

GLEN COVE CREEK WATERFRONT

During the planning process, discussions with the Master Plan Task Force, stakeholders and public very often focused on one natural resource: Glen Cove Creek and its waterfront. (Refer to Chapter 2, Introduction. See Map 21, Glen Cove Creek Sites, also see the sidebars on this page and page 129.) Though it is a small portion of Glen Cove's entire ten-mile waterfront, proposed development on the north side of Glen Cove Creek stimulated a lively debate on the identity of the entire Glen Cove Creek waterfront, to good purpose. The Creek's waterfront is one of the remaining potential development sites on the North Shore of Long Island. The NY Department of State's Long Island Sound Coastal Management Plan designated the Glen Cove Creek area as one of only three areas along the Sound's 314-mile coastline where concentrated waterfront redevelopment should occur. It presents a once-in-a-lifetime opportunity to improve Glen Cove.

The area is significantly polluted: of the 214 acres, 68 acres are within State and Federal Superfund sites. (See the sidebar on page 133.) The City determined that the area was blighted and designated an Urban Renewal Area, which, since enlarged, now encompasses 214 acres. (See Map 22, Glen Cove Creek Designations, on page 128.) Mindful that Glen Cove's industry will not return to its heyday, the City has recognized the need to embrace the rebirth of Glen Cove's waterfront with new forms of development. In 2004, 100 acres, comprising nearly all of the north side of the waterfront, were rezoned from industrial to Marine Waterfront-3 (MW-3) District—allowing residential, commercial and community facility uses. In 2005, the Urban Renewal Plan was amended to conform to the provisions of the MW-3 District.

The City charged pursuit of the waterfront's cleanup and redevelopment to two independent public benefit corporations: the Glen Cove Community Development Agency (CDA) and the Glen Cove Industrial Development Agency (IDA). The CDA is an urban renewal agency with a mission of neighborhood revitalization in accordance with the national objectives of the U.S. Department of Housing and Urban Development (HUD). The IDA is an economic development agency that may issue tax-exempt bonds and offer financial assistance through mortgage and sales tax exemptions for qualified projects. The CDA and IDA Boards are appointed by the Mayor and City Council. The IDA / CDA has worked to promote mixed-

Resident Survey

Over 900 resident surveys were completed. Though two-thirds of the respondents thought the waterfront was in fair to good condition, fully half of the respondents thought it could be better. Here are some specific "questions and answers" that were relevant to the waterfront:

Indicate whether you think "more", "less" or "about the same" money and effort should be spent as it is now on the following community services:

- Half said "more" waterfront uses (fishing, beaches)
- Almost half said "about the same" waterfront uses
- Majority thought "about the same" or "more" should be spent on a swimming pool

What kind of new activities would you like to see in Glen Cove?

- Waterfront activities (i.e., jet ski rentals)
- Waterfront dining
- Ferry service to NYC
- Ice skating, rollerblading, skateboard park
- Places for people to meet/gather
- More entertainment, arts and culture



use development on the north side of Glen Cove Creek, mindful that luxury housing – as compared to other land use alternatives – provides the greatest private financial opportunity to remedy brownfield conditions and provide public amenities. With regard to redevelopment, the controlling entity is the IDA working jointly with the CDA, which is the official owner of property acquired under Urban Renewal. Any development agreement is subject to the approval of both the CDA Board and the IDA Board. Planning Board approval would be needed with regard to the site plan and development scheme, as is usual.

In 2002, in response to a Request for Proposals for development, Glen Isle Partners, LLC was designated as the redeveloper of 52 acres in the Urban Renewal Area, formalized in a 2003 agreement. Glen Isle later (in September 2008) part-



nered with RexCorp Realty. (For the remainder of this report, this partnership is sometimes referred to as RexCorp-Glen Isle LLC.) In September 2008, the IDA / CDA approved a Conceptual Site Plan to be submitted for Glen Cove Planning Board review. The original and still binding agreement between the IDA/CDA and Glen Isle LLC involved the following components:

- 860 residential units
- 250 hotel rooms, which could be converted to residential if the hotel failed to materialize
- 50,000 square feet of offices
- 20,000 square feet of retail
- 85 boat slips
- 25 percent of the site area to be developed as open space, contractually

Urban Renewal Area	214 acres
Redevelopment Area	100 acres
Redevelopment Site	52 acres

Waterfront SWOT

In its start-up workshop on the waterfront, the Master Plan Task Force identified the following Strengths, Weaknesses, Opportunities and Threats (SWOT) and also ideas relative to the Glen Cove Creek waterway and waterfront.

Strengths / Opportunities

Waterfront now appreciated
Rich history
Beach for residents (beaches)
Good recreational facilities
Excellent harbor
Nature preserves
Enterprise Zone incentives
Viable ferry
Cleaner water, land remediation

Weaknesses / Threats

Limited overview /oversight in design of built environment
Development pressures
Big buildings
High density
Traffic increase (by firehouse choke point)
Loss of industry, job loss
Loss of marine uses
Poorly designed or maintained public spaces
Give-away of City owned asset

Ideas

Re-use buildings
More view corridors
Community water sports
More cultural venues
Year-round options for kids
Network of open space with connections to waterfront
More mixed use

defined to include restored marsh, ferry landing plaza, trails, etc., in addition to esplanade and parkland.

The MW-3 zoning and revised Urban Renewal Plan further pertained to the sites “out parcels”, not acquired by the CDA and subject to the Request for Proposals. For those, the avowed the purpose of the zoning was to complement the plan for the redevelopment site in several key regards. First, a minimum of 25 acres per site minimum for non-industrial development meant that it was highly unlikely that residential development could proceed on the outparcels without their merger with the main development site controlled by the IDA / CDA, thus assuring complementary development in terms of use and layout. Second, without such merger, it was assured that the waterside housing and park development would proceed first, setting a high-value tone for the area and creating revenue for major site and open space improvements. (Note that the underlying zoning remained the same; i.e., the continued use or disposition or redevelopment of the outparcels for industry was unobstructed.)

It should be emphasized that from the outset of the Master Plan and its outreach process it was assumed that the Glen Cove Creek waterfront redevelopment would go forward, in keeping with concepts put forward in past planning and agreements. Thus the predicate for the development was a public / private partnership whereby well-planned mixed-use development would serve public purposes. The Master Plan process and its Glen Cove Creek element focused on fleshing out the most important public purposes to be achieved. These public purposes are summarized in below and are reflected in the recommendations that follow.

THE VISION FOR GLEN COVE CREEK

Respect the natural, scenic and historic resources that define Glen Cove’s “Gold Coast” character, as well as manage development to encourage increased accessibility and recreational amenities along with a mix of complementary uses.

1. Preserve Glen Cove Creek’s recreational maritime vitality, while revitalizing its waterfront with mixed-use development and destination activities.
2. Create a green network linking the esplanade, Garvies Point Preserve, Pratt Memorial Park and Maccarone Memorial Stadium.