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## **\$2B Lighthouse Plan Moves Forward**

*By Natalie Dolce*

UNIONDALE, NY-Lighthouse Development Group LLC, a joint venture between Long Island-based RexCorp Realty LLC and Charles Wang, owner of the New York Islanders and New York Dragons, has unveiled a team of environmental planners, architects, and engineers for the Lighthouse project. The team will create an integrated design for the multibillion-dollar project on the site of the current Nassau Veterans Memorial Coliseum.

[The Lighthouse Project](#), as GlobeSt.com previously reported, is the transformation of the Nassau Veterans Memorial Coliseum site and surrounding area into a modern suburban center. The centerpiece will be a revitalized arena for the New York Islanders and New York Dragons, surrounded by residential neighborhoods, lifestyle retail and entertainment venues, a sports technology center, multi-purpose athletic complex, conference and exhibition facilities, a baseball stadium, and the first five-star hotel on Long Island.

The estimated \$2-billion project is expected to generate almost \$60 million of annual real estate tax revenue. An expected 16,000 construction jobs, thousands of permanent jobs and many new businesses will be created. Overall, the Lighthouse Project will add more than \$200 million of incremental revenue over the next 25 years to the county and the state from the renovation of the Coliseum alone and keep the New York Islanders on Long Island for decades to come, according to a company statement.

Earlier this month, Development Design Group Inc. was chosen to lead the refinement of the master plan for the project. Under the integrated team approach, experts from a broad spectrum of disciplines including the Spector Group, Freudenthal & Elkowitz Consulting Group, Nelson Pope & Voorhis, Eschbacher VHB, Barrett, Bonacci & Van Weele P.C., Stadium Consultants International, and Walker Parking Consultants are joining the team. Through this coalition of experts, a comprehensive plan is being developed for presentation to the community, government and business leaders in the fall.

Wang notes that they have been entrusted with the responsibility of creating and "implementing a unified vision" for the center of Nassau County. "We've searched for the best talent available to make this plan a reality," he says. "The diverse experience of this elite team will bring a bright future to Nassau County and the Long Island region for generations to come."

Scott Rechler, chairman and CEO of RexCorp Realty, states, "we have gathered a dream team. Firms with national and international experience as well as local firms will provide the necessary talent to help bring this project to fruition. The talent will provide the skills and track record needed to reinvent this obsolete facility and underutilized site in a manner consistent with the environmental and economic needs of the 21st century," he says. "With this team, the process will lead us through community input, public hearings and governmental review, with the end of that journey resulting in a new vibrant suburban center the region can take pride in."

The team has already held a number of work sessions to begin the evolution process and address the concerns that have been raised since the initial proposal was unveiled two years ago. A

significant amount of research and analysis has already begun including updated traffic counts of the surrounding area. Lighthouse Development Group seeks to introduce the revised plan to the public later this fall, continue the public dialogue and begin the official process. The team is also cognizant of the need to meet deadlines imposed by Nassau County for submitting an application to the Town of Hempstead.

The Spector Group, Long Island's leading master planner and architectural firm, will provide local insight to the Lighthouse development team and advise as to the character of the master plan to insure the project remains true to Long Island's heritage.

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