



the orchard

a Glen Cove Revitalization Neighborhood

in partnership with the New York State Department of State

September 10, 2012



Tonight's Agenda

1. Introduction (City of Glen Cove CDA)
2. Opening remarks (Mayor Ralph Suozzi)
3. Project Review(VHB)
4. Visioning and Public Feedback Review (VHB)
5. Opportunities and Recommendations (VHB)
6. Next Steps (VHB/CDA)
7. Questions and Answers



The Team

NYSDOS – Office of Communities and Waterfronts
Division of Coastal Resources
Curtis Cravens



City of Glen Cove
Community Development Agency – City Project Coordinator
Kelly Morris, Executive Director
Erin Reilley, Grant Administrator



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Steering Committee



Public Feedback,
Stakeholders



VHB



RESG



What is the Purpose of the BOA Program?

- Assess the community impacts caused by brownfields, economic distress
- Build a shared community vision and consensus on the reuse and redevelopment of strategic sites and actions to achieve community revitalization
- Identify community redevelopment and revitalization opportunities
Coordinate and collaborate with local, state, and federal agencies, community groups and private-sector partners to identify and implement solutions to improve communities
- Develop public-private sector partnerships to leverage investment and implement revitalization projects



The BOA Process

Step 1. Identification of Area

Step 2. Nomination Study

Step 3. Implementation Strategy and/or Site Assessments



What is a Brownfield?

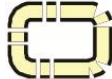

- Vacant, blighted or underutilized properties
- Real or perceived contamination issues
- Impacts may affect surrounding communities
- Redevelopment goals: jobs, preserve cultural heritage and environment, restore linkages, strengthen communities

Glen Cove Redevelopment Area Study Area Context Map

- Approx. 5 miles to LIE
- Area served by two LIRR Stations
- Approx. 0.6± miles to Downtown
- Gateway to Glen Cove



Legend





-  Brownfield Opportunity Area (BOA)
-  Municipal Boundary

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Brownfield Opportunity Area

- Study Area 55± Acres.
- Primary access from Cedar Swamp Road, Glen Cove Road and Sea Cliff Avenue
- Older more densely developed residential neighborhood
- Older light industrial/heavy commercial area
- Retail along Cedar Swamp Road

Legend

-  Brownfield Opportunity Area (BOA)
-  Approximate Assessor Parcel Boundary
-  Municipal Boundary
-  Railroad



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Brownfield Opportunity Area

Potential Brownfield Inventory

Significant distressed properties include:

1. Pall Corporation
2. PhotoCircuits
3. Pass and Seymour



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Brownfield Opportunity Area

Study Area Existing Conditions

- Residential = compact, dense, many opportunities for improvement
- Large scale uses along Sea Cliff Avenue, southern portion of Orchard
- Auto-centric uses and local businesses along Cedar Swamp



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Brownfield Opportunity Area

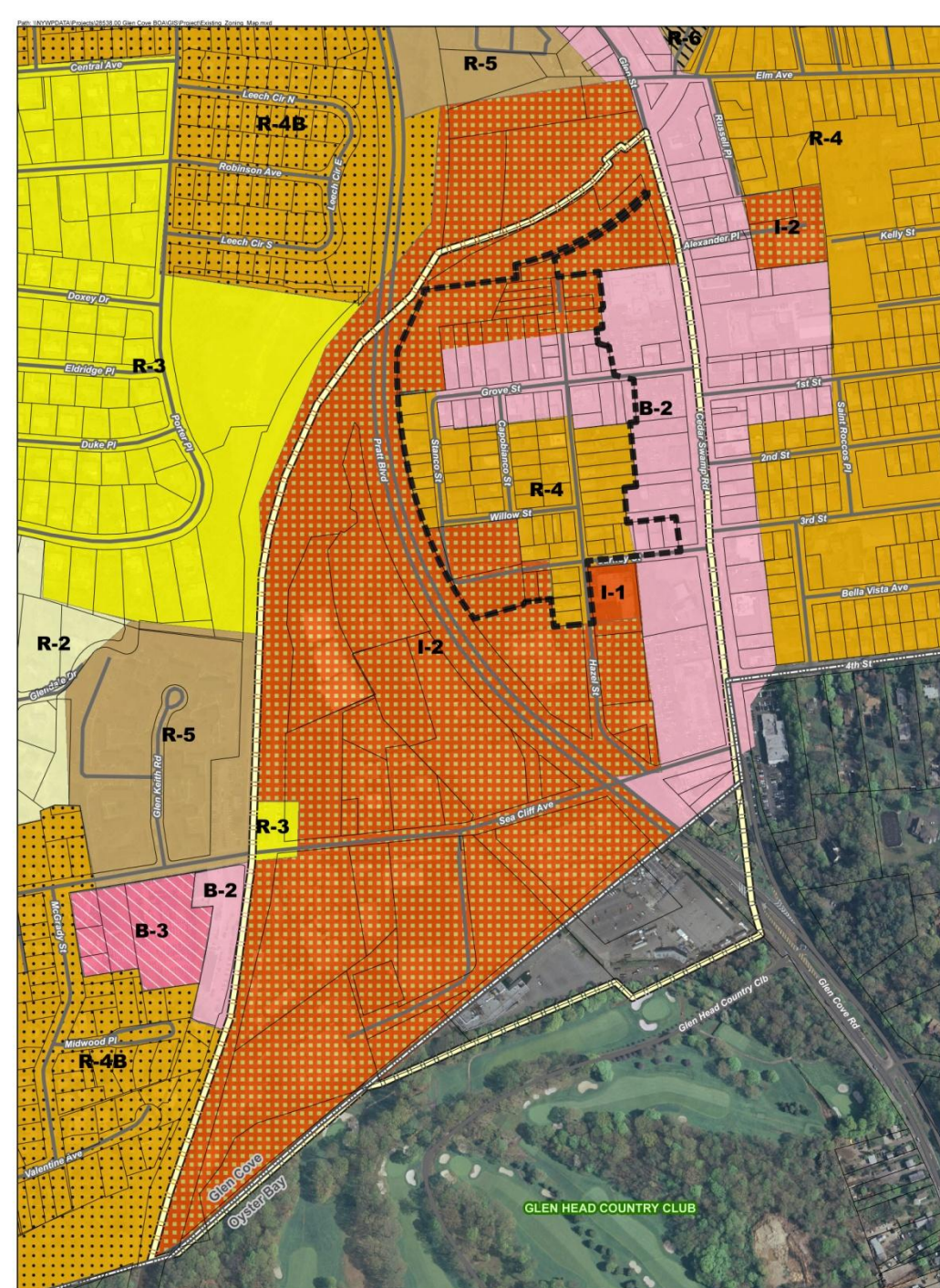
Existing Zoning

- Uses allowed (Permitted/Special Permit) Retail, business/professional offices, manufacturing, commercial recreation, convenience stores, motor vehicle sales/service, lumber and building materials
- RIO-ON Overlay Encourage redevelopment through incentives and relief, density bonus for structured parking, streetscape improvements, green building, includes Bowling Alley site

Legend

Zoning

-  R - 2 - Half-Acre Residence District
-  R - 3 - Quarter-Acre Residence District
-  R - 3A - 6,500 Sq Ft Single Family Residence District
-  R - 4 - 6,500 - 7,500 Sq Ft One & Two Family Residence District
-  R - 4B - 6,500 - 7,500 Sq Ft One & Two Family Residence District
-  R - 5 - Garden Apartment - Office District
-  R - 6 - Residence - Office District
-  B - 2 - Peripheral Commercial District
-  B - 3 - Quarter-Area Residence District
-  I - 1 - Light Industrial District
-  I - 2 - Light Industrial District
-  Municipal Boundary
-  Brownfield Opportunity Area (BOA)
-  RIO - ON Overlay



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Brownfield Opportunity Area

Infrastructure Survey

- Available utilities system is adequate for existing uses and potential redevelopment opportunities.
- Localized Flooding

Local flooding conditions due to lack of adequate drainage.

Legend

-  Drainage Catch Basins
-  Drainage Manholes
-  Drainage Outfalls
-  Sewer Manholes
-  Drainage Pipes
-  Natural Drainage
-  Sewer Pipes CWDB
-  Stream Corridors
-  Approximate Assessor Parcel Boundary
-  Brownfield Opportunity Area (BOA)
-  Municipal Boundary
-  Open Water

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Brownfield Opportunity Area

Transportation Systems

- LIRR provides commuter service to NYC (approx. 60 minutes)
- Bus Routes N20/21 provide service to Hicksville, Great Neck and Flushing









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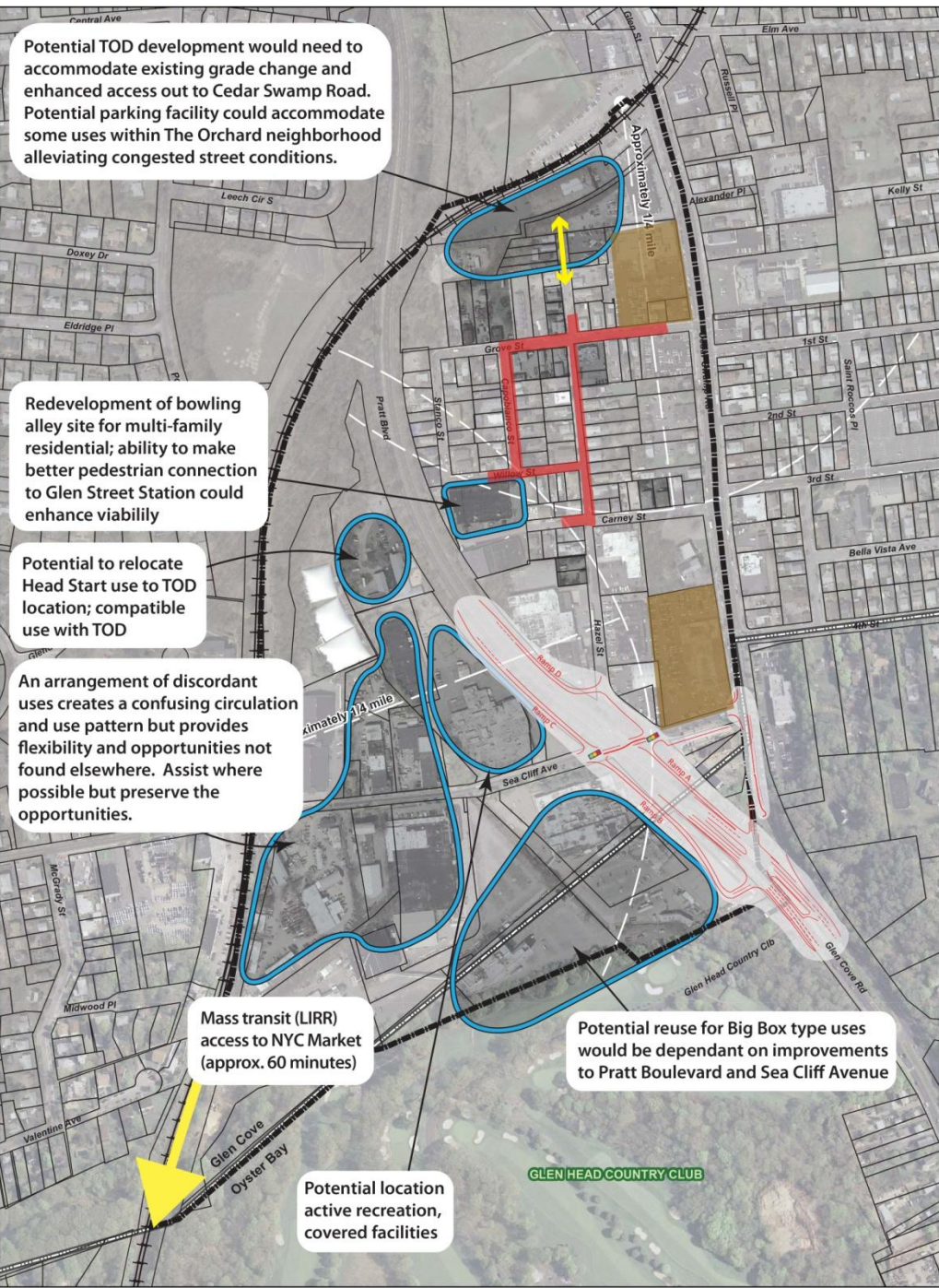
Brownfield Opportunity Area

Preliminary Issues and Opportunities

- Somewhat isolated community based on land use and roadway patterns
- Majority of the Orchard within walking distance of train station, opportunities for improvement
- Automotive sales requires parking, resources limited
- Roadway improvements needed for redevelopment opportunities

Legend

-  Brownfield Opportunity Area (BOA)
-  Approximate Assessor Parcel Boundary
-  Municipal Boundary
-  Railroad
-  Congested Street System
-  Parking Intensive Uses





How do you see the Orchard Neighborhood in 20 years?



The Visioning process has set the stage for the development of revitalization and redevelopment options

- Identify and address key challenges
- Leverage strengths
- Capture current and projected growth opportunities
- Promote development potential
- Provide new opportunities for economic, social and community benefit over the long term.



Visioning and Public Feedback Summary

The Orchard will be an attractive, walkable, vibrant neighborhood with improved linkages to the rest of the City of Glen Cove. New development will be consistent with the established character of the neighborhood and highlight the area's unique historic and natural settings, while pursuing needed public amenities and infrastructure improvements. Opportunities for enhancing the City's tax base and employment that are compatible with and supportive of the City's existing businesses will be pursued.



Visioning and Public Feedback Summary continued.

- Encourage transit oriented development opportunities in the Orchard neighborhood that take advantage of the existing Glen Street station.
- Enhance quality of life in the Orchard by continuing building code enforcement, enhancing pedestrian circulation, and incorporation of a street tree planting/landscaping/beautification program.
- Expand the availability of recreational resources/open spaces to serve residents of the Orchard.
- Facilitate reinvestment in the Orchard neighborhoods housing stock and public spaces to reduce blighting influences.



Visioning and Public Feedback Summary continued.

- Enhance the attractiveness of the Orchard as residential neighborhood, while maintaining connections to its distinct sense of history and place and its urban scale.
- Enhance pedestrian connections between the Orchard neighborhood and a reinvigorated Sea Cliff commercial area.
- Incorporate green infrastructure elements to address stormwater issues, and create a new open space element by enhancing the existing stream west of Pratt Boulevard.
- Enhance parking resources to accommodate multiple needs within the Orchard, Glen Street Train Station and the Cedar Swamp Road commercial district.



Visioning and Public Feedback Summary continued.

- Address the accessibility and circulation issues at the Glen Cove Daycare facility, either by relocating the facility or creating new, safer pedestrian and vehicular access from the Orchard and /or Sea Cliff Avenue.
- Improve transportation and circulation at the Sea Cliff Avenue/ Cedar Swamp Road gateway intersection, particularly as it relates to commercial redevelopment opportunities.
- Encourage new commercial investment in the industrial area along Sea Cliff Avenue that will enhance employment opportunities and fiscal conditions, while avoiding competition with existing businesses.

TOD Target Area

- Enhance pedestrian access to Glen Street Station via Hazel Street
- Expand parking resources to address multiple needs
 - on street parking in the neighborhood
 - resource for employees and nearby automobile dealerships
 - resource for commuter use

Orchard Neighborhood Redevelopment Incentive Overlay District (RIO-ON) promotes mixed use development pattern consistent with TOD principles.

Sea Cliff Avenue

Sea Cliff Avenue provides opportunities for employment and taxes.








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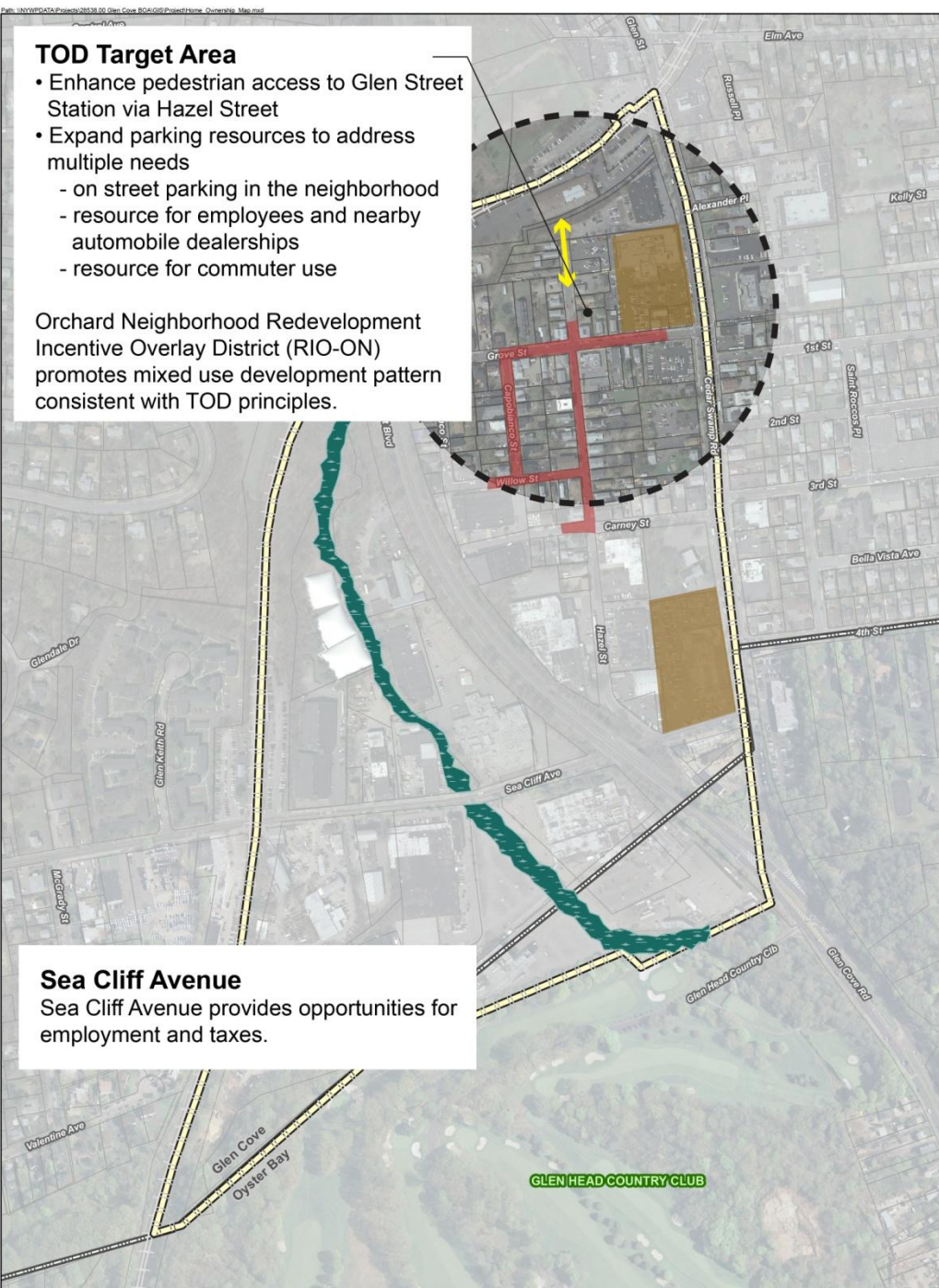
Brownfield Opportunity Area

TOD Opportunities

- Hazel Street connection – strategic site
- Promote Redevelopment Incentive Overlay Orchard Neighborhood (RIO-ON) as a zoning tool for positive redevelopment.
- Market exists for TOD but train service could be enhanced (LIRR discussion)

Legend

-  Approximate Assessor Parcel Boundary
-  Brownfield Opportunity Area (BOA)
-  Municipal Boundary
-  Open Water
-  Railroad
-  Congested Street System
-  Parking Intensive Uses



- Concentrated Code Enforcement
- Design guidelines for new construction, renovation and additions
- Residential rehabilitation support programs

- Enhance sidewalks
- Reintroduce landscaping (street trees)
- Create space for playground
- Encourage mixed use with first floor retail

Local flooding conditions due to lack of adequate drainage.

Green treatments for stormwater management:

- Green streets
- Stormwater planters
- Permeable pavers
- Bio-swales
- Bio-retention facilities
- Tree plantings and trenches
- Green roofs

Stream enhancement "daylighting"

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Brownfield Opportunity Area

Neighborhood Stabilization And Green Infrastructure

- Continue goals and objectives re: concentrated code enforcement, residential rehab support programs and design guidelines for new construction.
- Sidewalks, landscaping, playground, mixed use



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Brownfield Opportunity Area

Neighborhood Stabilization And Green Infrastructure



Commercial Corridor:
Pre-Construction



Low Density Residential Street:
Pre-Construction



Low Density Residential Street:
Pre-Construction



Commercial Corridor:
Post-Construction Enhanced Tree Pit



Low Density Residential Street:
Post-Construction Infiltration Swale



Low Density Residential Street:
Post-Construction Enhanced Tree Pit

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Brownfield Opportunity Area

Preliminary Traffic Enhancements

Pursue opportunity for creating more direct pedestrian connection to Glen Street Station.

Expand parking resources to address neighborhood, business and commuter uses




Overall enhancement of sidewalks particularly along Sea Cliff Avenue projects approved this is streetscape improvement

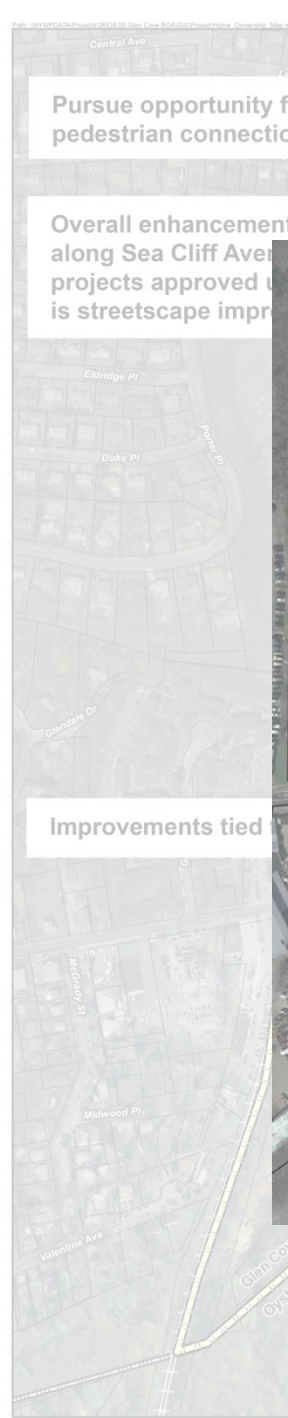


expand
S
commuter
system
elements of
mp road
a Cliff Avenue
way
Cove Daycare

Boundary
(OA)

Improvements tied

-  Railroad
-  Congested Street System
-  Parking Intensive Uses



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Brownfield Opportunity Area

Draft Concept Sea Cliff Avenue



The Orchard Brownfield Opportunity Area/ Sea Cliff Ave. Concept Plan



Next Steps

- Incorporate community input and feedback
- Draft of final Step 2 Report
- City submit application for Step 3 (end of September)
- Visit the project website for updates:

<http://www.glencove-li.com/>



The Orchard BOA Step 3 Implementation Strategies Presentation and Discussion

- Change Study Area Boundary to include Coles School
 - Community considers it to be part of neighborhood
 - Can serve open/space park needs
 - Currently vacant, with a community service requirement in deed

Addressing Infrastructure Deficiencies

- Area-wide Stormwater management and green infrastructure study
 - Area-wide stormwater flow and volume assessment, to address the area's range of elevations, disparate stormwater drainage infrastructure, the increasing severity of precipitation events, the presence of Mill Brook Creek, and flow into Mill Pond and Glen Cove Creek.
 - The study should result in recommendations and conceptual designs for green infrastructure, particularly with regards to the low-elevation areas in and around Sea Cliff Avenue, and opportunities to daylight Mill Brook Creek.



The Orchard BOA Step 3 Implementation Strategies Presentation and Discussion

- **Traffic, roadway, and walkway improvement study.**
 - Specific focus on intersection improvements at Route 107, Cedar Swamp Road, and Sea Cliff Avenue; circulation systems within the Orchard; and improving access to the Glen Cove Day Care property.
- **Street lighting analysis and recommendations.**
 - provide recommendations for street lighting as a way to improve circulation, safety, and visual appeal, residential comfort (glare) and energy efficiency.
- **Parking Study**
 - Quantify need for shared parking structure in Orchard neighborhood.
 - Conceptual design for parking structure resulting from assessment recommendations.



The Orchard BOA Step 3 Implementation Strategies Presentation and Discussion

- Feasibility study for Tax Increment Financing District
 - May provide financial resources for drainage, roadway & curbs, sewers, lighting, and or parking at the Sea Cliff Avenue Sites in advance of redevelopment
 - Financial consultation to advise on the TIF district boundary, financial consultation to estimate potential tax revenue for district, bond counsel to advise on proper legal protocol, engineering estimation services.



The Orchard BOA Step 3 Implementation Strategies Presentation and Discussion

Research for potential Redevelopment Opportunities

- Sites at northern end of Orchard, locations along Hazel Street
 - Outreach to property owners
 - Phase 1 Environmental reports
 - Property Appraisals
 - Title Searches

Conceptual Designs, Schematics

- TOD/ parking resource at north end of BOA, pedestrian stairway
- Pocket park on City-owned lot on Capobianco St
- Coles School



The Orchard BOA Step 3 Implementation Strategies Presentation and Discussion

Environmental

- Coles School: Energy efficiency & renewable energy assessment
- Sea Cliff Avenue sites: Renewable energy potential assessment
- Phase II Assessment: Glen Cove Day Care

Marketing

- Marketing plan and activities for Sea Cliff Avenue Strategic Sites.
 - Includes collection of market data on potential uses for Sea Cliff Avenue sites (active recreation, retail, film studios), conceptual designs, and marketing activities for the sites including information on TIF, IDA services (outreach, printing, website development)
- RFP and tenant attraction activities for Coles School
- Public Outreach- Printing, website development
- Grant writing (DOS, DEC, ESD, NYSDOT, Nassau County)



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