

DOWNTOWN REVITALIZATION INITIATIVE – LIREDC

Due on Friday, May 20, 2016 to LIREDC@esd.ny.gov

BASIC INFORMATION

Municipality Name: City of Glen Cove

Downtown Name: Downtown Glen Cove

County: Nassau

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

Glen Cove's(GC) history of employment center & once thriving downtown makes it a strategic area to implement revitalization projects affecting the entire region. 2010 Regional Planning Assoc. Report "Places to Grow", evaluated GC as one of the downtowns on LI with the most potential for higher density & mixed income housing, because of transit options, open space, retail & employment opportunities & availability of underutilized properties. Ample parking, LIRR, bus, all City services, movie theater, museum & two assisted living centers are in the downtown. To the south is the Orchard BOA & to the north is the RXRGIP GC waterfront project transforming once contaminated blighted sites into a vibrant mixed-use community.

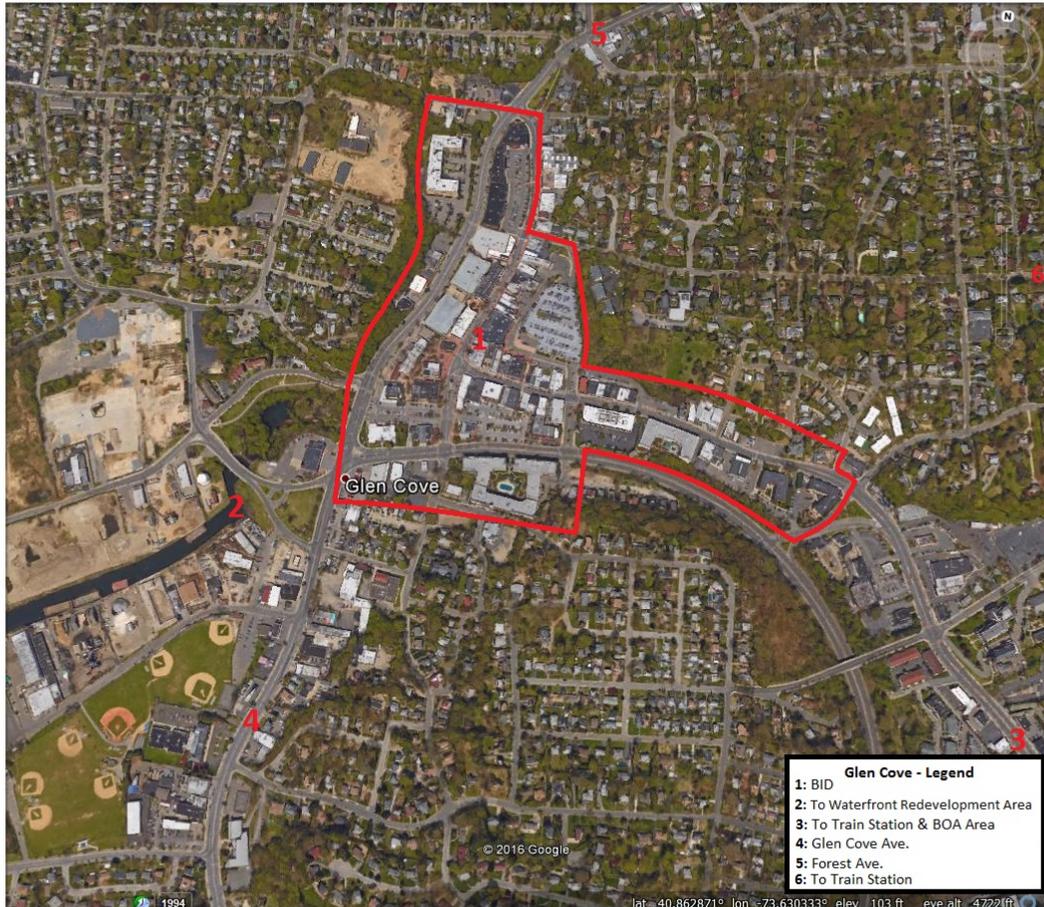
DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 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 compact 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.

The core central downtown is well-defined in the BID district. Boundaries are Pratt Blvd, Brewster St, Forest Ave, & Town Path. Major access roads- Pratt Blvd/Rte 107 travels south through Old Brookville, Greenvale, East Hills connecting to 495 & NSPkwy. Glen Cove & Forest Avenues provide east to west access to Sea Cliff, Roslyn & Locust Valley. Glen St, School St, Bridge St, & lower Highland Ave are in the BID district. Downtown is surrounded by residential neighborhoods, parks, Housing Authority & several strip malls. In the district are two large office condo buildings, several apartment buildings, incubator office buildings, commercial & professional offices.

Attach color map clearly identifying areas within the defined downtown.



- 2) **Size.** 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. Describe how investments in your downtown could positively impact surrounding communities.

The downtown has always been the center of commerce/civic activity for GC & neighboring communities. Two NICE bus lines & loop bus provide service. 2 LIRR sta. within 1/2 mile. GC-owned ferry terminal. 2010 GC census-27,000. LI Regional Planning Board noted GC's population will increase 9% by 2030. Locust Valley, Glen Head, Sea Cliff, Oyster Bay (approximately 41,000 households) are within a 10/15 minute drive. Within walkability will be 3 new developments with 1348 housing units. A hospital, 2 assisted living facilities, commercial, public, professional & medical offices provide a captive working population to support the downtown year round.

- 3) **Past Investments & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

REDC investment, Fed/State grants were the building blocks to enable for the planning and infrastructure required to facilitate the redevelopment/stability/growth of the downtown. The adjacent RXRGIP waterfront development is est. \$ 1 billion-not including clean-up costs & downtown Village Square received \$ 1 mm ESD funds to developer with est. \$ 4 mm build. \$ 30k yearly CDBG downtown façade and sign grants. BID budget 100k yearly. Downtown anchors include movies, Panera, Hosp., City services, London Jewelers, Annie SEZ, Citibank, Suburu, Staples, North Shore Museum, 2 ass't living centers, 2 Avalon residential communities, LI Academy of Fine Arts.

Leveraged Resources: Public \$100,000,000.00 Private
\$1,000,000,000.00

Prior NYS Funding/REDC Funding: Amount \$4,295,000.00

Please identify use(s) of prior funding ferry basin & blg., roads, eplanade, downtown & recreational planning, BOA Step 3, remediation

- 4) 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.

New development/ construction will support the downtown & increase demand for goods/services. GC Northwell Hospital plans to grow services that will help maintain private medical offices supporting jobs & economic investment. Herb Hill/Garvies Point Rd-starting in summer 2016 will provide 70 jobs during the 18 month construction period; RXRGIP waterfront development will have 466 jobs during construction & 545 permanent jobs. When completed the waterfront will have 1100 housing units; adjacent Livingston development will have 176 units; 72 units in nearby Landing Cove. This growing population will support the downtown economy. Ferry Terminal will provide transit to NYC & other ports, reverse commute & other recreational opportunities.

- 5) Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

There is a mix of historic & newer builds. Properties are available for second story expansion-office/residential. Downtown has approximately 30%+ vacancy excluding Village Square. Village Square is 90% vacant because a proposed plan of 25k sqft commercial, 110 apts is stagnating. BID/GC events are held in the courtyard of Village Square. Erosion of foot traffic has resulted in empty store fronts & offices. Shops & businesses on Glen & School St. have a network of pathways connecting to garages. Pathways have potential improvements & GC-owned parking garages are underutilized. Established restaurants & merchants draw loyal customers. Need food markets beyond delis & bodegas. Need for additional cultural/entertainment venues.

- 6) Policies to Enhance Quality of Life.** 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, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

GC is a self contained city with its own zoning & planning boards, planning & DPW depts & can expedite development. Inclusionary zoning on books. Active Parks & Recreation dept. provides myriad of programs to enhance residential livability. GC is currently working with MTA/LIRR to designate potential TOD sites. Master Plan was written in 2009. NYSDOS funded studies: The Downtown Gateway 1&2 (2013) described inventory & suggested future development. The BID/Chamber of Commerce/GC actively promotes seasonal events, i.e., Concerts, Car Shows, Parades bringing positive activity to support merchants.

- 7) Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building 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 & GC officials in partnership with the Community Development Agency (CDA) & Industrial Development Agency (IDA) endeavor to implement comprehensive downtown, BOA & waterfront revitalization programs. GC team works closely with GC Interagency Council, Senior Ctr, Rotary, BID, Chamber of Commerce, Landmarks Preservation Commission, La Fuerza, Nassau Cty, state & private sector. The Workforce Development Board of which GC is a member offers job placement & training opportunities.

- 8) Other.** Provide any other information you feel would be relevant to help this committee to make an informed decision to nominate this downtown for a DRI award.

GC is at a critical juncture. The Downtown sits between the remediated superfund waterfront redevelopment that will increase residents adding huge economic benefits & the Orchard BOA Step 3 that will ameliorate & recycle superfund & neglected blighted sites. New construction will provide market & affordable housing, attracting & sustaining a diverse population. These projects will create immediate construction & long-term job opportunities. Jobs in food services & retail trade, health & education services, business & professional services support ongoing consumer activity of households. A downtown revitalization will enable GC to stimulate public/private investment & provide an attractive place for people to live, work & play.

- 9) Identify.** Current infrastructure challenges or other impediments facing downtown development initiatives.

GC, an old City, needs to address specific infrastructure challenges such as outdated circulation patterns, aging parking garages, improvements to pedestrian paths to eliminate barriers & safety issues, creation of bicycle lanes & improve connectivity from the downtown to the waterfront. Key strategies for economic growth include Smart Growth principles & Smart Cities Innovation, green infrastructure. Need for public acceptance of adaptive reuse/increasing residential density & changing buying patterns. Transit ridership is at 8% compared to the 15% of Nassau County residents - need for upgraded LIRR service.

- 10) Describe.** How an existing downtown master plan (if it exists) could coordinate and optimize available resources through a revitalization initiative.

A Master Plan for GC was drafted in 2009 to include new/potential redevelopment-now requires update to reflect recent activity. The Downtown Gateway 1 & 2 studies examined opportunities to sustain a vibrant, occupied & economically stable downtown when the 56 acre waterfront plus the 107 acres BOA are is developed. Those plans create the baseline for the future.