



GLEN COVE WATERFRONT REDEVELOPMENT

City of Glen Cove

Hempstead Harbor Protection Committee

14 January 2009

Tonight's Agenda

- **Project History**
- **Process – Public / Private Partnership**
- **Premise – Planning Principles and Precedents**
- **Proposed Conceptual Site Plan**
- **RexCorp-Glen Isle and the Environment**
- **Next Steps**

Project History

May 2003

- Glen Isle Partners and Glen Cove IDA/CDA finalize partnership agreement (LDA)

November 2004

- MW-3 Zone amended to allow for mixed-use development containing residential, commercial, cultural, recreational and other related uses

April 2005

- IDA/CDA approve elements of the Final Development Plan
- Amendment to LDA granting additional residential units in exchange for a reduction of 215,000sf of retail

November 2006

- DEIS/Site Plan submitted to Planning Board for review

February 2008

- Approved RexCorp as Redevelopment Partner

Process - Public / Private Partnership

February 2008

- Approved RexCorp as Redevelopment Partner

March 2008 – August 2008

- Tour of Glen Cove with Architect/Planners
- Re-Analysis of plan and program
- Design Work Sessions
 - IDA/CDA Chair & Interim Director
 - RexCorp Glen Isle Consultant Team
 - City of Glen Cove Consultant Team
 - Over 2,500 hours of joint consulting time from March 2008
- Review and Dialogue with IDA/CDA Boards

September 2008

- IDA & CDA Approval of a Conceptual Site Plan

October 2008

- Submission of Amended Application to Planning Board
 - Includes revised Draft Scope for Environmental Impact Statement

December 2008

- Adoption of Final Scope by Planning Board

Planning Principles and Precedents

- **Premise**

- Create a publicly assessable environment which encourages pedestrian activity on the waterfront

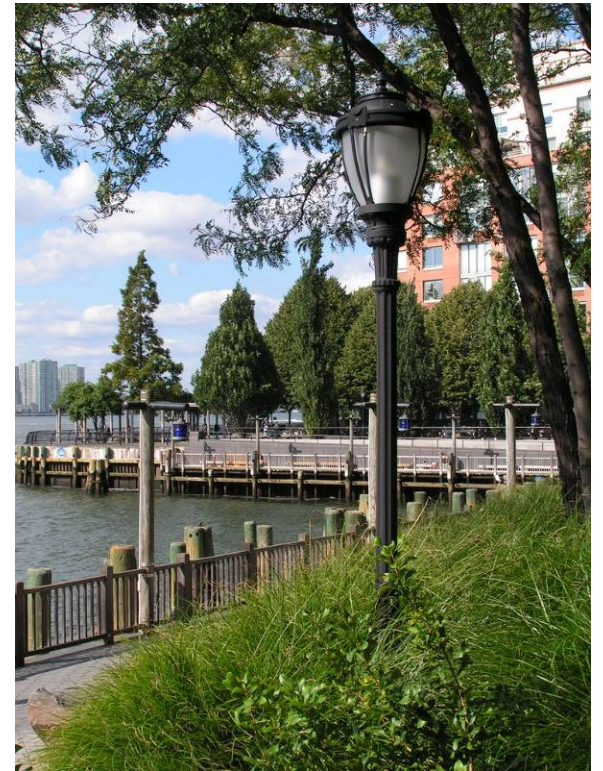
- **Approach**

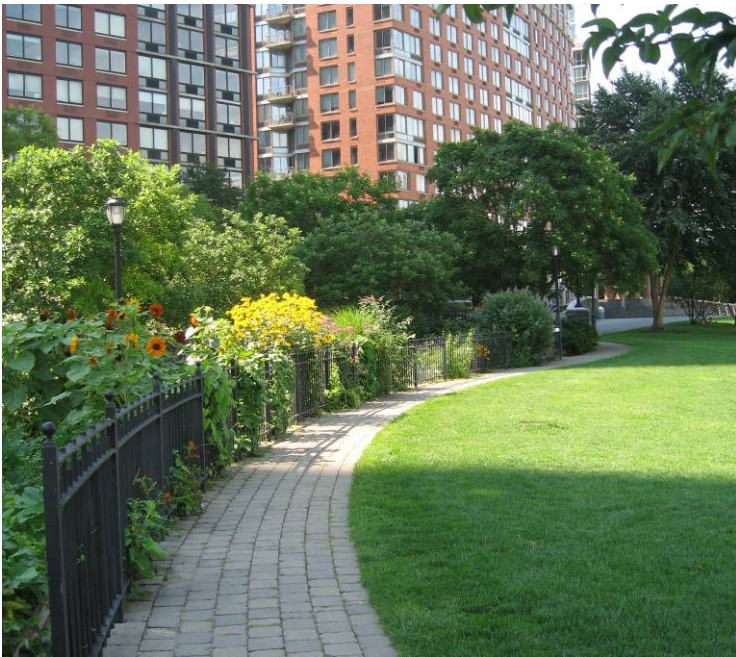
- Create an active mixed use development combining residential, commercial, cultural, recreational and entertainment uses that will attract consumers with disposable income to Glen Cove
- Strengthen the public waterfront experience by providing a pedestrian oriented, contiguous series of open spaces along the water's edge



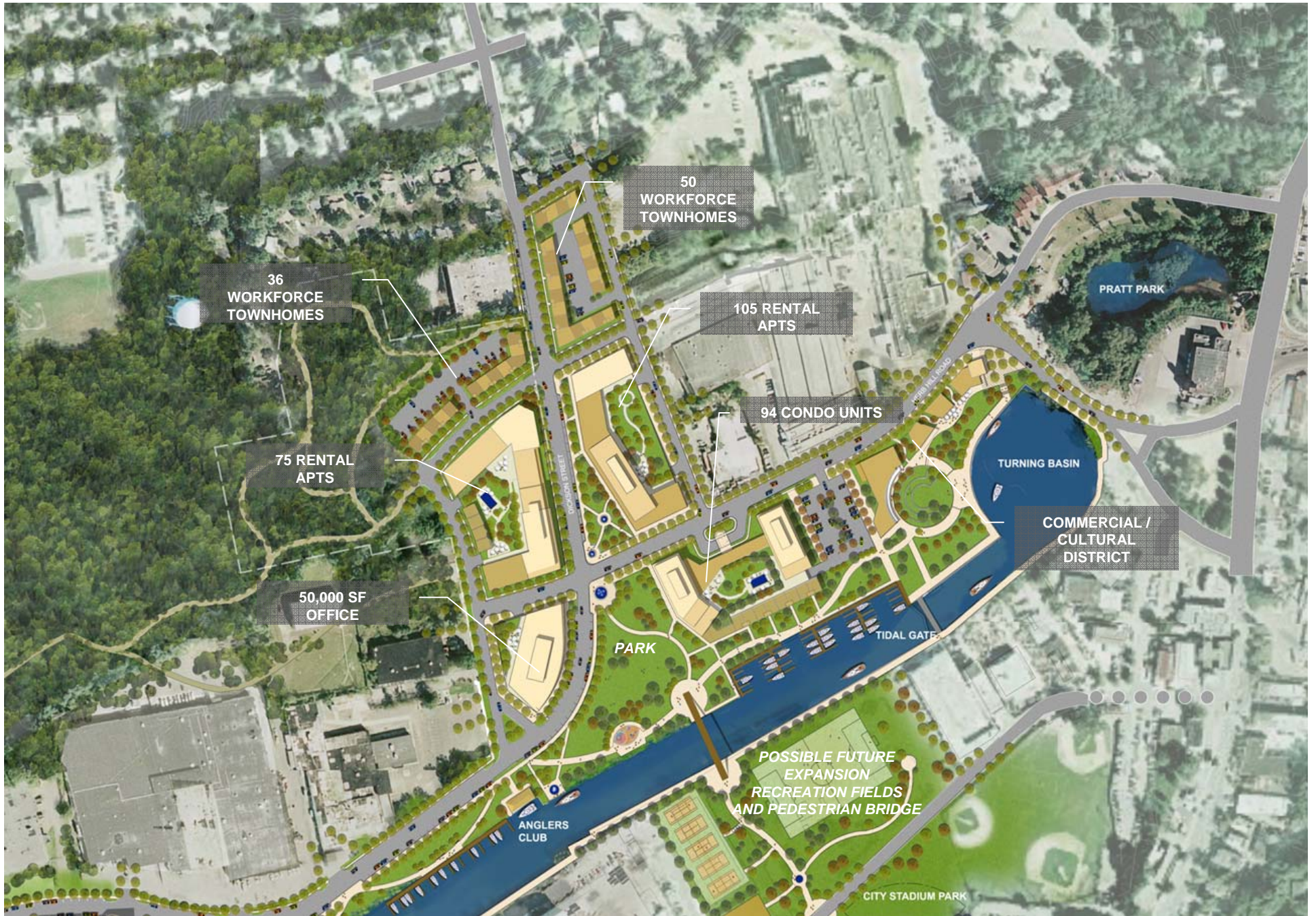








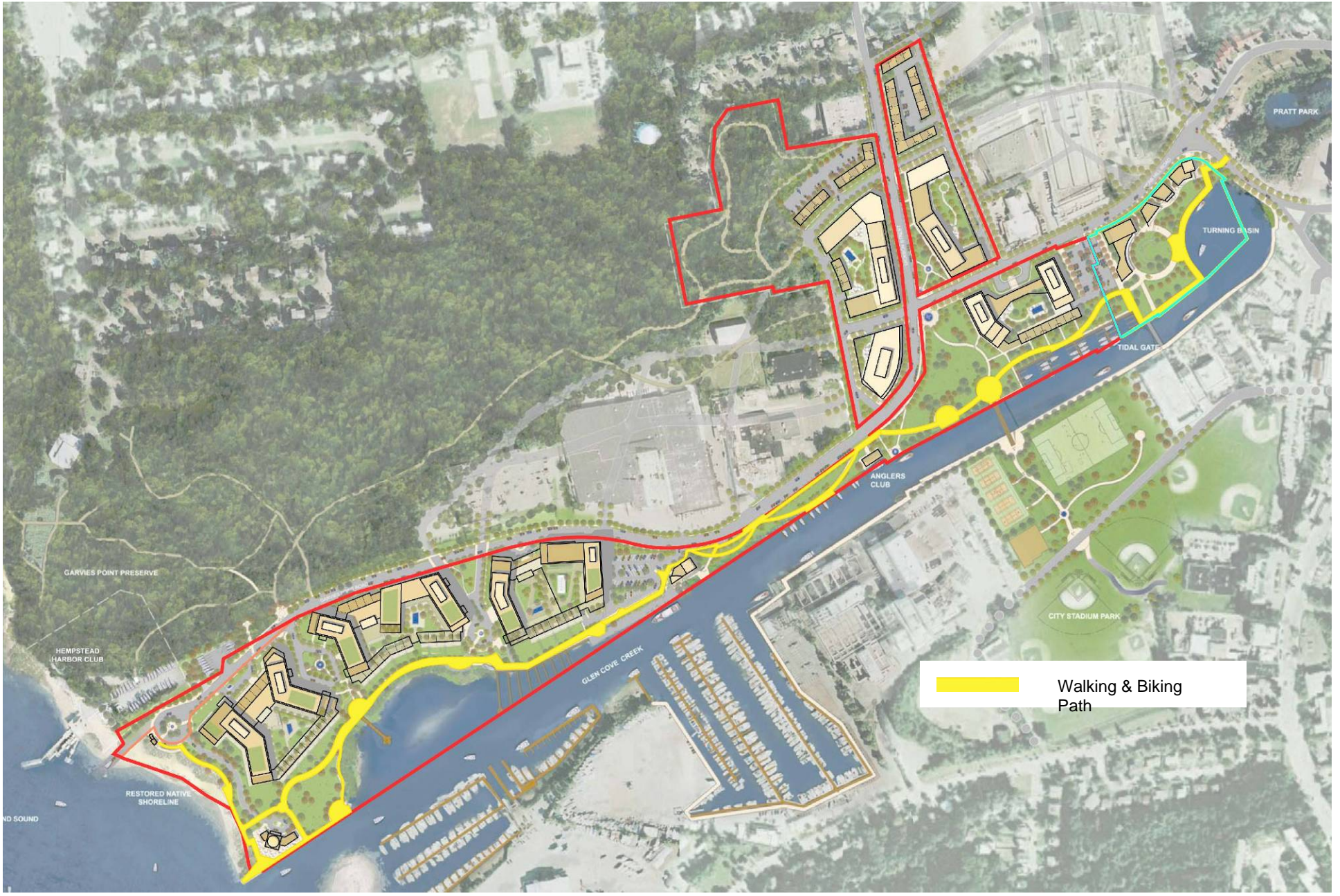


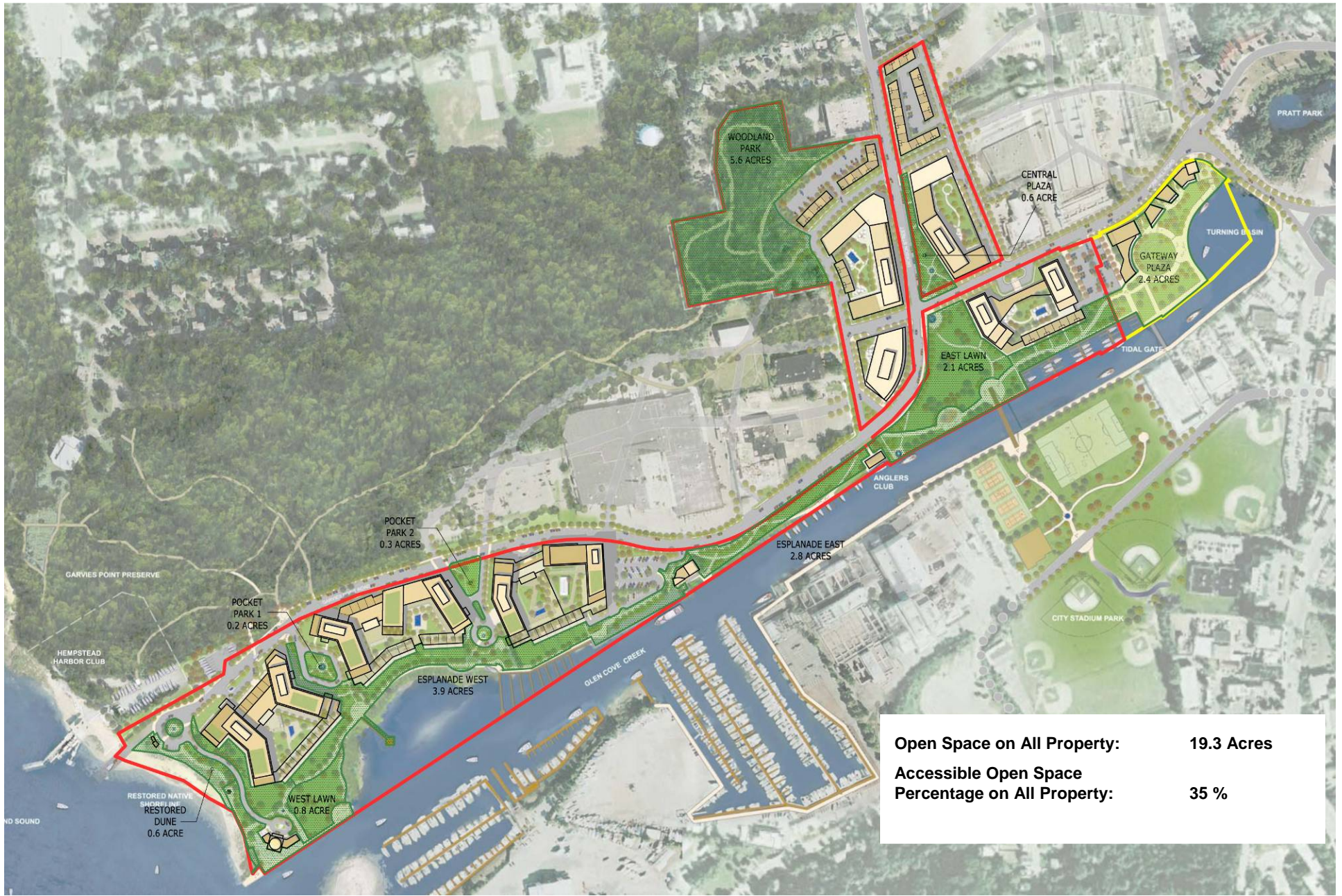




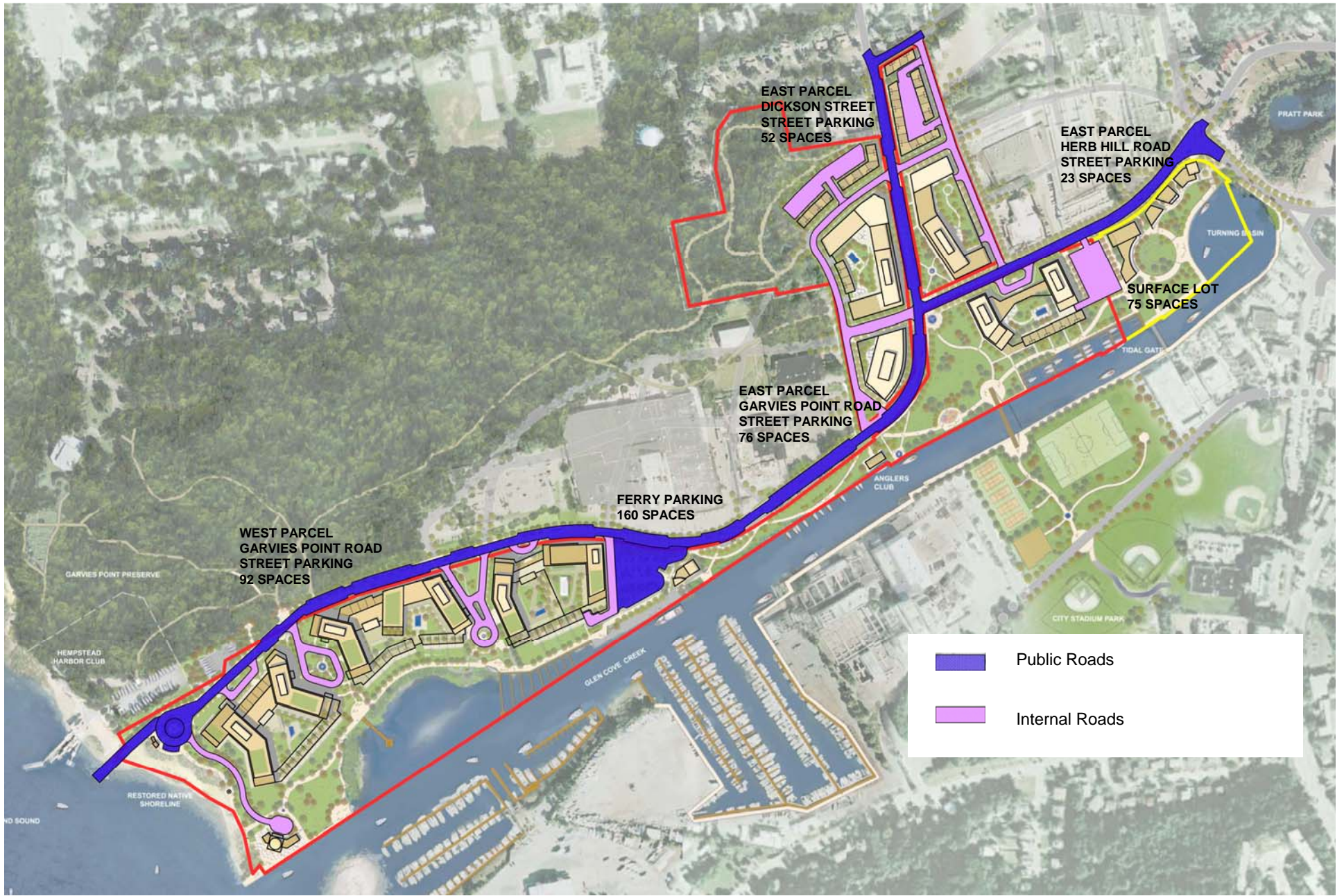








Open Space on All Property: 19.3 Acres
Accessible Open Space Percentage on All Property: 35 %





VIEW LOOKING TOWARDS AMPHITHEATER



VIEW AT TURNING BASIN LOOKING WEST



VIEW LOOKING ACROSS CREEK TO EAST PARCEL



VIEW ON GARVIES POINT ROAD LOOKING WEST
(FERRY TERMINAL ON THE LEFT)



**VIEW ON GARVIES POINT ROAD LOOKING WEST
(BLOCKS C & B ON THE LEFT)**



VIEW OF SUNSET PARK AND PROMENADE LOOKING EAST



VIEW FROM HEMPSTEAD HARBOR LOOKING TOWARDS SITE

**ARCHITECTURAL ELEVATION
RENDERING**

An Improved Plan...

- **Maximization of Public Open Space**
 - 19+ acres of publicly accessible parks and walks (35% of Development Site)
- **Greater focus on character of Glen Cove**
 - Contextual planning and architecture
- **Higher Quality Active & Passive Public Amenities**
 - Restored wetlands, outdoor amphitheater & playground, etc linked by string of walking & biking paths
- **Better Connection of Downtown to Waterfront**
 - Complimentary retail, recreational & cultural facilities designed to link to existing downtown shops and businesses
- **Reduced massing and building height**
 - Improved & expanded view corridors
 - West – 16 Stories reduced to 10 and 12
 - East – 13 Stories reduced to 7 and under
- **Integrates with long term development of entire waterfront**
 - Planned with consideration to redevelopment of entire 214 acre Creek Revitalization Area

An Environmental Success Story

- **RexCorp-Glen Isle represents a true environmental success story, transforming a blighted, polluted brownfield into a community asset**
 - **Glen Cove Creek has a long storied history of heavy industrial uses, resulting in its designation as one of 17 Superfund Showcase sites**
 - **Over \$110 Million in total clean up and infrastructure costs to date**



Li Tungsten, Circa 1950s



Glen Cove Creek May 2005

Environmental Sustainability through Design

- **State of the Art Green Building Techniques under consideration:**
 - Vegetated green-roofs to reduce run-off and improve water quality
 - Re-use of storm water for irrigation purposes
 - Innovative storm water management controls for the entire area will result in profound and lasting positive effects on Glen Cove Creek and Hempstead Harbor by reducing sedimentation and improving overall water quality to protect adjacent ecosystems.
 - Use of recycled materials in building construction
 - Construction techniques that minimize impacts on the natural environment (Recycling of construction waste, use of bio-fuel vehicles, etc.)
 - Energy efficient building design and operations to reduce development's ecological footprint
- **Habitat Creation, Restoration and Enhancement**
 - Creation and restoration of freshwater and inter-tidal wetlands
 - Creation of new inter-tidal marshland, which acts as a natural filter, thereby further improving water quality
 - Ecological pier, public boardwalk, restored public beach and numerous environmental education opportunities

SEQRA - Final Scope

- **Market study update**
- **Additional intersections to be studied**
 - Albin Street and Shore Road
 - Scudders Lane and Glenwood Road
 - Bryant Ave and Route 25A Westbound Entrance
 - Glen Cove Ave and Glen Ave (Scudders Lane)
- **Air quality**
 - Evaluation of CO, PM10, & PM2.5
- **View corridors studies**
 - Pergola at midpoint of Cliff Way
 - Carpenter Ave and Prospect Ave
 - Hempstead Harbor toward Project Site
 - Glen Cove Creek looking east & west
- **Green Building and LEED**
- **Stormwater Management**
 - Identification of current and proposed outfalls
 - Water Quality Treatment (Interceptors, Storm Filters)
 - Recharge
- **New Marinas and Water quality**
 - New Fueling & pump-out facilities
 - Moorings, docks, use of motorboats
- **Impact on Habitats**
 - Hempstead Harbor Management Plan and NYS Significant Coastal Fish and Wildlife Habitat

Next Steps – The SEQRA Process

- February 2009** - Submission of Draft Environmental Impact Statement (DEIS) & Schematic Site Plan
- Spring 2009** - Conduct Public Hearings / Public Comment Period
- Summer 2009** - Prepare & Adopt Final Environmental Impact Statement (FEIS)
- Fall 2009** - Approval of Special Use Permit for Planned Unit Development (PUD) in accordance with Approved Conceptual Site Plan

Community Outreach

- **Grand Reopening of Downtown Information Office on November 17, 2008**
 - All visitors are welcome !!!
 - Updated project display materials
 - Model on display





 **REXCORP GLEN ISLE**
PARTNERS, LLC