

Downtown Revitalization Initiative

Application Template

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications must be received by the Long Island Regional Economic Development Council by **4:00 PM on June 14, 2017**. Submit your application as a Word Document to LIREDC@esd.ny.gov.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: City of Glen Cove

Downtown Name: Downtown Glen Cove

County: Nassau

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

The City of Glen Cove is on the cusp of new activity, housing, transportation, and public amenities on its waterfront and sees an expansion of this energy into its Downtown center. With the mixed-use Village Square project finally coming to fruition, Glen Cove's downtown will continue an upward trend towards becoming a Smart Growth community. Existing downtown businesses will grow and new businesses will open, offering future employment opportunities. Downtown Glen Cove and adjoining areas will provide housing options that support the growth of a diverse City population. A robust array of activities and events will take place throughout the year in parks and public spaces. Downtown Glen Cove will capitalize on its proximity to an increasingly dynamic waterfront ferry service and multiple LIRR stations, with improved connectivity between these areas. New transit-oriented development (TOD) and waterfront redevelopment will support downtown revitalization. Vibrant parks and recreational facilities close to the downtown will boost quality of life for residents and visitors. Downtown Glen Cove will maintain its attractive pedestrian scale, with enhanced pedestrian amenities and walkable streets. Historical buildings in downtown Glen Cove will be preserved or adaptively reused, strengthening community character. Cleaner and greener energy and infrastructure will be incorporated into the downtown fabric.

Justification. Provide an overview of the downtown, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Glen Cove is a suburban community located on the north shore of Long Island, on the Long Island Sound, and is one of only two cities on Long Island. Glen Cove was founded in 1668 and incorporated as a City in 1917. Glen Cove is rapidly growing and has a diverse population, including 31 percent foreign-born and 28 percent Hispanic or Latino (U.S. Census American Community Survey 2011-2015 estimates). The City is a traditional, first-tier suburb with a mixed-use, walkable center defined by a Business Improvement District (BID), served by buses and within a mile of three LIRR stations. Major revitalization efforts are underway in downtown Glen Cove and

adjacent waterfront areas. Preparation and implementation of a strategic investment plan for downtown Glen Cove, and an accompanying infusion of DRI funds, will accelerate these efforts.

Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation that are built upon prior and current planning efforts, many with investment from the State. Potential projects identified include, but are not limited to: repair of aging public parking structures; programming for the new Village Square public plaza; redesign of alleyways leading from public parking garages to shops; improvements to downtown gateways; planting of new street trees; upgrades to streetscaping and sidewalks; integration of cleaner greener energy, including LED streetlights; incorporation of landscaping and green infrastructure; and support for programming and attractions that continue to transform downtown Glen Cove into a destination for dining, music, the arts and culture; and affordable housing opportunities. There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City's three LIRR stations, to support multi-modal transportation connections and TOD, and to expand regional recreational uses.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the DRI program description.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the downtown neighborhood.

The primary target neighborhood for the DRI is the Glen Cove Downtown Business Improvement District (BID), which is Glen Cove's core central downtown—the heart of the City. The approximate boundaries are Pratt Boulevard/State Route 107 to the south, Brewster Street to the west, Cottage Row and North Lane to the north, and Town Path to the east. The BID also includes School Street, Bridge Street, Glen Street, and Pulaski Street. The attached map shows the boundaries of the BID.

Secondary catchment areas include the Glen Cove Creek waterfront, adjacent to downtown Glen Cove, and the areas surrounding the City's three LIRR stations. These include: the Waterfront Revitalization Area (WRA) on the north side of Glen Cove Creek, which includes the Garvies Point waterfront redevelopment project, and the south side of Glen Cove Creek and a portion of Glen Cove Avenue leading there, an area known as the Western Gateway. The attached map shows the location of the secondary catchment areas in relation to downtown Glen Cove.

- 2) Catchment area.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

Downtown Glen Cove is a center of commercial and civic activity for the City and neighboring communities. State Route 107/Pratt Boulevard is a major access road for vehicular traffic, connecting Glen Cove with Old Brookville, Greenvale, East Hills, Northern Boulevard/State Route 25A, the Long Island Expressway/I-495, and the Northern State Parkway to the south. Forest Avenue provides access to Locust Valley to the east. Glen Cove Avenue links Glen Cove with Sea Cliff and Glenwood Landing to the southwest. Two Nassau inter-County Express (NICE) bus lines and the City of Glen Cove Loop Bus provide bus service to and within downtown Glen Cove. The Glen Cove and Glen Street LIRR stations are located less than a half mile from the downtown. The Sea Cliff LIRR station is located less than three-quarters of a mile from the downtown. The City has a ferry terminal on the waterfront and will be releasing a Request for Proposals (RFP) for ferry service by fall 2017, with service to begin no later than January 2019.

According to the U.S. Census Bureau, the City of Glen Cove's total population in 2010 was 26,964. The Census Bureau estimated that the City's population had increased to 27,341 as of 2016. Glen Cove already has thousands of residents living within the Downtown BID, at Glen Arms Apartments, Avalon Glen Cove South and Avalon Glen Cove North apartments, Atria Glen Cove (assisted living), and the Regency at Glen Cove (assisted living). There are also residences and offices above downtown stores.

Glen Cove's population is increasing, and this growing population will support the downtown economy. The New York Metropolitan Transportation Council (NYMTC) expects Glen Cove's population to increase by 8,900 people by 2050 (2010-50 NYMTC Socioeconomic and Demographic County Population Forecasts). Three new large development projects in the downtown or within walking distance of the downtown are currently under construction or approved. The Garvies Point waterfront redevelopment project, on the north side of Glen Cove Creek, will include 1,110 new residential units. The Village Square project, which is located in the Downtown BID and centered around a large public plaza, includes 146 new residential units. The Villa project, located on Glen Cove Avenue a few blocks south of downtown near the Western Gateway, will include 160 new residential units.

The Downtown BID includes Glen Cove City Hall, Glen Cove City Court, Glen Cove Police Department headquarters, Glen Cove Fire Station, Glen Cove Public Library, a post office, retail uses, and professional and medical offices, all of which provide a captive working population to support the downtown year-round.

3) Past Investment, future investment potential. Describe how this downtown will be able to capitalize on prior or catalyze future private and public investment in the neighborhood and its surrounding areas.

Glen Cove is poised to capitalize upon significant public and private investment in the downtown and neighboring waterfront areas.

In spring 2017, the City was awarded \$362,208 from the New York State Department of Transportation (NYSDOT) under the Transportation Alternatives Program (TAP) – Congestion Mitigation and Air Quality Improvement Program (CMAQ) for its Downtown Business Improvement District Pedestrian Improvements Project. The project includes the upgrade of all crosswalks and curb ramps within the Downtown BID, to provide safer and easier access for pedestrians in the downtown and to achieve conformance with

Americans with Disabilities Act (ADA) standards. The project is in line with the City's initiative to forward the principles of Complete Streets, providing safe, accessible streets for all users.

The Glen Cove Community Development Agency (CDA) applies U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding to commercial rehabilitation activities in the Downtown BID area, leveraging grant dollars to revitalize the City and stimulate economic growth.

The City was awarded \$150,000 from the Dormitory Authority of the State of New York (DASNY) State and Municipal Facilities Program (SAM) for immediate repairs to the Brewster Street public parking garage, located in downtown Glen Cove.

The Glen Cove Downtown BID is a partnership of property and business owners who invest in the downtown neighborhood by self-funding. The BID had total revenues of \$221,080 in 2016. The BID invested \$28,245 in capital improvements, \$3,789 for marketing, \$94,779 for special events, \$1,004 for economic development, and \$93,264 for management and supporting services in 2016.

The Glen Cove Chamber of Commerce seeks to develop, promote, and protect the business interests of the City of Glen Cove and its economic region. The Chamber is invested in the success and growth of downtown Glen Cove.

Pratt Park/Mill Pond Park is located immediately adjacent to downtown Glen Cove, just west of Brewster Street. The park connects the waterfront and the downtown. Pratt Park was recently renovated with new walking paths, bicycle paths, mini-plazas, trees, historic and ecological markers, as well as remediation of the park's pond. Design and construction were funded through grants totaling \$118,000, \$374,539, and \$485,000 from New York State Department of State (NYS DOS), Nassau County's Environmental Bond Act, and the U.S. Environmental Protection Agency (EPA) State and Tribal Assistance (STAG) program, respectively.

The Glen Cove CDA is engaged in a continuing covenant with RXR Glen Isle Development, LLC for the redevelopment of 56 acres of vacant waterfront land, formerly contaminated industrial sites along the Glen Cove Creek—the City's Waterfront Revitalization Area (WRA), a secondary catchment area for this application. The \$1 billion project will put remediated waterfront parcels back on the tax rolls as mixed-use commercial/residential properties, creating approximately 1.83 million square feet of mixed-use Smart Growth redevelopment, including 1,110 housing units (of which 111 will be workforce units), up to 75,000 square feet of commercial and retail businesses, and 28 acres of public amenities, including parks, playgrounds, marinas, and an ecology pier. This redevelopment project is the accumulation of over two decades and tens of millions of dollars of public and private investment and support from agencies. With the help of Federal, State and Local agencies, the City of Glen Cove completed remedial activities in fall 2016 and closed on the sale of the property in November 2016.

NYS DOS awarded the City a \$600,000 grant for the Waterside Recreational Redevelopment project. The Waterside Recreational Redevelopment project is within the Western Gateway area, another secondary catchment area for this application. The purpose of this project is to engage in planning and design to reclaim a waste management complex and compost site adjacent to the 19-acre Maccarone Stadium, a

regionally-used park. In addition to a potential turf field and indoor sports facility, future amenities may include waterfront access, pathways, landscaping, parking, and signage. The project began this year.

As of April 2017, Moody's Investors Service has upgraded Glen Cove's credit rating and maintained the City's outlook as positive. Among the City's strengths, the assessment noted that waterfront redevelopment is expected to stimulate tax base growth and economic activity—an economic engine for the City. Other noted strengths include a large and diverse tax base.

The LIREDC Strategic Plan has designated Glen Cove's downtown and waterfront revitalization area as projects of regional significance. The 2010 Long Island Index "Places to Grow" report identified downtown Glen Cove as a downtown with high potential for redevelopment, based on several attributes, including the amount of unbuilt land, average daily Long Island Rail Road (LIRR) ridership, and density and mix of existing uses. The New York State Long Island Sound Coastal Management Plan (CMP) designated Glen Cove as one of three locations along the Sound's 314-mile coastline where concentrated waterfront redevelopment should occur.

- 4) Recent or impending job growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Close to 85 new businesses have opened in the City of Glen Cove over the past three years, with approximately 30 percent of those new businesses opening in the downtown. These new businesses added 350 jobs. RXR Realty has begun the first phase of construction for the Garvies Point waterfront redevelopment project. Garvies Point is projected to create a total of 466 direct and indirect jobs each year of construction and 545 permanent jobs post-construction. Construction of Herb Hill/Garvies Point Road will create 70 jobs. The Village Square project is expected to generate approximately 650 direct and indirect jobs during construction, and to support approximately 40 permanent jobs after completion. Future job growth in Glen Cove over the next 10 years is predicted to be 40.1 percent, according to Sperling's BestPlaces (www.bestplaces.net).

- 5) Attractiveness of physical environment.** Identify the properties or characteristics that the downtown possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

Glen Cove has a diverse population in terms of age, race/ethnicity, and income:

- The City of Glen Cove has more young adults and more seniors than surrounding areas. Based on estimates from the U.S. Census Bureau American Community Survey (ACS) for the 2011-2015 period,

22.7 percent of Glen Cove's population was between the ages of 20 and 34, compared with 17.4 percent for Nassau County. Seniors (ages 65 and up) comprised 18.2 percent of the City's population, compared with 16.1 percent of the population of Nassau County.

- Glen Cove's population is racially and ethnically diverse. Glen Cove's population was 62.4 percent white based on ACS 2011-2015 estimates; Nassau County's population was 70.2 percent white. Hispanics or Latinos represented 27.8 percent of Glen Cove's population, compared with 15.8 percent of the County's population.
- Glen Cove also has a diverse population in terms of income. The US Census Bureau's 2011-2015 American Community Survey indicates that the median household income for the City of Glen Cove is \$68,362, compared with \$99,465 for Nassau County. Per 2011-2015 ACS estimates, 10.4 percent of Glen Cove's residents lived below the Federal poverty level; it is worth noting that this poverty line is not calculated to reflect the high cost of living in Nassau County, which is one of the highest in the nation. The divide in the City between wealthy and poor residents is evident: 33.1 percent of the families in Glen Cove had incomes over \$100,000, while 25.7 percent lived on incomes of less than \$35,000 (2011-2015 ACS 5-Year Estimates, US Census Bureau).

Several of downtown Glen Cove's physical factors support the diversity of the City's population, enhancing attractiveness and livability for a variety of people. These include the following:

- Downtown Glen Cove is serviced by public transportation, with three nearby Long Island Rail Road (LIRR) stations, two Nassau inter-County Express (NICE) bus lines, and the City of Glen Cove Loop Bus. This will also include commuter ferry service to Manhattan in the near future.
- La Placita Supermarket is located on Glen Street less than a block east of the downtown. Rising Tide Natural Market, King Kullen, and Stop & Shop grocery stores are located approximately 0.3, 0.5, and 0.66 miles northeast of downtown, respectively, on Forest Avenue in the City of Glen Cove. North Shore Farms grocery store is located on Glen Cove Avenue approximately 0.8 miles south of downtown, within the City.
- The City's housing stock is more diverse than the region's as a whole. Based on 2010 Census data, 56.1 percent of Glen Cove's housing units were owner-occupied and 43.9 percent were renter-occupied. In contrast, 79.9 percent of Nassau County's housing units were owner-occupied and only 20.1 percent were renter-occupied. Glen Cove has thousands of residents living within the Downtown BID, at Glen Arms Apartments, Avalon Glen Cove South and Avalon Glen Cove North apartments, Atria Glen Cove (assisted living), and the Regency at Glen Cove (assisted living). There are also residences above downtown stores. Three new developments located either in the downtown or within walking distance of the downtown are currently under construction or approved, and will provide new housing units. The Garvies Point waterfront redevelopment project, on the north side of Glen Cove Creek, will include 569 condominiums and 541 rental apartments. The Village Square project, which will be located within the Downtown BID, includes 146 new rental apartments. The Villa project, located on Glen Cove Avenue a few blocks south of downtown, will include 160 new condominiums. Three existing residential neighborhoods abut the downtown, to the north, northwest, and south.

- There are numerous parks, recreational facilities, and public spaces located within or near downtown Glen Cove. A new public plaza will be built at the Village Square in the heart of the downtown. Downtown alleyways and sidewalks function as public spaces. Pratt Park/Mill Pond Park is located immediately adjacent to downtown Glen Cove, across Brewster Street. Pratt Park was recently renovated with new walking paths, bicycle paths, mini-plazas, trees, historic and ecological markers, as well as remediation of the park's pond. The park connects the waterfront and the downtown. Within one of the secondary catchment areas, the Garvies Point waterfront redevelopment will include 1.1 miles of waterfront esplanade on the north side of Glen Cove Creek, 5.4 miles of walkways and connecting trails to Garvies Point Preserve and Pratt Park, a bicycle path, ecology pier, and approximately 28 acres of public open space. The John Maccarone Memorial (City) Stadium, a City-owned, regionally used recreational facility, is located within another secondary catchment area, the Western Gateway. Maccarone Stadium encompasses more than 19 acres with eight baseball/softball fields, three batting cages, and a basketball court.
- Glen Street and School Street/Bridge Street, the "Main Streets" of downtown Glen Cove, are both scaled for pedestrians. Glen and School/Bridge Streets are narrow, two-lane streets with on-street parking and sidewalks. On both streets, the majority of buildings have a zero setback, forming a coherent street-wall. Downtown also has a diversified mix of uses: retail, dining, entertainment, office, institutional (health care, senior services, and library), government, and residential. Downtown has two public parking garages, on-street parking, and multiple surface parking lots. The City intends to maintain and enhance downtown's walkable scale and mixed-use character.
- In spite of recent growth, downtown is struggling in certain regards. Downtown has several vacant storefronts, inactive storefronts including ground-floor office spaces, and a few non-pedestrian-friendly uses such as auto shops. Mom and pop stores (i.e., small, independent stores) have been struggling, with at least four closing in the past year. Landlords have not been proactive about lowering rents and keeping windows of vacant downtown storefronts looking presentable. Downtown has very little infrastructure or amenities for bicyclists (bicycle pathways, bike parking, etc.).

6) Quality of Life policies. Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plans, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Glen Cove is an incorporated City run by a Mayor and City Council. The City has its own court system and numerous departments, including Building, Public Works, and Parks and Recreation, to name a few. Glen Cove has its own police force and volunteer fire department. The City has its own Planning Board, Board of Zoning Appeals, Landmark Preservation Commission, and Beautification Commission.

Within the past ten years, the City of Glen Cove has prepared three planning documents that assessed existing conditions and provided recommendations for future downtown revitalization. These include the 2008 Downtown Gateway Revitalization Plan, 2009 Master Plan for the City of Glen Cove, and 2013

Downtown Gateway to the Waterfront. The City has an inclusionary zoning policy. Glen Cove is currently working with the Metropolitan Transportation Authority (MTA)/Long Island Rail Road (LIRR) to designate potential transit-oriented development (TOD) sites. The City recently received a New York State Department of Transportation (NYSDOT) grant for pedestrian improvements in the Downtown BID and will be developing a Complete Streets policy in the near future.

- 7) Support for the local vision.** Describe the public participation and engagement process conducted to support the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

The Mayor and Glen Cove officials in partnership with the Glen Cove Community Development Agency (CDA) and Industrial Development Agency (IDA) will be the initial local lead for the DRI program.

Please see attached letters of support documenting the commitment of local leaders and stakeholders to downtown revitalization efforts.

The City of Glen Cove has a Downtown Business Improvement District (BID) run by a board of directors comprised of local property owners, businesses, and residents. The BID advocates for downtown businesses and property owners, and offers projects, services, and events to benefit the downtown community. The Glen Cove Downtown BID has a capital improvements program, which maintains sidewalks and walkways; provides light pole flower baskets and banners; installs seasonal flower plantings downtown; and puts up holiday decorations. The Downtown BID oversees marketing/economic development efforts for downtown Glen Cove, including offering members free webpages; maintaining a Facebook page and Instagram account; sending email blasts; kicking off a Small Business Saturday and month-long Small Business campaign; maintaining databases such as an “Opportunity List” featuring available properties and spaces downtown; and creating a Holiday Market Place. The BID creates and produces special events in the downtown—drawing visitors to the district and creating a sense of vitality—including the annual Downtown Sounds concert series (live concerts in the downtown every Friday in July and August), Children’s Halloween Parade, and Christmas Tree Lighting and Celebration. The BID also partners with other local organizations and groups on a variety of special events held throughout the year, from the Glen Cove High School and Glen Cove Youth Bureau to SUNY Old Westbury.

The Glen Cove CDA has a wayfinding signage program for downtown Glen Cove. The CDA also has façade and sign improvement programs for downtown businesses.

The Glen Cove IDA offers economic incentives to attract development over \$5,000,000 (excluding retail development).

The mission of the Glen Cove Chamber of Commerce is “to enhance the health and profitability of its member businesses by helping to develop, encourage, promote, and protect the commercial, industrial, professional, financial, and general business interests of the City of Glen Cove and its economic region. In addition, we strive to actively promote the civic interests, the general welfare, and prosperity of the greater

Glen Cove area, with particular attention and emphasis being given to the economic, civic, commercial, industrial and educational interests of this region.” The Chamber assists members with advertising, provides networking opportunities for members, hosts regular meetings with speakers on the topic of business growth, hosts ribbon cuttings for new businesses, and more.

The InterAgency Council of Glen Cove is an association of social service agencies. The Council offers educational services; family assistance (housing, food, and clothing); senior services; counseling for alcohol and substance abuse; emergency/medical and hotline services; and religious support.

The Glen Cove Senior Center, which serves the City’s older residents and seniors from nearby communities, is located in downtown Glen Cove. The Senior Center is dedicated to enriching the lives of seniors, with a full range of programs and services designed to meet members’ needs.

- 8) Readiness:** Describe opportunities to build on the strengths described above, including a range of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how the majority of projects proposed for DRI funding demonstrate their readiness for implementation.

PROPOSED PROJECTS – DOWNTOWN GLEN COVE

Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation, which are built upon prior and current planning efforts. Within the past ten years, the City has prepared three plans that provide recommendations for revitalizing downtown Glen Cove. The plans include the Master Plan for the City of Glen Cove (2009), Downtown Gateway Revitalization Plan (2008), and Downtown Gateway to the Waterfront Phase II (2013). The City is ready to implement the recommendations of these plans with DRI funding. Funds would also be used to build upon existing initiatives of the City, Community Development Agency (CDA), Industrial Development Agency (IDA), Glen Cove Downtown Business Improvement District (BID), and Chamber of Commerce. Specific projects that would be ready for implementation with DRI funds include the following:

- ***Redesign Downtown Alleyways:*** A network of alleyways leads from downtown Glen Cove’s public parking garages to shops on Glen Street and School Street. The alleyways currently have little or no landscaping, and are unattractive and lifeless. The City would like to redesign the alleyways to make these passageways more active, with both aesthetic and functional improvements. Alleyways would have new permeable pavers, plantings, lighting, seating areas, public art, and murals.
- ***Install New Street Trees and Upgrade Downtown Streetscaping:*** The City was recently awarded \$362,000 from the New York State Department of Transportation (NYSDOT) under the Transportation

Alternatives Program (TAP) – Congestion Mitigation and Air Quality Improvement Program (CMAQ) for its Downtown BID Pedestrian Improvements Project. The project includes upgrade of all crosswalks and curb ramps within the Downtown BID, to provide safer and easier access for pedestrians in the downtown and to achieve conformance with Americans with Disabilities Act (ADA) standards. Building upon this project, the City would also like to improve downtown pedestrian ways by repairing the sidewalks and dilapidated pavers; by planting new street trees and additional landscaping; and by installing coordinated benches and pedestrian amenities on sidewalks throughout the downtown. There is also the potential to extend pedestrian crosswalk improvements to neighboring areas.

- ***Transform Downtown Glen Cove into an Arts and Entertainment Hub:*** Several initiatives are already underway to turn downtown Glen Cove into a destination for arts and entertainment. Glen Cove Cinemas, located on School Street in the Downtown BID, is undergoing a major renovation by AMC Theaters that will be completed in September 2017. The First City Project recently invited artists to turn the Coles House, a historic home located in downtown Glen Cove, into a canvas. More than 1,200 people gathered in the home for an opening party in February/March 2017. As one of the street artists involved with the effort noted in an interview with a *New York Times* reporter, “Any time you bring in art, it changes the dynamic of the community; it draws people. It really could be a destination if they embrace it.”

In 2018, Glen Cove will host a dual celebration recognizing the 350th anniversary of the founding of Glen Cove and the 100th anniversary of its incorporation as a City. The mission of the GC350 initiative is to build pride and awareness of Glen Cove’s rich and colorful history, and encourage participation in the City’s future; inspire an appreciation of the City’s growth and evolution through engagement in historic, educational, social, and cultural events and activities; and align residents, schools, cultural and fraternal organizations, religious groups, businesses, and City resources to showcase and celebrate Glen Cove’s milestones and assets.

The City is continuing a coordinated effort to turn Glen Cove into a destination for the arts, potentially by creating a music and performing arts incubator right outside the downtown. The Downtown BID and Chamber of Commerce would concurrently step up efforts to recruit tenants that complement the arts and entertainment niche (e.g., cafés with live music, wine bars, galleries, stores associated with entertainment and special events, and theater groups). DRI funds would be used to support programming and attractions that continue downtown Glen Cove’s transformation into a destination for the arts and culture.

- ***Repair Downtown Parking Garages:*** The City has two municipal parking structures, the Brewster Street and Pulaski Street garages, which contain the majority of off-street parking in the downtown. Both structures are aging and in a state of disrepair. The City has conducted studies of the Brewster Street garage to identify defects and necessary repairs. In 2016, the LiRo Group recommended complete removal and replacement of the concrete roof deck of the Brewster Street garage, at a cost of

\$3,360,000 for construction (plus another 25 to 30 percent for design and construction services). The LiRo Group also provided an estimate of \$250,000 for installation of a waterproofing membrane. Eventually all levels (beyond just the roof deck level) of the Brewster Street Garage will need to be replaced. The elevator at the Pulaski Street garage is broken and in need of repair; in the long-term, additional repairs will also be needed for this garage. The City needs funding to repair its downtown parking garages, to ensure that they are safe and well-maintained. In May 2017, the City was awarded a \$14,000 rebate from the New York State Department of Environmental Conservation (NYSDEC) for an electric vehicle charging station at the Pulaski Street parking garage. The City would like to add more electric vehicle charging stations to its downtown parking garages.

- ***Plan for Active Public Use of the New Village Square Plaza:*** The 2.8-acre site at the junction of Glen Street and Bridge Street / School Street, which is downtown Glen Cove’s central intersection, is known as the Village Square. The plaza at the Village Square is the visual center of downtown (the visual terminus for Glen Street). The intersection is the activity hub of downtown, particularly for events such as the annual summer concert series. The site is also a pivotal physical juncture between downtown and the waterfront, presenting opportunities for connecting these two areas. A largely vacant office park is currently located on the site, with overgrown weeds and deteriorated buildings surrounded by chain link fencing. The project contains mixed-use residential and retail, and will generate jobs, housing and economic development, and a destination for the downtown. The new housing will consist of 146 residential units and there will be approximately 17,500 square feet of commercial space. The redevelopment of the Village Square was stalled, but is now back on track with a new owner of the parcels. With redevelopment of the Village Square site, downtown Glen Cove will be anchored by new mixed-use development and a large central gathering place. The new Village Square plaza will provide a location for farmers’ markets, art shows, antiques shows, concerts, cultural events, and community fairs. The Downtown BID and Chamber of Commerce have already established an impressive array of events and programs for downtown Glen Cove. These organizations are prepared to sponsor and encourage additional arts and entertainment-related events, particularly with the addition of a new civic space at the Village Square, in the heart of downtown Glen Cove. An infusion of DRI funds would support more robust programming and attractions downtown.
- ***Improve Downtown Gateways:*** Downtown Glen Cove has multiple gateways, including Glen Cove Avenue from the south, Glen Street and Pratt Boulevard from the east, and School Street and Brewster Street from the north. Each of the downtown gateways is in need of additional landscaping, streetscape improvements, signage, and other treatments to signify entry into an important district. The City would like to introduce a coherent design theme at key gateways, providing a clear sense of identity and arrival upon entry to downtown Glen Cove.
- ***Install New Solar and LED Lights on Downtown Streets:*** The City of Glen Cove is actively pursuing Clean Energy Community designation by the New York State Energy Research and Development Authority (NYSERDA). To become a Clean Energy Community, the City must complete at least four of ten high-

impact actions identified by NYSERDA. As part of its efforts to become a more sustainable community, City would like to install new solar and LED streetlights in its downtown (per NYSERDA, at least half of the cobra-head-style street lights within the jurisdiction must be converted to energy-efficient LED technology). The upgraded lighting would save energy, brighten streets, increase safety, and make downtown more pedestrian-friendly.

- ***Install New Green Infrastructure in the Downtown:*** The City would like to explore opportunities to incorporate new green infrastructure in its downtown to better manage stormwater runoff. An increase in impervious surfaces due to downtown redevelopment could be offset by new plantings, bioswales, rain gardens, permeable pavers, and other green infrastructure elements. Downtown BID projects for 2017 include a garden and irrigation system at the Brewster Street Garage.
- ***Continue to Support Growth of Existing Businesses and Attract New Tenants to the Downtown:*** Downtown Glen Cove has several empty storefronts; however, the City, Downtown BID, and Chamber of Commerce are working to boost vitality. Over the past three years, Glen Cove has welcomed close to 85 new businesses, thanks in part to the City’s “Open for Business” policy. Approximately 30 percent of these are located in the downtown. New businesses include an eclectic mix of ethnic restaurants, shops, and professional services. The City has also been working to assist existing businesses with expansion and growth. The Downtown BID would like to further expand retail options in the downtown, increasing the number and variety of stores. In particular, an opportunity exists to build downtown Glen Cove’s existing restaurant niche into a regional destination, with a robust ethnic restaurant niche. The City would like to promote downtown as the Long Island North Shore’s melting pot of cultures, celebrating Glen Cove’s long tradition as a home for immigrants. The City is also considering promotion of a downtown furniture/home décor mix, drawing businesses complementing the existing Safavieh Home Furnishings store in downtown Glen Cove.
- ***Provide More Affordable Housing Downtown:*** Housing affordability is a major issue for residents of Glen Cove and the broader Long Island region. The City is seeking to provide a wider range of housing types and to ensure that affordable housing is a component of new development projects—to ensure that adequate affordable housing is available for seniors, veterans, young people, and the working population. With DRI funds, the City could develop an affordable housing policy and evaluate potential projects/sites. Downtown Glen Cove contains multiple potential infill and redevelopment sites that could be used to expand living options. For example, the City would like to support redevelopment of the vacant, dilapidated building located at 99 Glen Street into a mixed-use building (including affordable housing) tied back into the downtown fabric. The City would also like to create a Transit-Oriented Development (TOD) district with higher density, mixed use housing on Glen Street between Town Path and the Glen Street LIRR Station. The new TOD district would be located directly south of the Downtown BID. The TOD site is located within the City’s Brownfield Opportunity Area (BOA). The City would like to increase residential densities and bring buildings to the street front along Glen Street (with parking in the rear) from Pulaski Street to the station, with street-level commercial and community facility uses.

- **Prepare Design Guidelines for New Construction and Renovation of Downtown Buildings:** Design guidelines are currently lacking for new development and redevelopment downtown. The City would like to adopt design guidelines to identify desirable aesthetic qualities for new development, integrate new construction and renovations into the surrounding fabric, respect the historical traditions of downtown Glen Cove, and provide clear and consistent guidance to applicants.

PROPOSED PROJECTS – SECONDARY CATCHMENT AREA – GARVIES POINT WATERFRONT REDEVELOPMENT

There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City’s three LIRR stations to support multi-modal transportation connections, TOD, and to expand regional recreational uses.

This application includes a secondary catchment area: the City of Glen Cove’s Waterfront Revitalization Area (WRA), which includes the Garvies Point waterfront redevelopment project. The City and RXR Glen Isle Development, LLC are engaged in the redevelopment of 56 acres of vacant waterfront land, formerly contaminated industrial sites along the north side of Glen Cove Creek. This \$1 billion project will put remediated waterfront parcels back on the tax rolls as commercial/residential properties, creating approximately 1.83 million square feet of mixed-use redevelopment. The Garvies Point project will include 1,110 housing units (including 111 workforce units), up to 75,000 square feet of commercial and retail businesses, and 28 acres of public amenities. Within the WRA, a portion of the Captain's Cove State Superfund site has been remediated and redeveloped into a City-owned commuter ferry terminal. The Glen Cove Ferry Terminal will provide passenger ferry service to Manhattan and other parts of the New York metropolitan area no later than spring 2019. DRI funds would be used to support waterfront redevelopment efforts on the north side of the Creek, adjacent to downtown Glen Cove, potentially including the following:

- ***Creation of new multi-modal transportation connections between Garvies Point and downtown Glen Cove. A new shuttle system (i.e., trolley or jitney bus) would be established to link downtown and the waterfront, including the Glen Cove Ferry Terminal. The City’s existing Loop Bus service could also be extended to reach Garvies Point and the Ferry Terminal; however, the City is in need of a new vehicle that is ADA-compliant.***
- ***Construction of a new parking garage or deck, to accommodate parking demand generated by both the Ferry Terminal and new commercial and residential uses at Garvies Point.***
- ***Installation of new bicycle lanes and pedestrian pathways to improve non-motorized connections between the downtown and the waterfront.***

PROPOSED PROJECTS – SECONDARY CATCHMENT AREA – WESTERN GATEWAY

This application includes another secondary catchment area: the Western Gateway, located directly southwest of downtown Glen Cove, on the south side of Glen Cove Creek. The City intends to embark on a robust planning process for this area, culminating in the development of the Western Gateway Strategic Plan. The plan will provide strategies to revitalize the area and tie-in to existing recreational amenities, and strengthen connections with downtown Glen Cove and Garvies Point on the north side of the Creek. The City is submitting a CFA Application for grant funding (\$800,000 total project cost) for the Western Gateway Strategic Plan (applying for funding through New York State Department of State’s Environmental Protection Fund Local Waterfront Revitalization Program). DRI funds would be used to support the implementation of recommendations of the plan, which may include:

- ***Expansion of regional recreational uses adjacent to Maccarone Stadium and along the waterfront.***
- ***Creation of new multimodal transportation infrastructure, including a potential footbridge (with bike lanes) across Glen Cove Creek, connecting the north and south sides of the Creek; a new waterfront esplanade along the south side of the Creek; and new pathways and bikeways to improve connectivity with downtown Glen Cove and nearby train station areas.***
- ***Potential redevelopment of blighted commercial and industrial areas, including cleanup of brownfield sites.***
- ***Development of coastal protection measures to enhance resiliency and reduce flood risk.***
- ***Upgrades to infrastructure, including green infrastructure for stormwater management.***
- ***Potential parking solutions to accommodate demand generated by increased recreational uses, ferry service, and the Garvies Point redevelopment across the Creek.***

9) Administrative Capacity. Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts.

The City of Glen Cove has sufficient administrative capacity to manage this initiative if selected for a DRI award. The Glen Cove Community Development Agency handles all grant administration on behalf of the City of Glen Cove. It is noted that in the past eleven years to our knowledge, there have not been any adverse audit findings. The Community Development Agency has a history of successful grant management including prompt reporting and spending of all assistance agreements and strict adherence to procurement policies. Key staff members as well as other City Department heads and staff willing to serve on planning committed and groups supporting this program as needed include:

Reginald Spinello, Mayor – City of Glen Cove. Honorable Mayor Spinello has been in term for two years and in his fourth term as Mayor. Prior to elected Mayor, Mr. Spinello was a member of the City Council. He has also been a resident of the City of Glen Cove his entire life. Mayor Spinello will be responsible for review and approval of all major milestones throughout the project.

Ann Fangmann, AICP, Executive Director- Glen Cove Community Development Agency. Ms. Fangmann is a member of the Business Improvement District Board. Ms. Fangmann will act was the Project Manager in support of this program.

Jocelyn Wenk, AICP, Grant Writer and Administrator – Community Development Agency. Mrs. Wenk is responsible for administering grants on behalf of the City of Glen Cove. Mrs. Wenk will be responsible for grant and contract administration throughout the timeline of this project.

Noel Diehl, Environmental and Grant Assistant – Community Development Agency. Ms. Diehl has extensive knowledge of environmental sciences. Ms. Diehl will be assisting in program management support and administration as well as review any technical deliverables involving potential environmental factors.

James Byrne, P.E., Director of Public Works. Mr. Byrne has been a professional engineer for over thirty years. Mr. Byrne will be responsible to review and approve any technical deliverables that involve his set of civil engineering skills.

Camille Byrne, Executive Assistant – Community Development Agency. Mrs. Byrne is responsible for administrative support and internal agency coordination.

Anne LaMorte, Chief Financial Officer Community Development Agency and Industrial Development Agency. Ms. LaMorte is responsible for reviewing consultant submissions, invoicing reimbursements and all preparation of financial reporting documents.

Richard Summa, A.I.A., LEED-AP - Director of Building Department. Mr. Summa has knowledge of architecture and is a resource. He may be involved in assessing structures and planning stages and liaison for planning board processes.

Barbara Peebles, Deputy Mayor and Executive Director - Industrial Development Agency. Mrs. Peebles is a member of the Business Improvement District Board. Mrs. Peebles will spearhead most outside marketing and outreach efforts, especially with the Open to Business campaign and will also contribute to the review and approval of major milestones and final reports.

Lisa Travatello – Public Relations Officer. Ms. Travatello has exceptional knowledge and experience regarding public relations, communications and marketing. When needed, Ms. Travatello will work closely with the appropriate entities to coordinate public outreach necessary throughout the project timeline.

10) Other. Provide any other information that informed the nomination of this downtown for a DRI award.

*Don't forget to attach a map that clearly delineates the downtown neighborhood. (See item 1.)

**DOWNTOWN REVITALIZATION INITIATIVE (DRI) ROUND II
2017 CITY OF GLEN COVE APPLICATION
PROJECT SUPPORT DOCUMENTATION**

MAPS

- Glen Cove Downtown Business Improvement District (BID)
- Glen Cove Downtown BID and Secondary Catchment Areas

SUPPORT LETTERS

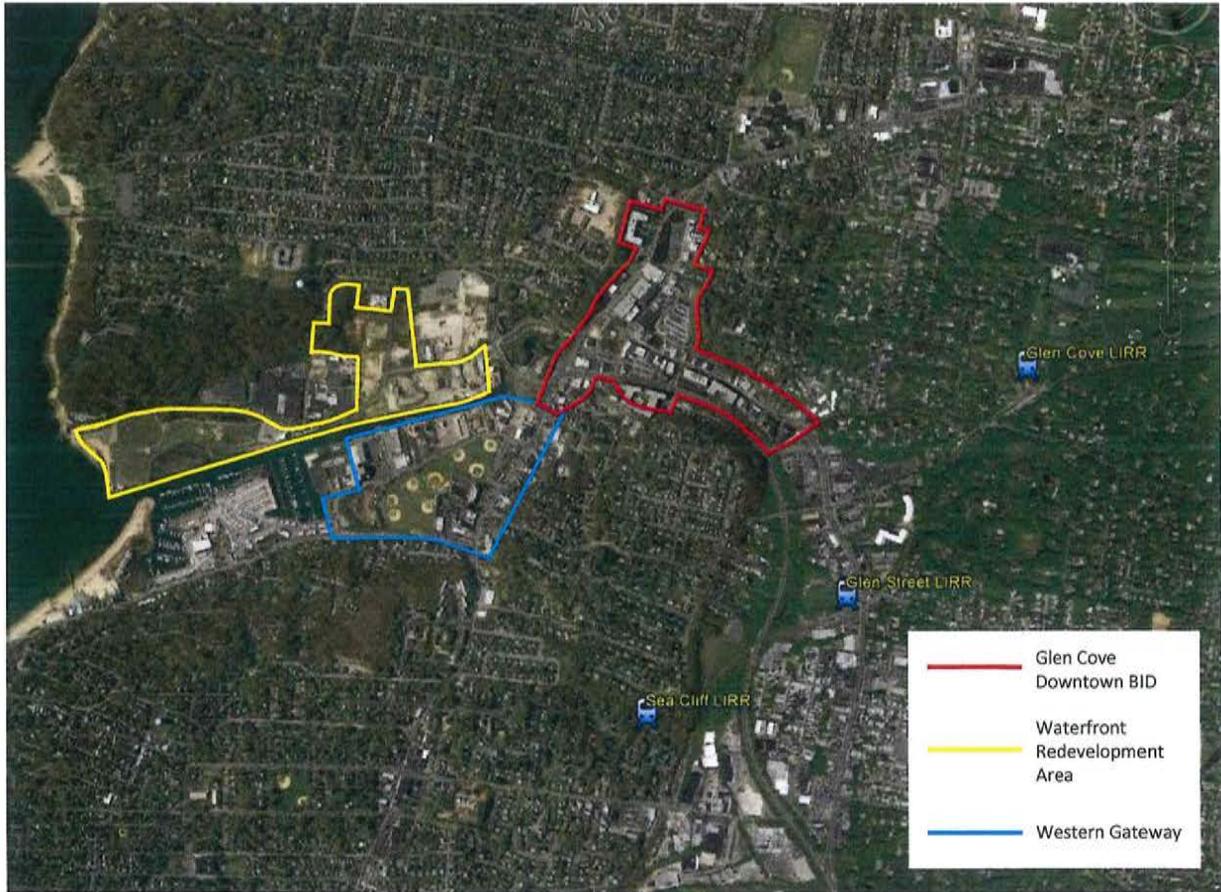
- Charles D. Lavine, Assemblyman, 13th District, State of New York
- Delia DeRiggi-Whitton, Nassau County Legislator, 11th District
- Scott Rechler, Chairman and Chief Executive Officer, RXR Realty
- Barbara A. Peebles, Glen Cove Industrial Development Agency (IDA) and Local Economic Assistance Corporation (LEAC)
- Ann S. Fangmann, Executive Director, Glen Cove Community Development Agency (CDA)
- Francine Koehler, Executive Director, Glen Cove Downtown Business Improvement District (BID)
- Carolyn D. Willson, President, InterAgency Council (IAC) of Glen Cove
- Hender Alvarado, President, Glen Cove Chamber of Commerce
- Carol Waldman, Executive Director, Glen Cove Senior Center
- Joseph LaPadulo, Co-Curator, First City Project (J.H. Coles Homestead); Founder, Martino Auto Concepts

RENDERINGS OF APPROVED DEVELOPMENT PROJECTS / PROJECTS UNDER CONSTRUCTION IN THE DOWNTOWN AND SECONDARY CATCHMENT AREAS

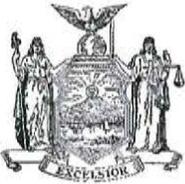
- Glen Cove Village Square
- Garvies Point Waterfront Redevelopment
- The Villa at Glen Cove



Glen Cove Downtown Business Improvement District (BID)



Glen Cove Downtown BID and Secondary Catchment Areas



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Codes
Health
Higher Education
Insurance
Judiciary

CHARLES D. LAVINE
Assemblyman 13th District

CHAIR
Ethics and Guidance Committee

CO-CHAIR
Legislative Ethics Commission

June 5, 2017

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788

Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth, Executive Director,
ESD

Re: Support for Downtown Revitalization Initiative (DRI) – Round 2 Funding for Downtown Glen Cove

Dear Sir or Madam:

I fully support the application submitted by the City of Glen Cove for Downtown Revitalization Initiative (DRI) – Round 2 funding. I encourage the Long Island Regional Economic Development Council to nominate Glen Cove as the Long Island region's most well positioned downtown to take full advantage of DRI funding.

Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation that are built upon prior and current planning efforts, many with investment from the State, including the Glen Cove Master Plan (2009), Downtown Gateway to the Waterfront I (2008) and II (2013), and the current NYSDOS funded Waterside Recreational Redevelopment project. Potential projects identified include, but are not limited to: repair of aging public parking structures; programming for the new Village Square public plaza; affordable housing opportunities; redesign of alleyways leading from parking garages to shops; improvements to downtown gateways; planting of new street trees; streetscaping and pedestrian amenities; installation of solar panels and LED streetlights; incorporation of green infrastructure; and support for programming and attractions that continue to transform downtown Glen Cove into a destination for dining, the arts and culture. There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City's three LIRR stations to support multi-modal transportation connections, TOD, and to expand regional recreational uses.

The City and local stakeholders would be able to hit the ground running and I am pleased to support the City's application for DRI funding.

Sincerely,

Charles D. Lavine
Member of Assembly



Budget Review
Finance-Ranking Member
Veterans and Senior Affairs
Towns, Villages & Cities - Ranking Member
Health & Social Services – Ranking Member
Economic & Community Development & Labor
dderiggiwhitton@nassaucountyny.gov
[516-571-6211](tel:516-571-6211)

June 7th, 2017

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788

Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth, Executive Director, ESD

Re: Support for Downtown Revitalization Initiative (DRI) – Round 2 Funding for Downtown Glen Cove

Dear Sir or Madam:

I am pleased to write in support of the application submitted by the City of Glen Cove for Downtown Revitalization Initiative (DRI) – Round 2 funding. I encourage the Long Island Regional Economic Development Council to nominate Glen Cove as the Long Island region's most well positioned downtown to take full advantage of DRI Funding.

Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation that are built upon prior and current planning efforts, many with investment from the State, including the Glen Cove Master Plan (2009), Downtown Gateway to the Waterfront I (2008) and II (2013), and the current NYSDOS funded Waterside Recreational Redevelopment project. Potential projects identified include, but are not limited to: repair of aging public parking structures; programming for the new Village Square public plaza; affordable housing opportunities; redesign of alleyways leading from parking garages to shops; improvements to downtown gateways; planting of new street trees; streetscaping and pedestrian amenities; installation of solar panels and LED streetlights; incorporation of green infrastructure; and support for programming and attractions that continue to transform downtown Glen Cove into a destination for dining, the arts and culture. There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City's three LIRR stations to support multi-modal transportation connections, TOD, and to expand regional recreational uses.

The updating and maintenance of Glen Cove is of great importance to me. As a Glen Cove Councilwoman and now a County Legislator representing the City of Glen Cove, securing funding for revitalization initiatives in Glen Cove has been a priority of mine. These funds can be used for a broad range of beneficial projects for the City of Glen Cove. Of these potential projects the effort to bring more affordable housing to Glen Cove will be useful in attracting more young people to Glen Cove. In addition, I am a supporter of environmentally friendly practices and this DRI Initiative would provide

opportunities for such programs to take place. Developments that can bring back Glen Cove business to the downtown area have my full support as a resident of Glen Cove and as Legislator.

The City and local stakeholders would be able to hit the ground running and I am pleased to support the City's application for DRI funding.

Sincerely

Delia De Riggi-Whitton

Delia De Riggi-Whitton, Nassau County Legislator LD11



June 8, 2017

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788
Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth, Executive Director, ESD

Re: Support for Downtown Revitalization Initiative (DRI) – Round 2 Funding for Downtown Glen Cove

Dear Sir or Madam:

I am pleased to write in support of the application submitted by the City of Glen Cove for Downtown Revitalization Initiative (DRI) – Round 2 funding. I encourage the Long Island Regional Economic Development Council to nominate Glen Cove as the Long Island region's most well positioned downtown to take full advantage of DRI funding.

Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation that are built upon prior and current planning efforts, many with investment from the State, including the Glen Cove Master Plan (2009), Downtown Gateway to the Waterfront I (2008) and II (2013), and the current NYSDOS funded Waterside Recreational Redevelopment project. Potential projects identified include, but are not limited to: repair of aging public parking structures; programming for the new Village Square public plaza; affordable housing opportunities; redesign of alleyways leading from parking garages to shops; improvements to downtown gateways; planting of new street trees; streetscaping and pedestrian amenities; installation of solar panels and LED streetlights; incorporation of green infrastructure; and support for programming and attractions that continue to transform downtown Glen Cove into a destination for dining, the arts and culture. There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City's three LIRR stations to support multi-modal transportation connections, TOD, and to expand regional recreational uses.

As a market leader in transformative development, RXR underscores its projects with thoughtful environmental design and sustainability to improve the lifestyle experience. RXR has established a reputation as a market leader by building upon excellence in the development of the finest quality residential real estate. The company's multi-billion dollar residential portfolio is comprised of dynamic and visionary projects that enrich communities and improve the quality of life for residents and surrounding regions. The location of the Village Square development is presently a blighted site occupied by dilapidated unoccupied buildings that drastically detract from the character, safety, and attractiveness of downtown Glen Cove, which is presently causing serious challenges to the current downtown retailers. Redevelopment of the Village Square site is supported by an overwhelming majority of Glen Cove residents and, especially,



downtown Glen Cove. Redeveloping the Village Square blighted site in the heart of downtown Glen Cove will revitalize the entire downtown, will provide generous expanses of high quality open for residents and visitors, and will provide a brand new civic square for all Long Islanders to enjoy.

In addition, just west of the Village Square project is the Garvies Point development, a Smart Growth, mixed-use community located along the shores of Hempstead Harbor. It is a 56 acre, 1.83 Million square foot project, which is presently approved for 1,110 residences, including 541 rental units, 569 condos (of which 10%, 111, are workforce units), up to 75,000 square feet of commercial and retail businesses, and approximately 28 acres of waterfront open and community spaces. This dynamic development will re-invent the Glen Cove waterfront and transform a former Brownfield site into a vibrant, active mixed-use community accessible to everyone. Further, this development will provide generous expanses of high quality public open space for residents and visitors to enjoy year round.

The City and local stakeholders would be able to hit the ground running and I am pleased to support the City's application for DRI funding.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Rechler', with a stylized flourish at the end.

Scott Rechler
Chairman and Chief Executive Officer

Reginald A. Spinello
Chairman

Barbara A. Peebles
Executive Director

Phone: (516) 676-1625
Fax: (516) 759-8389



GLEN COVE
INDUSTRIAL DEVELOPMENT AGENCY
LOCAL ECONOMIC ASSISTANCE CORP.

City Hall, 9 Glen Street, Glen Cove, NY 11542

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788

June 6, 2017

Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth, Executive Director, ESD

Re: Support for Downtown Revitalization Initiative (DRI) – Round 2 Funding for Downtown Glen Cove

Dear Sir or Madam:

I am pleased to write in support of the application submitted by the City of Glen Cove for Downtown Revitalization Initiative (DRI) – Round 2 funding. I encourage the Long Island Regional Economic Development Council to nominate Glen Cove as the Long Island region's most well positioned downtown to take full advantage of DRI funding. Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation that are built upon prior and current planning efforts, many with investment from the State, including the Glen Cove Master Plan (2009), Downtown Gateway to the Waterfront I (2008) and II (2013), and the current NYSDOS funded Waterside Recreational Redevelopment project. Potential projects identified include, but are not limited to: repair of aging public parking structures; programming for the new Village Square public plaza; affordable housing opportunities; redesign of alleyways leading from parking garages to shops; improvements to downtown gateways; planting of new street trees; streetscaping and pedestrian amenities; installation of solar panels and LED streetlights; incorporation of green infrastructure; and support for programming and attractions that continue to transform downtown Glen Cove into a destination for dining, the arts and culture. There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City's three LIRR stations to support multi-modal transportation connections, TOD, and to expand regional recreational uses.

As Executive Director of the Glen Cove Industrial Development Agency (IDA) whose mission is to promote job creation through the advancement of industry, as well as my role as Executive Director of the Glen Cove Local Economic Assistance Corporation (LEAC) whose mission is to promote economic development for public/non-profit purposes, funding under the Downtown Revitalization Initiative (DRI) will help the City to improve its infrastructure thereby facilitating the attraction of both industry and public/non-profit organizations that will further boost the local and regional economy. The City and local stakeholders would be able to hit the ground running and I am pleased to support the City's application for DRI funding.

The timing is ideal for the City of Glen Cove to be a recipient of the DRI funding given the shovel ready mixed use development project in our downtown amidst the attraction of national brands to Glen Cove, the City stands ready to utilize the funds to the maximum benefit with long term return on the investment. I am proud of the team in place that has been able to execute effectively and efficiently to optimize grant funding. The City of Glen Cove has an excellent track record of grant administration and appreciates and promotes the benefits of programs such as the Downtown Revitalization Initiative.

Sincerely,

Barbara A. Peebles, Executive Director
Glen Cove IDA & LEAC

Reginald A. Spinello
Chairman

Phone: (516) 676-1625
Fax: (516) 759-8389

Ann S. Fangmann
Executive Director



GLEN COVE
COMMUNITY DEVELOPMENT AGENCY

City Hall, 9 Glen Street, Glen Cove, NY 11542

June 13, 2017

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788
Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth, Executive Director, ESD

Re: Support for Downtown Revitalization Initiative (DRI) – Round 2 Funding for Downtown Glen Cove

Dear Sir or Madam:

As the Executive Director of the Glen Cove Community Development Agency (CDA), I strongly support the application submitted by the City of Glen Cove for Downtown Revitalization Initiative (DRI) – Round 2 funding. I encourage the Long Island Regional Economic Development Council to nominate Glen Cove as the Long Island region's most well positioned downtown to take full advantage of DRI funding.

If Glen Cove is selected for a DRI award, the Mayor and Glen Cove officials, in partnership with the Glen Cove CDA and Industrial Development Agency (IDA), will be the initial local lead for the DRI program. The Glen Cove CDA was established in 1964. The CDA's purpose is to plan and implement programs involving the rehabilitation and revitalization of both the residential and commercial sectors of the City of Glen Cove, foster economic growth, provide assistance to public service organizations, eliminate blight, and improve opportunities for low- and moderate-income citizens of the City. The CDA receives annual Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The CDBG grant funds economic development programs such as the commercial façade rehabilitation and signage grant programs to help downtown and local businesses, as well as leveraging funds for City projects that serve to eliminate blight and remediate contaminated sites. For over three decades, the Glen Cove CDA and IDA have worked with the City of Glen Cove to further the revitalization of the Glen Cove Waterfront, which is a secondary catchment area of the City's DRI application. The Agencies have worked to acquire blighted, contaminated properties in the Waterfront Redevelopment Area (WRA), to secure and administer funds for environmental remediation and infrastructure development, and to work in partnership with the numerous County, State, and Federal agencies that have invested in the City's vision for revitalization.

Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation that are built upon prior and current planning efforts, many with investment from the State, including the Glen Cove Master Plan (2009), Downtown Gateway to the Waterfront I (2008) and II (2013), and the current NYS DOS funded Waterside Recreational Redevelopment project. Potential projects identified include, but are not limited to: repair of aging public parking structures; programming for the new Village Square public plaza; affordable housing opportunities; redesign of alleyways leading from parking garages to shops; improvements to downtown gateways; planting of new street trees; streetscaping and pedestrian amenities; installation of solar panels and LED streetlights; incorporation of green infrastructure; and support for programming and attractions that continue to transform downtown Glen Cove into a destination for dining, the arts, and culture. There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City's three LIRR stations to support multi-modal transportation connections, transit-oriented development (TOD), and to expand regional recreational uses.

Again, I would like to convey the CDA's strong support for investment of DRI funds to support continued revitalization of downtown Glen Cove and adjoining waterfront areas. Please do not hesitate to contact me at (516) 676-1625 ex.102 if you have any questions or require any additional information.

Sincerely,

Ann S. Fangmann, AICP



June 5, 2017

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788
Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth,
Executive Director, ESD

BOARD OF DIRECTORS

Alvin Batista, President,
Planet Fitness

Marlene Flores, Vice President,
Marle's Cafe

Leonard Gleicher, Treasurer,
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James O'Grady, Secretary
OGArchitects, AIA

Deputy Mayor Barbara Peebles,
City of Glen Cove

Ann Fangmann, Director,
Glen Cove CDA

Sandra Clarson, Controller,
City of Glen Cove

Charles E. Parisi, Esq.,
Charles E. Parisi, P.C.

Brian Mercadante,
Accent On The Home

Lou-Ann Thompson, Glen Floors

Joe LaPadula,
J Coles House/First City Project

Danielle Fugazy-Scagliola, Fugazy
Group

Mary Cooper, Resident

Frank Haftel,
RXR Realty

John Zozzaro,
The Downtown Cafe

Francine A. Koehler,
Executive Director

Mary Jirsa,
Executive Assistant

Re: Support for Downtown Revitalization Initiative (DRI) – Round 2 Funding for
Downtown Glen Cove

Dear Sir or Madam:

I am pleased to write in support of the application submitted by the City of
Glen Cove for Downtown Revitalization Initiative (DRI) – Round 2 funding. I
encourage the Long Island Regional Economic Development Council to nominate
Glen Cove as the Long Island region's most well positioned downtown to take full
advantage of DRI funding.

Glen Cove is prepared for near-term implementation of downtown revitaliza-
tion projects and has identified a plethora of potential projects for implementation
that are built upon prior and current planning efforts, many with investment from the
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Village Square public plaza; affordable housing opportunities; redesign of alleyways
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planting of new street trees; streetscaping and pedestrian amenities; installation of
solar panels and LED streetlights; incorporation of green infrastructure; and support
for programming and attractions that continue to transform downtown Glen Cove
into a destination for dining, the arts and culture. There are additional opportunities
for the use of DRI funds for secondary catchment areas along the waterfront and
near the City's three LIRR stations to support multi-modal transportation
connections, TOD, and to expand regional recreational uses.

The Glen Cove Downtown Business Improvement District is an
organization created by the local property owners who are stakeholders of the
downtown. Our mission is to help create a thriving, active and sustainable downtown
environment. In that role, the Downtown B.I.D. works in partnership with the City
and other governmental organizations to make every effort to identify means of
support in implementing programs and projects that strengthen our efforts to bring
about a renaissance in our downtown district.

The City and local stakeholders would be able to hit the ground running and I
am pleased to support the City's application for DRI funding.

Sincerely,

Francine Koehler, Executive Director

30A Glen Street, Suite 200
Glen Cove, New York 11542

www.glencovedowntown.org

Phone: 516.759.6970

Fax: 516.759.2308

E-mail:

info@glencovedowntown.org

InterAgency Council of Glen Cove
P.O.. Box 532
Glen Cove, NY 11542
(516) 322-7922

June 2, 2017

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788
Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth, Executive Director, ESD

Re: Support for Downtown Revitalization Initiative (DRI) - Round 2 Funding for Downtown Glen Cove

Dear Sir or Madam:

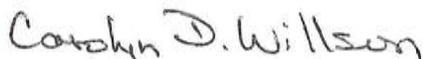
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Glen Cove is prepared for near-term implementation of downtown revitalization projects and has identified a plethora of potential projects for implementation that are built upon prior and current planning efforts, many with investment from the State, including the Glen Cove Master Plan (2009), Downtown Gateway to the Waterfront I (2008) and II (2013), and the current NYSDOS funded Waterside Recreational Redevelopment project. Potential projects identified include, but are not limited to: repair of aging public parking structures; programming for the new Village Square public plaza; affordable housing opportunities; redesign of alleyways leading from parking garages to shops; improvements to downtown gateways; planting of new street trees; streetscaping and pedestrian amenities; installation of solar panels and LED streetlights; incorporation of green infrastructure; and support for programming and attractions that continue to transform downtown Glen Cove into a destination for dining, the arts and culture. There are additional opportunities for the use of DRI funds for secondary catchment areas along the waterfront and near the City's three LIRR stations to support multi-modal transportation connections, TOD, and to expand regional recreational uses.

The mission of the InterAgency of Glen Cove is to enhance the delivery of human services through collaboration and communication, and to provide mutual support among community agencies through sharing and networking. Through our support of this initiative, I believe we are fulfilling our mission.

The City and local stakeholders would be able to hit the ground running and we are pleased to support the City's application for DRI funding.

Sincerely,



Carolyn D. Willson
President



Glen Cove Chamber Of Commerce

Enhancing the Health and Profitability of our Member Businesses

264 Glen Street, 2nd fl. Back Entrance, Glen Cove, New York 11542

Tel: 516-676-6666 Fax 516-676-5490

E-Mail: info@glencovechamber.org Website: www.glencovechamber.org

June 12, 2017

OFFICERS

Hender Alvarado

President

GMA Martial Arts and
ilovekickboxing.com

Lisa Cohn

First Vice President

Living Water for Women

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MassMutual Financial Group

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Advisor to the board

Long Island Regional Economic Development Council

c/o Empire State Development

2150 Motor Parkway, Suite 311

Hauppauge, NY 11788

Attn: Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC and Cara Longworth, Executive

Director, ESD

Re: Support for Downtown Revitalization Initiative (DRI) – Round 2 Funding for Downtown Glen Cove

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The Glen Cove Chamber of Commerce is a not-for-profit organization that strives to "enhance the health and profitability of our member businesses".

We understand that our support will be very important to helping revitalize the City of Glen Cove's downtown.

The City and local stakeholders would be able to hit the ground running and I am pleased to support the City's application for DRI funding.

Sincerely,

Hender Alvarado
President

*deceased



Phone: (516) 759-9610

Fax: (516) 759-5331

GLEN COVE OFFICE OF SENIOR SERVICES

130 Glen Street Glen Cove, NY 11542

www.glencoveseniorcenter.com

Reginald A. Spinello

Mayor

Carol Waldman

Executive Director

June 12, 2017

Long Island Regional Economic Development Council

c/o Empire State Development

2150 Motor Parkway, Suite 311

Hauppauge, NY 11788

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The Glen Cove Senior Center is the official agency of the City of Glen Cove and is dedicated to enriching the lives of senior citizens in Glen Cove, Glen Head, Glenwood Landing, Sea Cliff, and surrounding Nassau County communities. The Center has provided social services assistance ranging from housing and healthcare needs to counseling and case management and has planned, developed, and coordinated programs and services for residents 60 years of age and older offering opportunities, adventures, and assistance in meeting the challenges of aging for over three decades.

New York State is one of the top four aging states in the country, and the Glen Cove senior population is in keeping with the national increase. Older adults would strongly benefit from a public plaza, affordable housing opportunities, pedestrian amenities, better street lights, and opportunities for enhancing their wellbeing through improving dining, cultural, and arts experiences. Glen Cove is positioned to become an Age-Friendly community through AARP and the World Health Organization because it has always focused on providing an environment that is safe and supportive and offers the most possibility to age in place with a wonderful quality of life. This grant funding would greatly reinforce the City's mission.

Despite our age or perhaps because of it - we are devoted activists and continually advocate for housing, health, financial, and social issues that foster independence, dignity, wellbeing, and peace of mind. It is because of this that we wholeheartedly support the Downtown Revitalization Initiative (DRI) – Round 2 Funding for Downtown Glen Cove.

Sincerely,

Carol Waldman

Carol Waldman
Executive Director

J.H. Coles Homestead LLC
149 Glen Street
Glen Cove, NY 11542

June 9, 2017

Long Island Regional Economic Development Council
c/o Empire State Development
2150 Motor Parkway, Suite 311
Hauppauge, NY 11788

Attn(s): Kevin Law & Stuart Rabinowitz, Co-Chairs LI REDC
Cara Longworth, Executive Director, ESD

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The goal of the J.H. Coles Homestead / First City Project is to introduce the residents of the City of Glen Cove and surrounding communities to the next generation of urban themed artists through the transformation of a 9000 square foot historic structure. The Coles House as a designated city landmark structure has architecture details dating back to 1810 with additional portions that could be traced back as far as 1690. It was the home to one of the original five founding families of the City of Glen Cove.

Although chronologically historic, this building has long been neglected and essentially abandoned for years until local businessmen Joe LaPadula and Jon Holzer had a vision to infuse new life into the structure through an ambitious art program. The essence of FCP is to use Coles House as a platform to introduce the community of Glen Cove to a new genre of art and showcase the rising local area talents with numerous NY area street art professionals. FCP aims to start a dialogue with the community where a balance can be achieved through a new art medium and a new spirit of creativity that can rise alongside the traditional values within the first city on Long Island. Future projects at Coles House include live art events, mural projects, student art classes, artisanal food events and street art themed boutiques. The City of Glen Cove is now poised to move forward as a leader in the arts community and FCP is the ideal platform to initiate the conversation of how art and urban renewal can be successfully partnered.

The City and local stakeholders would be able to hit the ground running and I am pleased to support the City's application for DRI funding.

Sincerely,

Joseph LaPadula

Member



View from Bridge Street looking into the Plaza
Glen Cove Village Square



View looking north across Glen Cove Creek
Garvies Point Waterfront Redevelopment

Please see <http://garviespoint.com/> or <http://www.rxrealty.com/property/development/garvies-point/> for additional information



View looking east from Glen Cove Avenue

The Villa at Glen Cove

Please see <http://lgroupny.com/development7/the-villa-at-glen-cove/> for additional information