village envisioned for the NUMC campus includes a mix of research and development, medical office, and health related commercial uses located along Carman Avenue. Resident housing, including a combination of townhouse units and apartments, would be located in the general vicinity of the existing resident housing, south of Intern Drive.

Overall site planning factors to be considered regardless of the specific development components include open space, site access, parking and the internal roadway system.

Site Planning Factors

a. Open Space

The location of the major green space in the center of the campus will provide a focal point for people who work at, live on or visit the campus. The open space within the residential area will specifically enhance the attractiveness of the campus as a residential location for medical personnel and their families. Overall,

the approach is to provide significant areas of open space within the redeveloped portions of the campus as well as landscaped buffers throughout the site.

b. Roadway and Pedestrian System

The proposed land use approach seeks to develop a pedestrian friendly campus with a network of sidewalks and pathways to interconnect the mix of health-related, residential, retail, office and open space uses. This pedestrian system will be integrated with the campus roadway system which will incorporate an enhanced access from Carman Avenue, and improved directional signage throughout the site. Multiple interior roadway loops will result in improved interior circulation throughout the site.

c. Parking / Access / Circulation

This campus land use plan considers parking locations and access points that would connect with Carman Avenue, Hempstead Turnpike (New York State Route 24), and surrounding roadways. Consideration has been given to pedestrian connections to the surrounding residential neighborhoods and to the high school. As part of the initial land use planning, a preliminary, generic traffic analysis was performed to determine current traffic volumes and to evaluate how projected future traffic volumes would impact the campus and the surrounding neighborhood. A full Traffic Impact Study has now been performed and is contained in this DGEIS.

As discussed earlier, there are a total of 2,238 parking spaces on the NUMC East Meadow campus, including 1,238 surface parking spaces and 1,000 spaces in a five-story parking garage located in the east-central portion of the campus.

As part of the DGEIS analysis, the demand for parking has been analyzed based on the proposed redevelopment plan and program for the campus. Based on the parking analysis, the current peak parking demand is 1,945 vehicles. At maximum build-out of the campus, the projected future demand is estimated to be 3,300 spaces. This would include the demand for an additional 1,334 spaces over the current peak demand of 1,945. These figures assume that the additional parking provided will include a similar level of shared parking to what is available now.

As indicated in the Long Range Vision Plan, parking will include a new staff/visitor parking garage with 1,750 spaces plus an additional 250± surface parking spaces west of the Wellness Center. Additional surface or garage parking will be located west of the DCB, accessible to the Cancer Center and Ambulatory Surgery Center. In total, the Vision Plan (see Exhibit II-1) provides for 3,250 garage and surface parking spaces throughout the site.

Program Components

Several plan components and potential partners in the Healthcare Village have been identified, while other components of the Healthcare Village concept are more preliminary in nature and do not yet have a specific partner or tenant. Redevelopment of the campus would include:

a. New DCB Cafeteria

A new cafeteria will be developed in the courtyard area (first floor) of the DCB. As currently envisioned, the new cafeteria will include both indoor and outdoor space totaling approximately 7,472 square feet. The new cafeteria will provide food service for staff and visitors, combining and replacing the former first level staff cafeteria and the current cafe area in the DCB.

b. Ambulatory Care Pavilion

Some existing out-patient clinics that are currently located in the Dynamic Care Building (DCB) will be relocated to a new Ambulatory Care Pavilion (ACP). Because it is important for functional efficiency that the ACP be located near the DCB, the Vision Plan indicates a site northeast of the DCB.

Planning, programming and architectural design for development of the Ambulatory Pavilion at this location is underway. As currently envisioned, the ACP will provide the clinical program and schematic design plan outlined in the following table.

**Table II-3
ACP Building/Program Summary**

Floor	Department	DGSF	BGSF	Comments	
1	Public Amenities	980		Lobby, Café, Conference	
	Shared Resources	1,477			
	Receiving/Materials	0			
	Building Support	1,757		Elev, stairs, MEP	
	Registration / Wait	2,828			
	Phlebotomy	1,001			
	Clinic Module -Ortho / Multi	3,430		15 exam + Cast	
	Clinic Module -Multi	3,122		15 exam	
	Radiology	833		1 Rad Room	
	Pharmacy	1,400			
	Subtotal -Floor 1	16,828	18,174	1.08 DGSF to BGSF -Note 1	
2	Public Amenities	196			
	Shared Resources	2,317		Group Treatment/Conf/Lounge	
	Building Support	1,519		Elev, stairs, MEP	
	Registration / Wait	2,828			
	Clinic Module -Cardio / Multi	3,122		15 exam	
	Clinic Module -Multi	3,122		15 exam	
	Cardio Testing	3,416		1 Nuc Med, 2 Stress, 2 Echo, 1 EKG	
		Subtotal -Floor 2	16,520	17,842	1.08 DGSF to BGSF -Note 1
		Total Program BGSF		36,016	
Schematic Design Plan					
Floor	Department	DGSF	BGSF	Comments	
1	ACP		18,050		
2	ACP		18,050		
3	ACP		0	Note 2	
1	Connector		910	includes ramp + ambulette access	
	Total Building BGSF		37,010		

- Notes:**
- 1 DGSF to BGSF includes all walls that are not within departments.
 - 2 Third floor ACP would exist only if future vertical expansion is planned and we build the elevator and stairs to accommodate that in initial building.
 - 3 DGSF efficiency factor of 1.4 used for all departments, typical in ambulatory care environment. No patient bed access areas included.

The proposed landscape plan for the ACP is illustrated on Exhibit II-8. The floor plans for the ACP are illustrated on Exhibits II-9 through II-11.

c. Long Island Veterans Adult Day Center

A Veterans Adult Day Center now operates in Stony Brook, Long Island. The operators of the Center in Stony Brook approached NuHealth to secure space on the NUMC campus. Negotiations are underway for the Long Island State Veterans to renovate the Activities Building. Architects for the Long Island State Veterans have already examined the Activities Building and are planning a \$5 million renovation. The Activities Building will provide approximately 12,000 square feet for the Long Island State Veterans Adult Day Care Center. The new

facility will require adequate access and circulation for mini-buses. These requirements are reflected in the Vision Plan for the NUMC campus.

d. Ambulatory Surgery Center/Medical Office

Ambulatory surgery centers (ASCs) are healthcare facilities that offer patients the opportunity to have selected surgical and procedural services performed outside the hospital setting. NuHealth has issued a Request for Proposals from potential partners to develop and operate such a facility. As currently conceived, NuHealth would enter into a joint-venture partnership to develop an approximately 50,000± square feet, three story facility, which would include the ambulatory surgery space and associated medical office space. As indicated in the Long Range Vision Plan, the Ambulatory Surgery Center (ASC) would be developed in the southwestern corner of the campus near the Hempstead Turnpike/ Carman Avenue intersection. The ASC would start with approximately six operating room suites with a potential to expand.

e. Resident Tower with Student Union

There are insufficient residential units on-site to meet the current needs of NUMC. Moreover, the existing resident housing is generally in poor condition.

NuHealth has discussed the redevelopment of medical resident and faculty housing on the NUMC campus with several potential partners, including the New York College of Osteopathic Medicine, North Shore/LIJ, and the American University of the Caribbean. As currently envisioned, the resident tower would include support space such as a student union for social and organizational activities of the medical residents. Based on discussions with these and other potential partners, and on an identified need for 200 units for NUMC medical residents, the Vision Plan provides for a total of 240 units. Based on detailed input from sources associated with NUMC resident housing and from other potential housing partners, the housing would include the following:

**Table II-4
Medical Resident and Faculty Housing**

Unit Size	Number of Units	% of Total
Studios and 1-bedrooms	168	70%
2-bedrooms	60	25%
3-bedrooms	12	5%
Total	240	100%

Although this space has not been designed at this time, the maximum development envelope contemplated for medical resident housing includes a total of up to 450-500 units. And while the Vision Plan provides for only 240 units, this DGEIS utilizes the maximum development envelope to analyze potential impacts to traffic, parking, utilities and other environmental factors.

f. New Staff/Visitor Parking Garage

As a result of a detailed structural assessment of the existing parking garage, it was determined that significant renovation or replacement would be necessary. The Long Range Vision Plan includes replacement of the parking garage with a new staff/visitor parking garage in the same location. The new parking deck will provide one basement level plus six floors of parking with a total of 1,750 spaces.

In addition to the new staff visitor parking garage, a 250± space surface parking lot will be located to the west of the Wellness Center. Additional surface or garage parking will be located west of the DCB, accessible to the Cancer Center and Ambulatory Surgery Center. In total, the Vision Plan (see Exhibit II-1) provides for 3,250 garage and surface parking spaces throughout the site.

g. Wellness Center

Another potential component of the Healthcare Village concept would be a fitness and wellness facility that integrates fitness training, wellness education, traditional medical services and rehabilitation through partnerships with hospitals and healthcare systems. As an example, on Long Island, Winthrop University Hospital has partnered with Healthtrax. Winthrop's Healthtrax Center offers cardiovascular and strength training equipment, an aquatics center with two pools, a whirlpool, therapy pool and sauna, wellness workshops and education and other services.

Although NuHealth has not yet contracted with a partner in the development of a wellness center on the campus, this is considered an important component of the Healthcare Village and a key part of the overall programmatic goals of NuHealth. Such a facility would serve residents and staff on the NUMC campus and attract visitors who would come specifically to utilize the center. The Vision plan for the NUMC campus provides for a 120,000± square feet, three story facility located in the central portion of the campus, west of the great lawn area. Parking for the wellness center would be provided in a 250± space surface parking area located to the west of the new wellness center.

h. Cancer Center

The Long Range Vision Plan for the campus also includes the development of a 50,000± square feet, two story cancer center to be located west of the Ambulatory

Care Pavilion. The Cancer Center would replace and/or expand existing inpatient and ambulatory oncology services.

i. Other Uses

Medical Office Space / R&D

The Vision Plan for the Healthcare Village also includes the potential for development of medical office space on the site (exclusive of other office space associated with Ambulatory Surgery or other uses described above). Market data indicate that 50,000 square feet could be leased to one or more tenants at prevailing rates based on a triple net lease. This space could be provided in one or more buildings located within the portions of the NUMC campus that have been slated for redevelopment.

The remaining space on the site would be available for health related retail and for medically related research and development (R&D). Although this space has not been designed at this time, the maximum development envelope would include up to 200,000 square feet of medical office space and 100,000 square feet of R&D space.

And while this space has not been fully designed at this time, this DGEIS utilizes the maximum development envelope to analyze potential impacts to traffic, parking, utilities and other environmental factors.

VA Clinic

The Veterans Administration Clinic, which is currently located in Plainview, Long Island, will be relocating to the East Meadow campus. The VA and NuHealth will develop a VA Clinic in Building Q to consist of approximately 10,000 square feet, combined for clinic and Nassau County office space for the Nassau County Department of Veterans Affairs. Although a new footprint for this use does not need to be created, this DGEIS does make accommodations for the additional parking demand, traffic and pedestrian activity it will generate.

j. Infrastructure Improvements

For the purposes of developing the Vision Plan for the campus, initial investigations have been undertaken to identify current service capacities. As the site is currently serviced by all of the required utilities, it is reasonable to assume that service would continue to be provided.

Based on preliminary calculations of anticipated demand for utilities for the existing uses to remain and the proposed new or expanded uses, it has been determined that some on-site infrastructure upgrades will be necessary.

Although fully detailed and engineered plans have not been developed, this DGEIS provides an initial analysis of existing infrastructure and the potential

demand for utilities based on the maximum development envelope. The proposed redevelopment of portions of the campus would utilize the latest technologies to help in conserving water and energy. These improvements could include lower flow faucets, energy efficient lighting, drought resistant landscaping and irrigation systems with rain sensors. In addition, solid waste would be recycled in accordance with Town requirements.

4. Construction

The Long Range Vision Plan does not establish detailed construction scheduling for implementation of all project components. NuHealth anticipates developing further details for each phase of the redevelopment based on healthcare needs, market conditions and financial considerations. At this time, implementation of the Long Range Vision Plan is expected to occur over five (5) phases with full build-out anticipated approximately five (5) to seven (7) years after project approvals. An estimated build-year of 2016 has been used for the purposes of analyzing potential environmental impacts.

Phase 1

Phase one construction will include development of the new DCB cafeteria. During this construction, the existing Cafe located on the first floor of the DCB, will continue to provide food service for employees and visitors.

The Ambulatory Care Pavilion will also be constructed in Phase 1. Planning, programming and architectural design for development of the Ambulatory Pavilion is underway. The location of the ACP would not impact existing parking or access and circulation throughout the campus. Staging of materials and equipment could readily be accommodated within the vacant and obsolete central portions of the campus with no measurable displacement of existing uses.

The Long Island State Veterans Adult Day Care will extensively renovate an existing building (the Activities Building). This project is also planned for phase 1.

None of the phase 1 projects involve significant demolition.

Phase 2

As currently envisioned, phase 2 would include construction of the Ambulatory Surgery Center in the southwestern corner of the campus near the Hempstead Turnpike/ Carman Avenue intersection. This construction project will result in a significant reduction on the number of surface parking spaces available in this portion of the site, which is currently occupied by a surface parking lot. Prior to construction of the ASC, interim parking will have to be provided elsewhere on site. NuHealth may also consider providing temporary staff parking off-site during the peak staff parking hours. This would require NuHealth to secure off-site parking and provide shuttle service to the NUMC campus.

Phase 2 would also include construction of the new resident tower/student union and renovation of existing residential units. The existing medical resident housing, which includes eight three-story, garden-style apartment buildings, will be demolished following the relocation of medical residents from the old units to the new housing. Design of the new medical resident housing is only conceptual at this time, but no displacement of medical residents and their families is expected other than relocation to the new housing.

Phase 3 and Phase 4

Construction of the new staff/visitor parking garage is planned for phase 4. This would require demolition of the old structure prior to construction of the new parking deck. Demolition will occur in phase 3.

Although this will result in a temporary loss of garage parking spaces in this portion of the campus, construction of the new parking deck north of the Ambulatory Surgery Center will have already been complete. This will off-set the reduction in parking during construction of the new staff/visitor parking garage. In addition, interim parking may have to be accommodated elsewhere on site or off-site as discussed above (see phase 2).

Phase 5

Construction of the Wellness Center (including the surface parking lot to the west of the Wellness Center) and the Cancer Center are planned for phase 5. Design of these facilities is only conceptual at this time, but there is no displacement of occupied facilities or uses anticipated. Demolition of vacant and/or obsolete buildings would be undertaken prior to new construction of these facilities. Infrastructure and most parking will have already been complete.

Based on the locations of the Wellness Center and the Cancer Center, which are proximate to the new main campus entry off Carman Avenue, maintaining ease of access and preserving visual conditions will be significant considerations during the detailed planning of phase 5 construction.

5. Approvals, Permits and Reviews

The following is a list of approvals, permits and reviews that may be required for implementation of the proposed action:

**Table II-5
Reviews/Approvals/Permits**

Agency	Review/Approval/Permit
New York State Dept. of Transportation - Region 10	Road Improvement Permits
New York State Dept. of Environmental Conservation	General Stormwater SPDES Permit
Dormitory Authority of the State of New York	Authorization of the issuance of tax-exempt bonds
NYS Office of Parks Recreation & Historic Preservation	Historic/cultural resources
Nassau County Planning Commission	Subdivision Approval; 239m Review
Nassau County DPW	Road Improvement Permits
Nassau County DPW - Water/Wastewater Engineering Unit	Review of sewer availability
Town of Hempstead Department of Water	Review of water availability

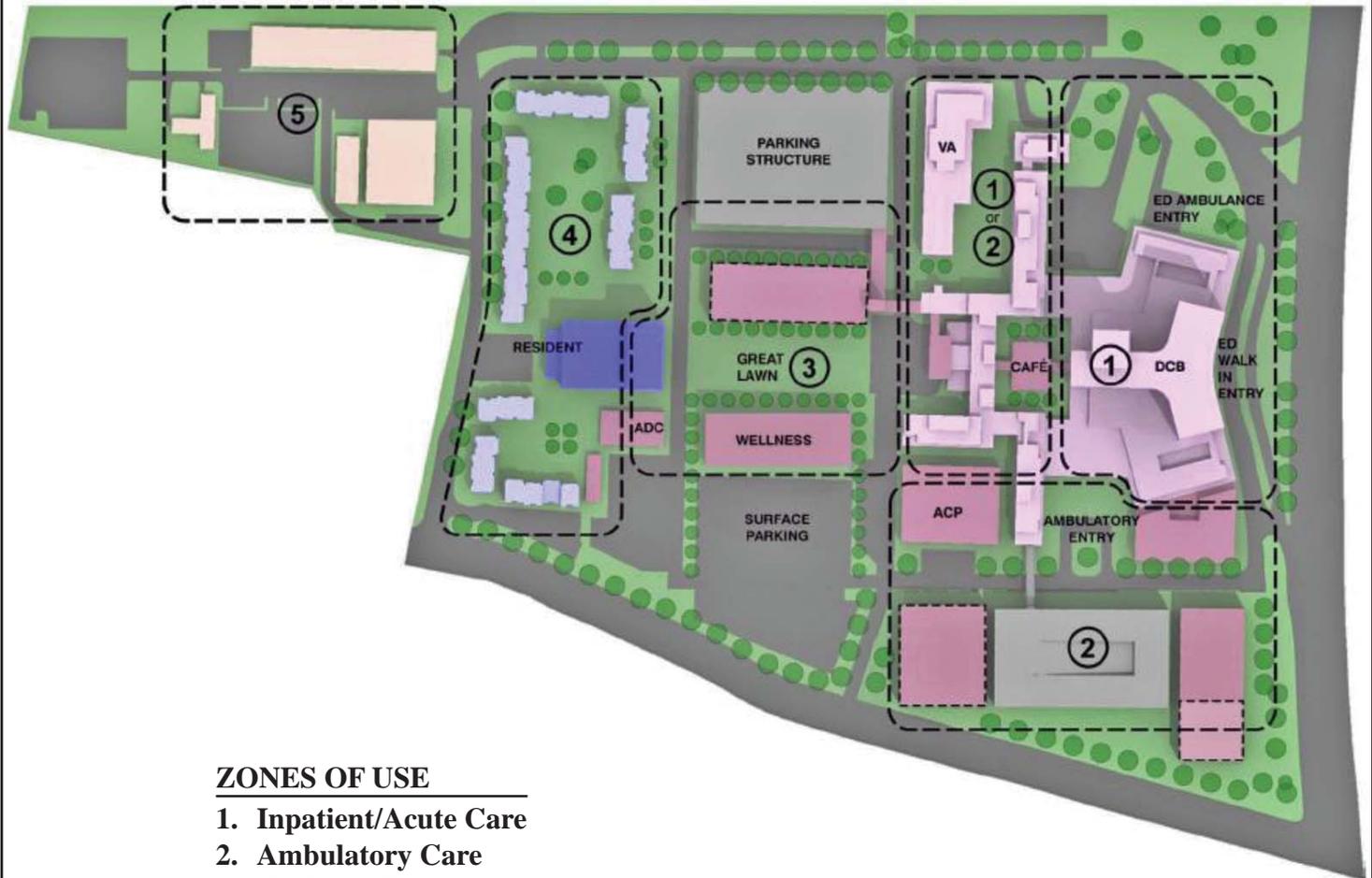
Project review/approval may be required from other potential funding sources, which may include: NYS Department of Health (capital reimbursement); HUD FHA financing; Department of Treasury (New Markets Tax Credits); Nassau County Industrial Development Agency and Town of Hempstead Industrial Development Agency.

6. Interested and Involved

A complete list of Involved and Interested Agencies for DGEIS distribution is provided towards the front of this DGEIS (see page iii).



NOT TO SCALE



ZONES OF USE

- 1. Inpatient/Acute Care
- 2. Ambulatory Care
- 3. Wellness/Hospitality
- 4. Residential
- 5. Support

Exhibit II-1
LONG RANGE VISION PLAN
NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York

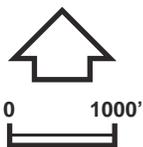
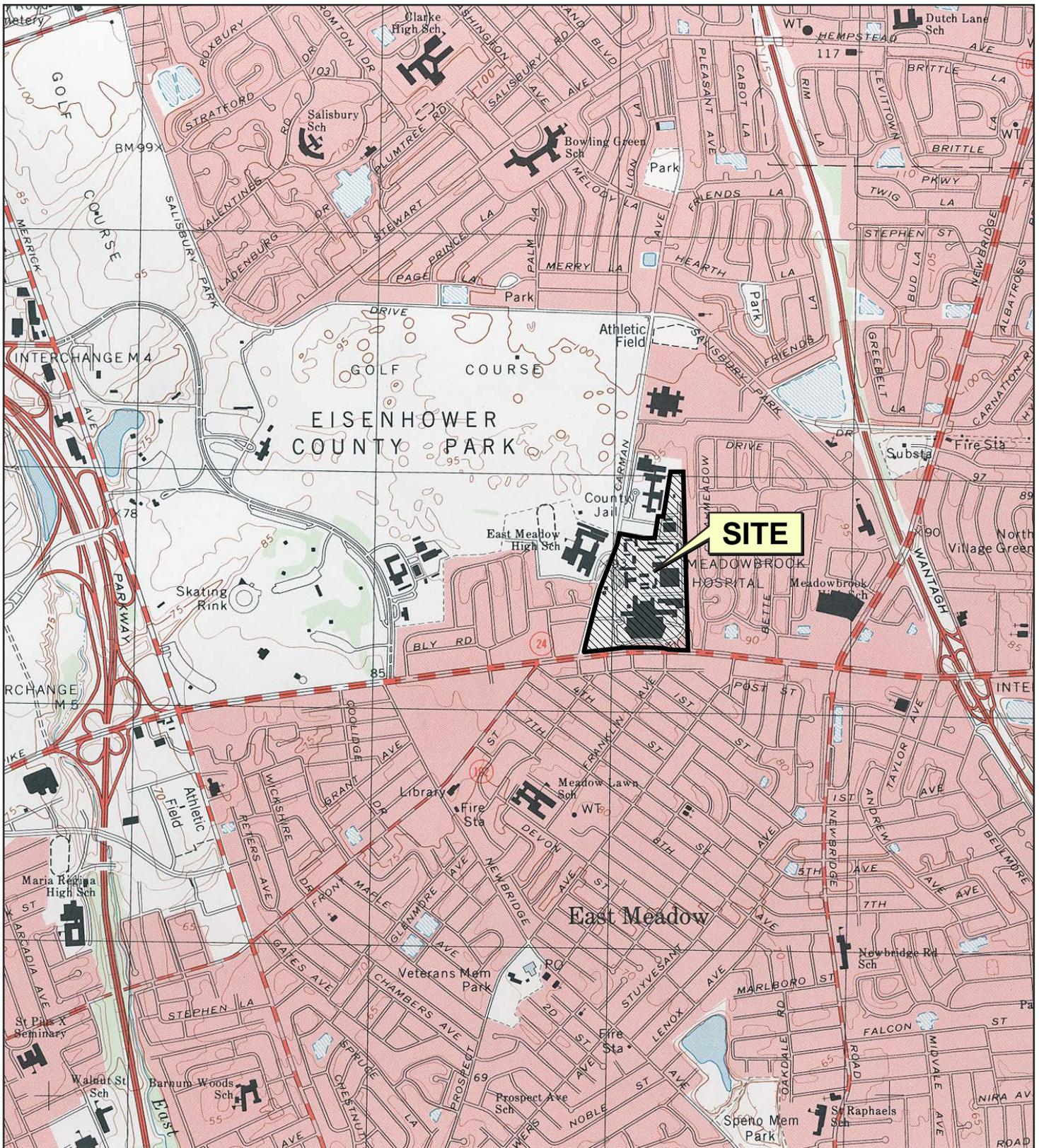


Exhibit II-2
SITE LOCATION

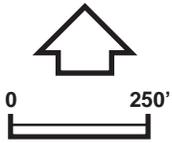
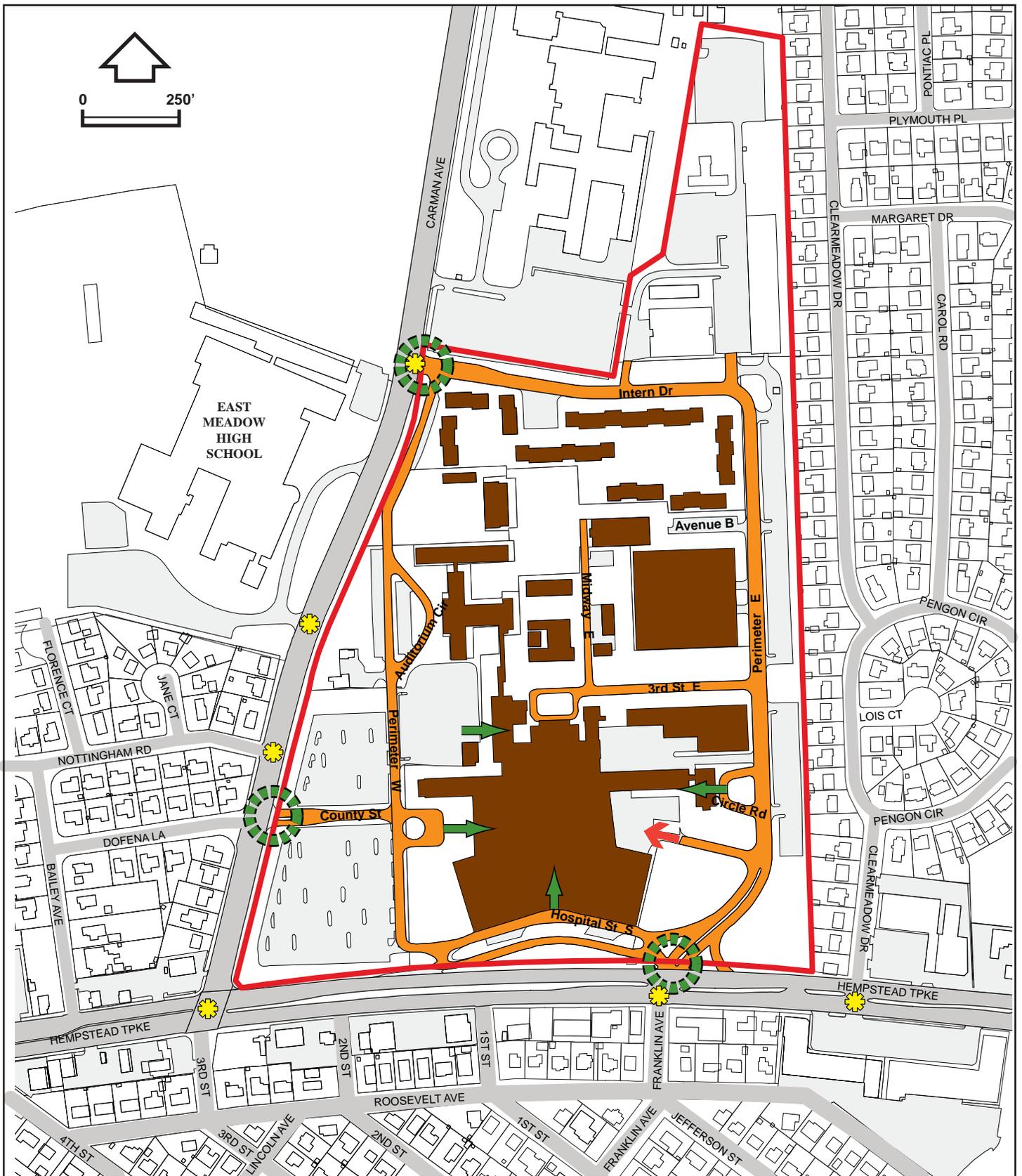
NASSAU UNIVERSITY MEDICAL CENTER
 East Meadow, New York



- Residential
- Park/Open Space
- Commercial
- Institutional
- NUMC Campus Boundary

Exhibit II-3
**EXISTING LAND USE
 (GENERALIZED)**

**NASSAU UNIVERSITY MEDICAL CENTER
 East Meadow, New York**

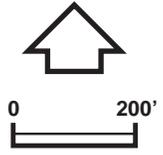


- ▭ Campus Boundary
- ▭ Parking
- ▬ On-Site Roadways
- ➔ Emergency Access
- ➔ Major Building Access
- ⊙ Existing Campus Access
- ★ Existing Traffic Signal

Exhibit II-4
**EXISTING
 ACCESS AND CIRCULATION**

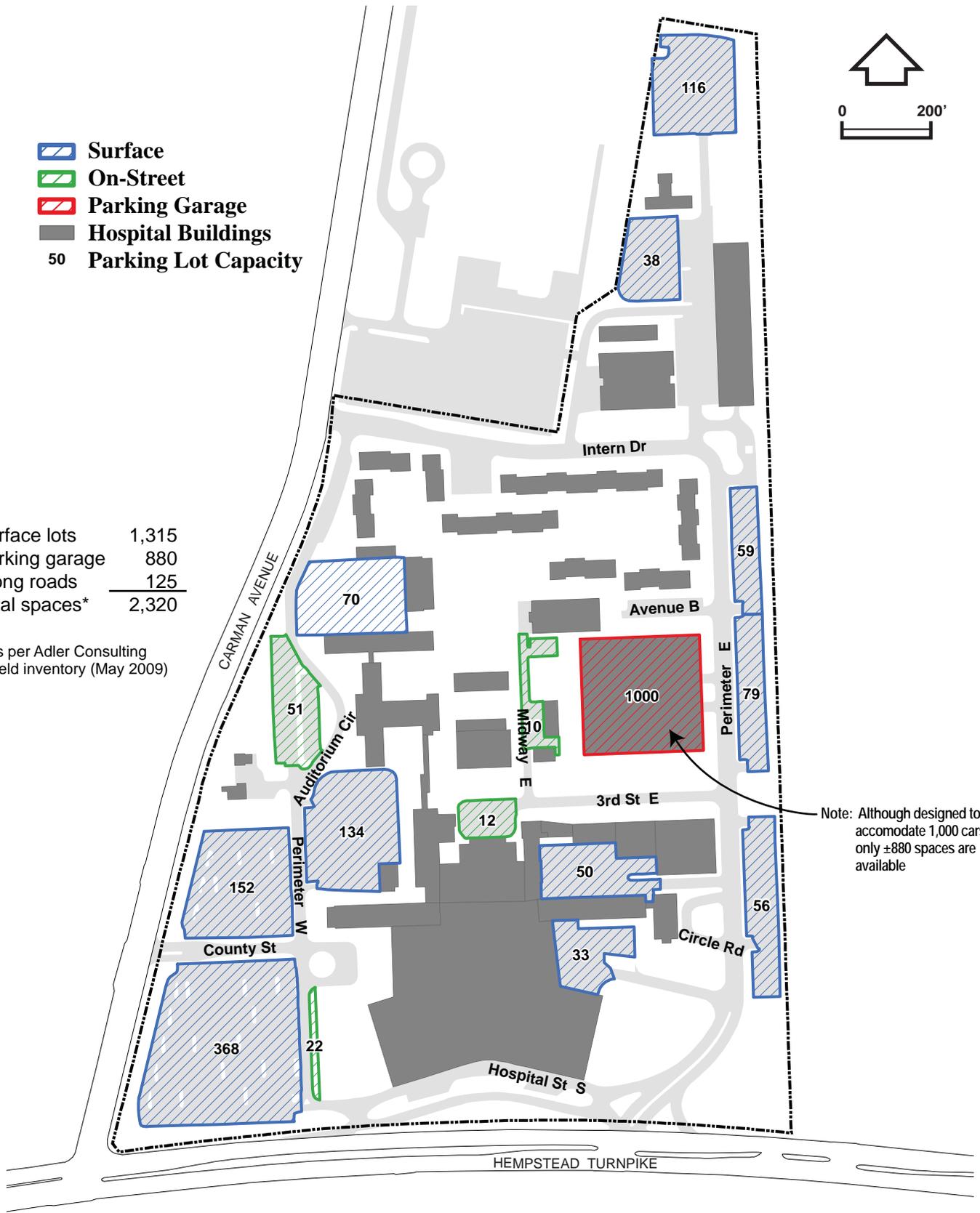
**NASSAU UNIVERSITY MEDICAL CENTER
 East Meadow, New York**

-  Surface
-  On-Street
-  Parking Garage
-  Hospital Buildings
- 50 Parking Lot Capacity



Surface lots	1,315
Parking garage	880
Along roads	125
Total spaces*	2,320

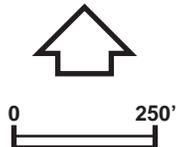
*As per Adler Consulting
Field inventory (May 2009)



Note: Although designed to accommodate 1,000 cars, only ±880 spaces are available

Exhibit II-5
EXISTING PARKING

NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



- Building Footprint**
- Campus Boundary**
- Parking/Roadways**

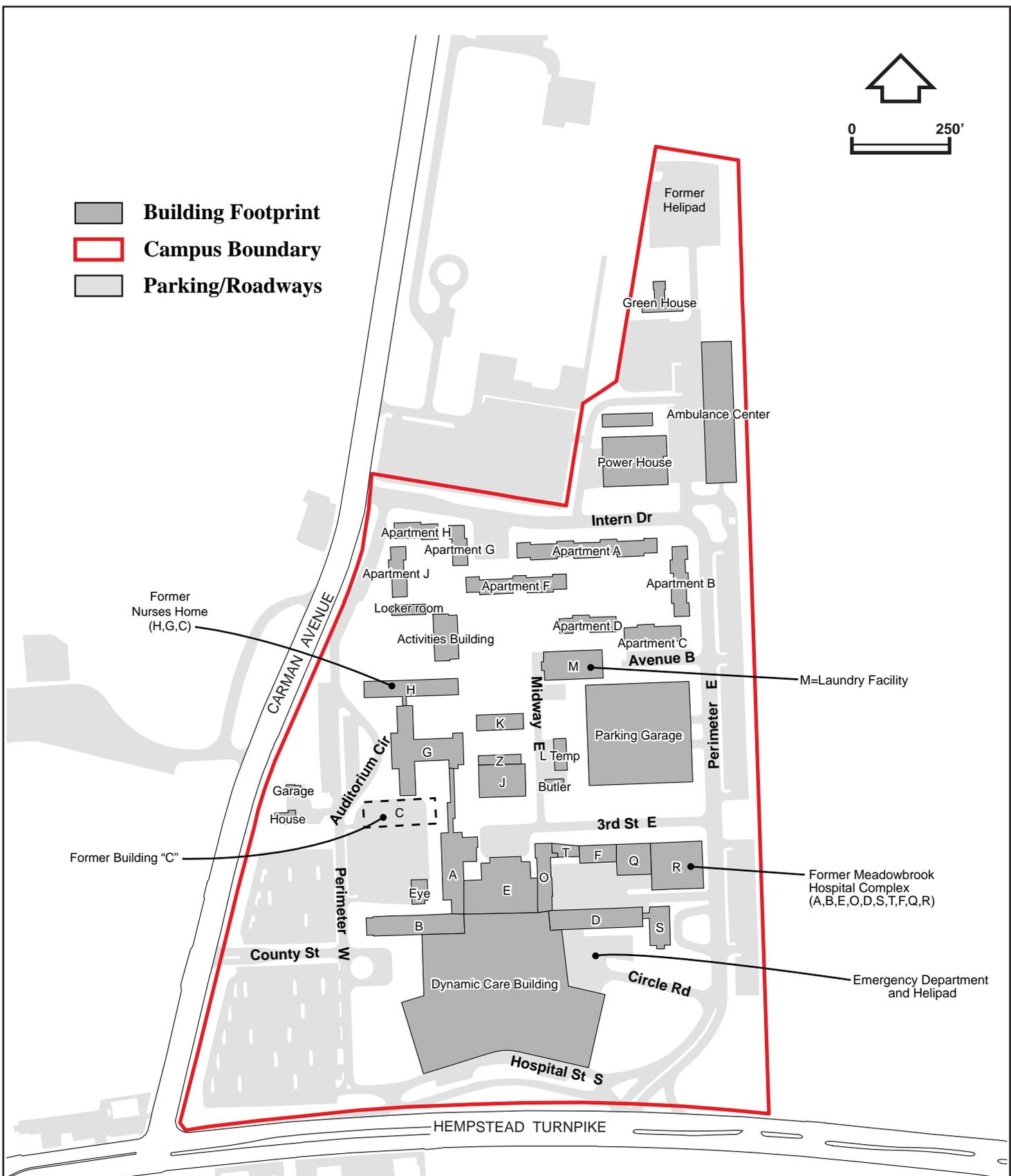


Exhibit II-6
EXISTING BUILDINGS

NASSAU UNIVERSITY MEDICAL CENTER
 East Meadow, New York

Building Conditions

- Obsolete**
- Needs Renovation**
- Good**
- Medical Resident Housing***

*All on-site Medical Resident Housing is in Poor/Moderate condition

- Campus Boundary**
- Parking/Roadways**

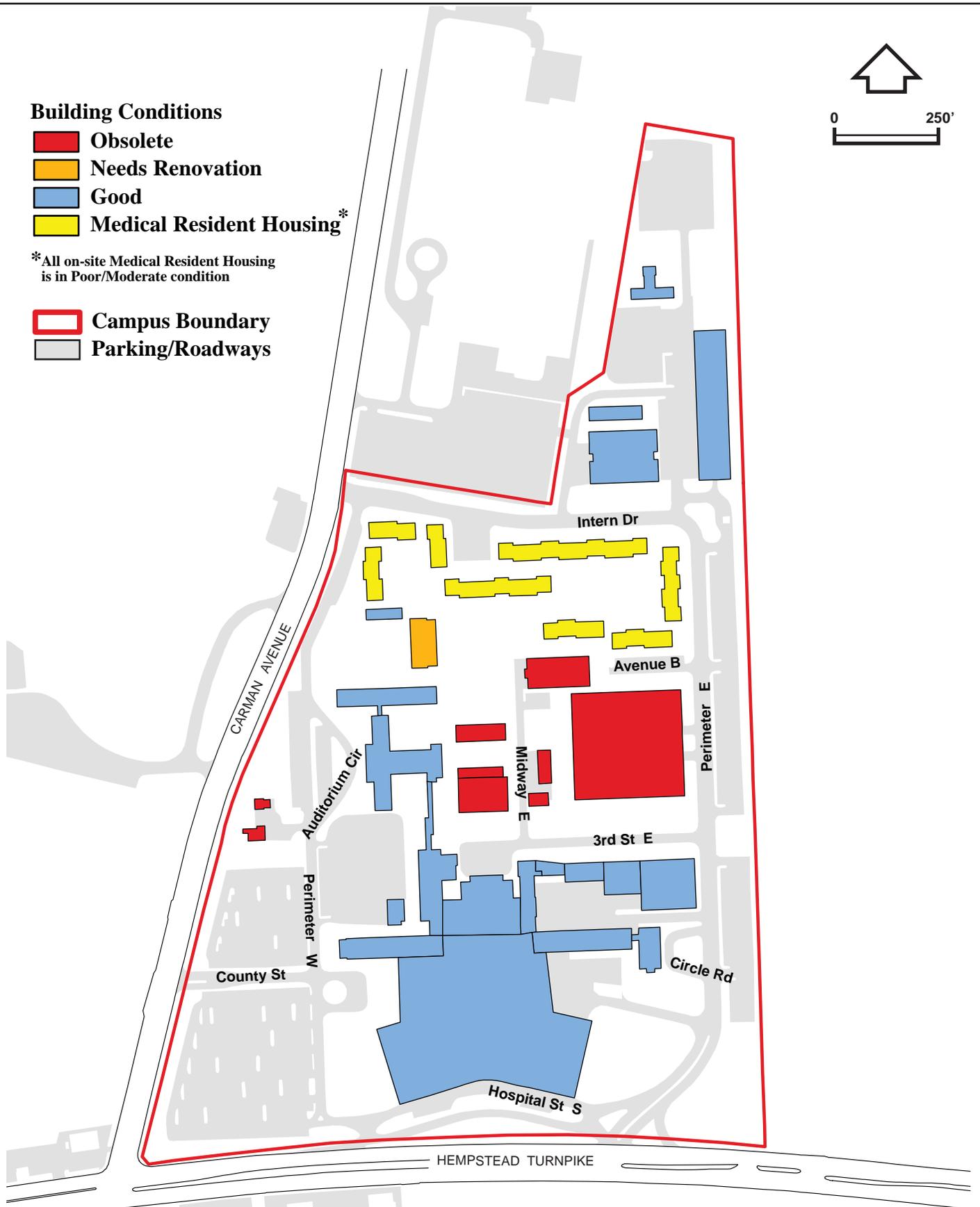
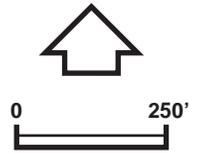


Exhibit II-7

BUILDING CONDITIONS

NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



NOT TO SCALE



Exhibit II-8

AMBULATORY CARE PAVILION LANDSCAPE PLAN

NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



NOT TO SCALE

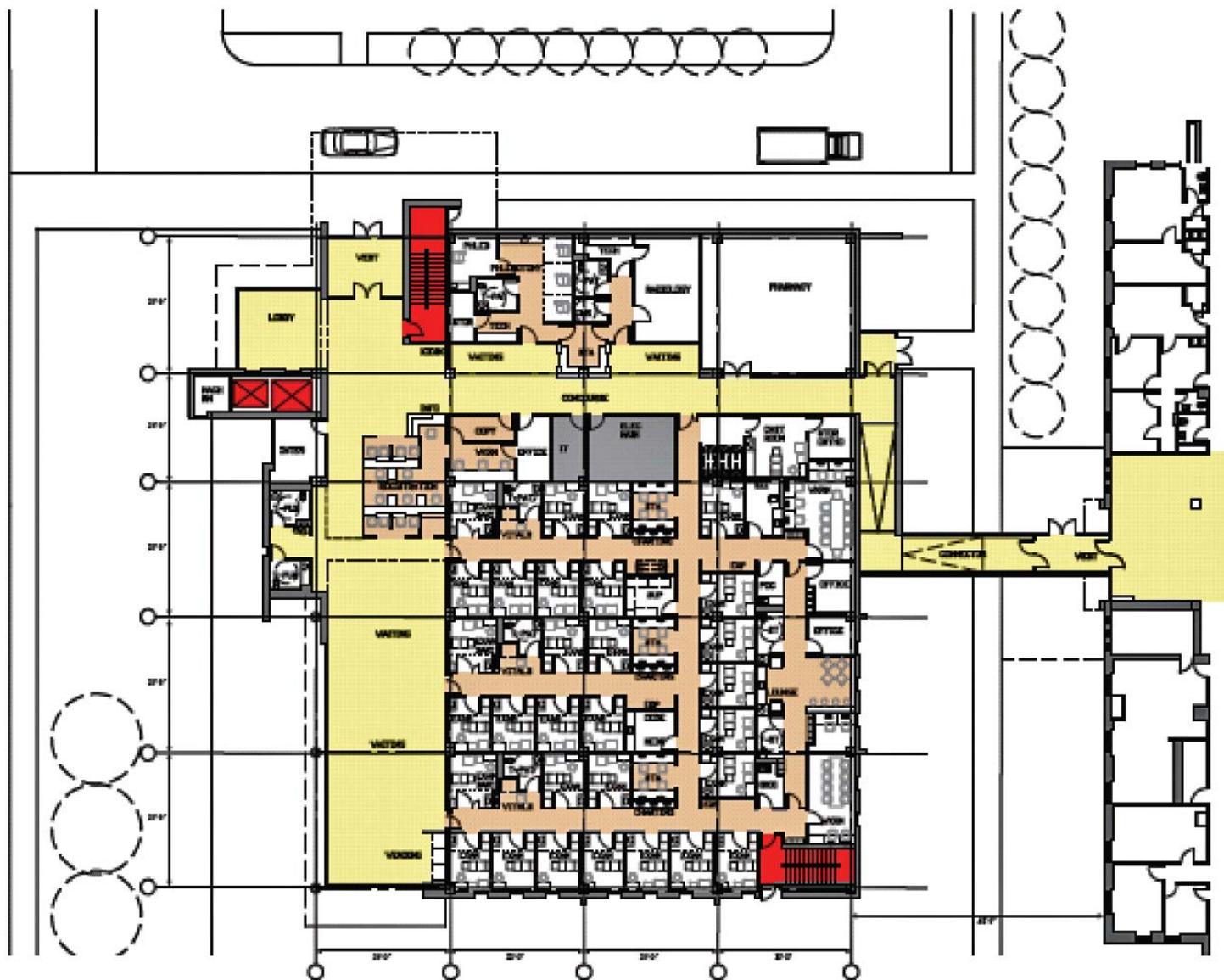


Exhibit II-9
**AMBULATORY CARE PAVILION
LEVEL ONE FLOOR PLAN**
NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York



NOT TO SCALE



Exhibit II-10

**AMBULATORY CARE PAVILION
LEVEL TWO FLOOR PLAN**

**NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York**

Saccardi & Schiff, Inc. - Planning and Development Consultants



NOT TO SCALE

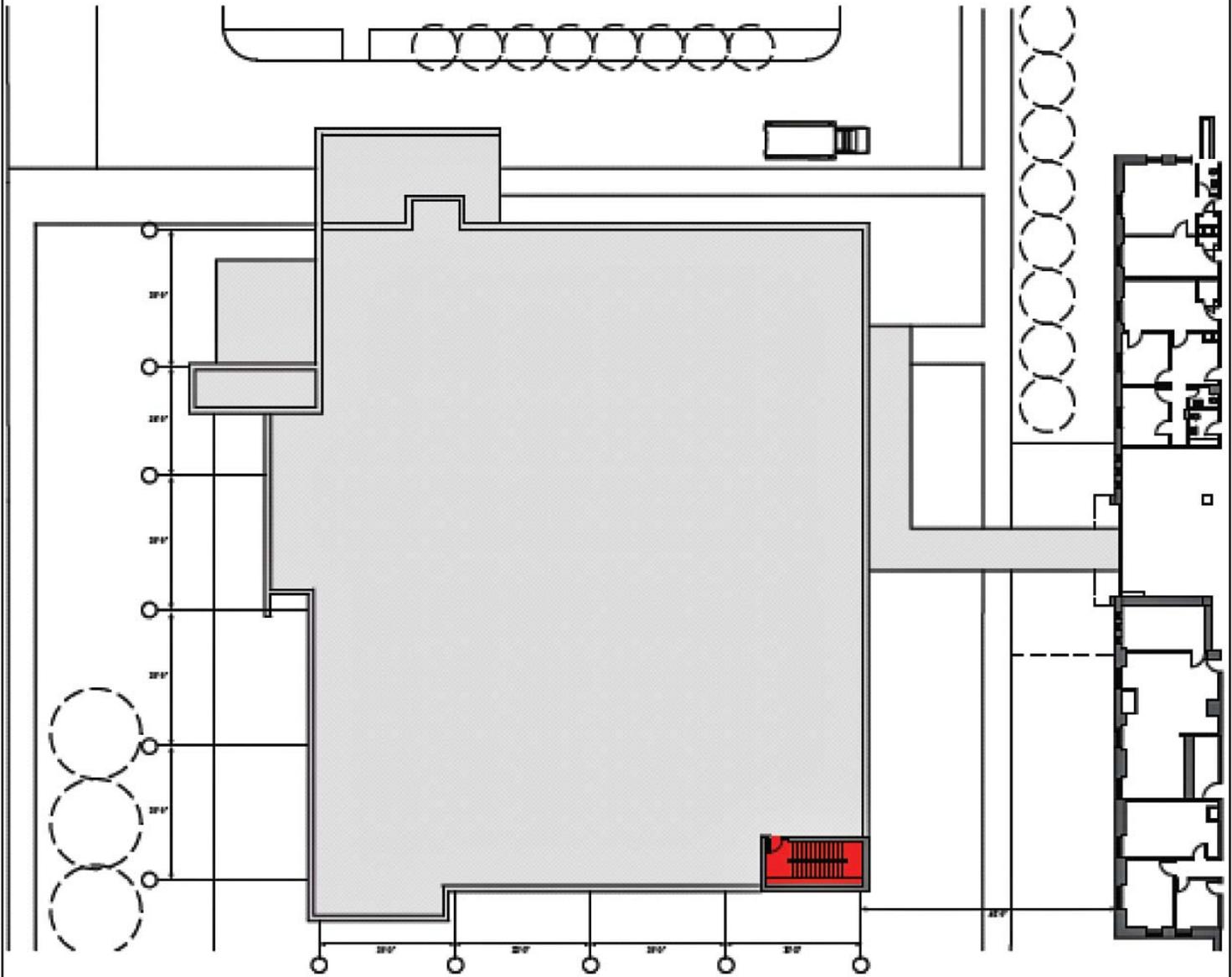


Exhibit II-11

**AMBULATORY CARE PAVILION
LEVEL THREE - ROOF PLAN**

**NASSAU UNIVERSITY MEDICAL CENTER
East Meadow, New York**

Saccardi & Schiff, Inc. - Planning and Development Consultants