



# **Garvies Point – PUD Amendment + E/F Site Plan**

## **Public Hearing**

**August 17, 2021**

# Stepping Back: Garvies Point Today



# The Team at Garvies Point



- Developer: RXR
  - Working collaboratively with the City of Glen Cove for over 20 years, to entitle the Master Plan, finance the infrastructure and public space, and build the private improvements
- Architect: Torti-Gallas / Beatty Harvey Coco
- Landscape Architect: MPFP
- Planning: VHB
- Parking: Walker Consulting
- Counsel: Anthony Guardino, Farrell Fritz

# New Residents at Garvies Point

RXR

## Harbor Landing

- 2 buildings with 385 Rental Units; 87% leased
- Opened Sept. 2019 and September 2020



# New Residents at Garvies Point

RXR

## The Beacon

- 167 condo units
- Opened March 2020
- 55% occupied; additional 20 units (12%) under contract



# New Residents at Garvies Point



## Parcel G

- 55 affordable rental units
- Construction commenced June 2021; anticipated opening early 2023



# New Restaurants at Garvies Point

RXR

## Garvies Point Brewery

- Construction under way;  
Opening projected Spring 2022
- Full-service restaurant  
plus expansion of the  
Garvies Point Brewery  
with their signature  
beers and local following



# New Parks at Garvies Point



## Parkland

- Majority of open space construction **COMPLETE**





# New Parks at Garvies Point

## Parkland

- Programming of public spaces has commenced (ie, farmers market, food trucks)



# New Parks at Garvies Point

RXR

## Parkland

- All operating costs are funded by the Garvies HOA
  - This includes maintenance of equipment and structures, repair & replacement
- This requires an annual budget of \$2MM, funded entirely from the buildings or RXR
- No funding from public sources



# Garvies Point Today - SUMMARY

- 552 residential units complete
- 55 affordable rentals under construction (10% of market rate units)
- Open space complete (esplanade, dog park, amphitheater, lawns and open space)
- New job creation of ~140 to date (incl. Brewery); upon full completion job creation will be ~280



# Preview of PUD Amendment

- PUD Amendment will build on the success of Garvies Point:
  - INCREASE in open space and parkland
  - INCREASE in parking spaces, for ferry commuters and the general public
  - INCREASE in restaurants and other destinations within Garvies
  - RESPONDS to market conditions and disruption from pandemic
  - INTEGRATES affordable housing into future phases, rather than stand-alone



*Farmers Market ribbon cutting*

An architectural rendering of a multi-story brick building with large windows and a ground-floor restaurant. The restaurant has an outdoor seating area with blue umbrellas and people. A silver car is parked on the left, and a person is riding a bicycle on the right. The scene is set in a landscaped urban environment with trees and a sidewalk.

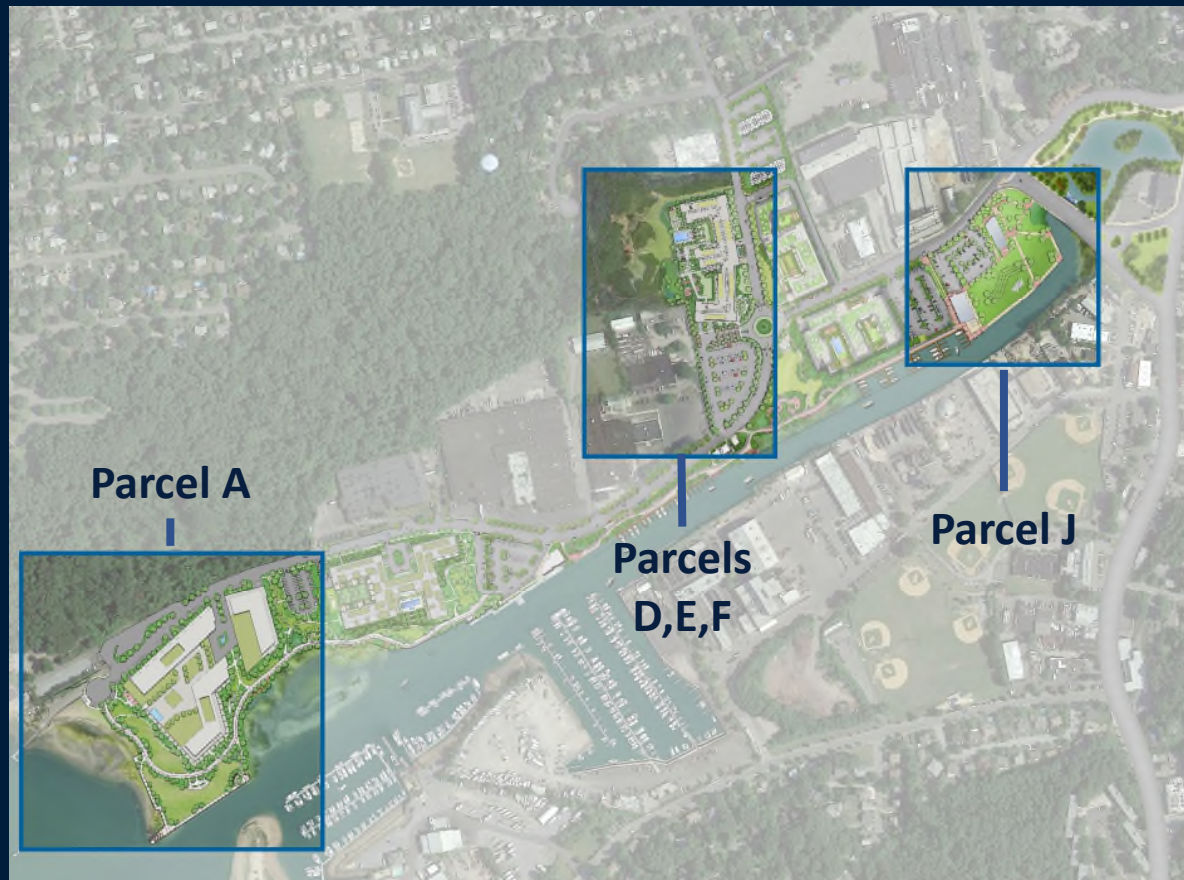
**PUD Amendment**

**+**

**E/F Site Plan**

**- Overview -**

# PUD Amendment – Areas of Focus



# Overview of Applications



## PUD Amendment

1. **Parcel A**
  - Break up building into 3 phases; enhanced open space along water
  - Maintains 346-condo units
2. **Parcels D/E/F**
  - Previously: 50k sf office building + 101-unit rental + 56-unit affordable condos
  - Proposed: 172-unit rental building + 156 parking spaces to service ferry terminal
  - Also adds restaurant, wellness center, open space
3. **Parcel J**
  - Adds parking spaces, enhances open space
4. **Re-location of Affordable Units**

## Site Plan – D/E/F

1. **Technical Review of building, landscaping, parking, public space**
2. **Reviewed simultaneously with PUD Amendment Application**

# Proposed Changes to PUD – Why?



## Changes to Market Conditions since last PUD approval, some resulting from the pandemic

### **Parcel A:**

1. Phased across multiple buildings, to allow for economically feasible absorption

### **Parcel D/E/F:**

1. Market does not support office building
2. RXR has witnessed demand for larger units from empty-nesters and people leaving the City
3. Additional parking to support the ferry service

**→ Allows the project to successfully achieve its full build-out**



# Bldg E/F Overview



# Previous Site Plan

- **Block F**
  - 56 Workforce Condo
  - 4-stories
  - surface parking
- **Block E**
  - 101 Market Rate Rental Units
  - 4-stories over parking
- **Block D**
  - 6-story office (50,000 S.F.)
  - covered parking



# Proposed Site Plan: Key Elements

- Visual Focus from East
- Restaurant/Plaza
- Expanded Views from Dickson to Park and Glen Cove Creek
- Add'l Open space behind the building, with connection to Preserve
- Parcel D – 156 spaces to serve ferry terminal weekdays and increase parking for public on weekends (by RXR)



# Building and Site Plan

RXR

- 172 Luxury Units
- Gracious Drop-Off
- Spa
- Restaurant + Outdoor Plaza
- Lower & Upper Courtyard
- Views of preserve
- New public open space



# View Across Roundabout

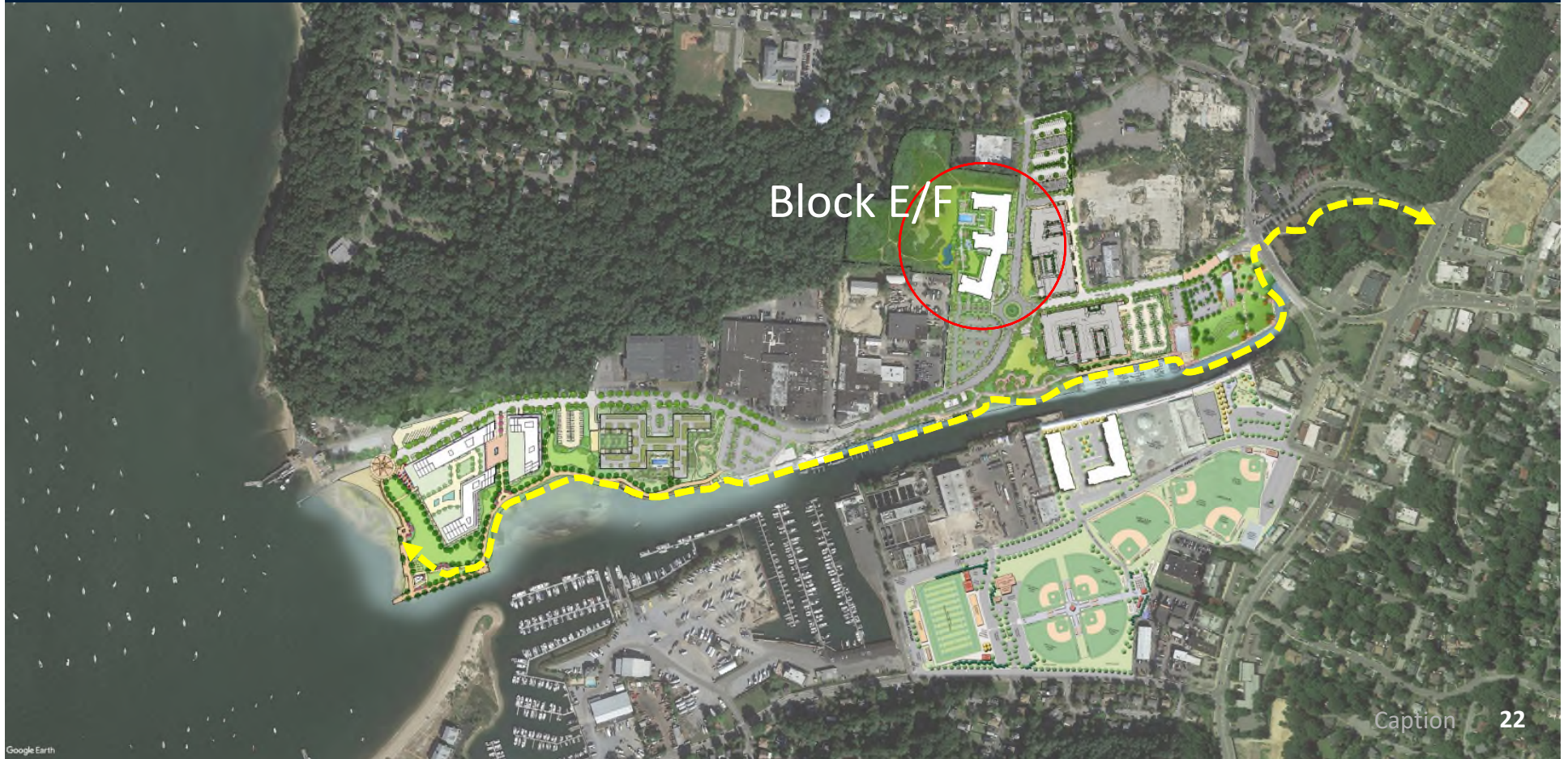
RXR

- Architecture Reflects the Industrial Past of Garvies (Glen Cove Starch Works)
- Restaurant at Prominent Location
- Outdoor Dining Plaza
- Walkable Streetscape



# New E/F for its Prominent Location

RXR



Block E/F

Caption 22

# Block A Overview



# An Improved Public Realm

RXR



*previous*



*proposed*

- 11-Stories
- 346 DU
- Parking Lot at Waterfront
- Park versus Parking Lot
- Park at most premium location with best views
- Greater visual permeability



# Improved Massing

RXR

- Contains 346 condos, same as previously approved
- 2-Story Podium versus 3 creates pedestrian scale
- Wider courtyard creates greater openness
- Bigger step-backs minimize mass
- 10, 9, 8-story versus 11 previously approved



# New Enlarged Park

RXR



# Restaurant Integrated into Park

RXR

Restaurant at Parcel A will be integrated into the park, and create a destination at west end of Garvies

- Injects activity and energy into park



*Restaurant will be at same grade as park*



*Precedent images*

# Massing Comparison

RXR



Previous



Proposed

# Comparison: View from Cliff Way, Sea Cliff

RXR



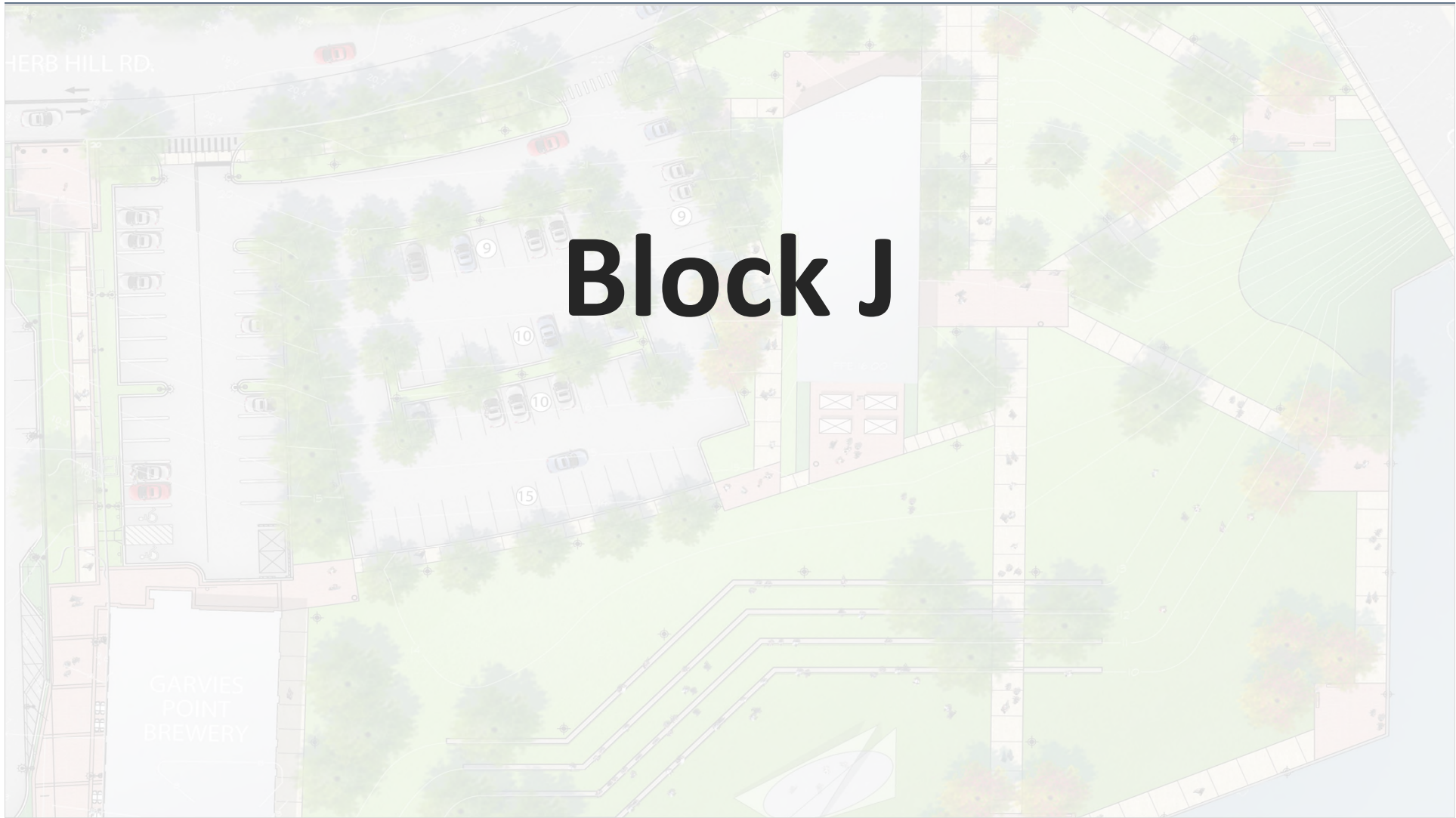
Previous



Proposed

# New Block A for its Prominent Location





# Block J

# Block J

- Retains open space originally contemplated: amphitheater / performance space, esplanade, viewpoints
- Brewery creates visual focus and activity at Promenade
- Increase in parking





# Affordable Housing



# Affordable Housing

## Proposed Integration of Workforce Housing with Future Project Phase

- Preferred Option: Konica Minolta Site
- Konica Minolta Property
  - Parcel A – 15 acres
  - **Conceptual Plan:**
    - Opportunity to build a mix of residential unit types:
      - Mix of apartments / condos, townhomes
      - Will include workforce housing units
    - Also retail space, ancillary office space
    - Publicly accessible open space
- 1 Garvies Point Road
  - **Conceptual Plan:**
    - Multi-family rental building with ancillary retail



# PUD Amendment - Summary

- Increases and improves the parkland and open space
- Increases parking spaces, to make the project more accessible to all
- Provides more destinations, such as restaurants and outdoor amenities
- Ensures success of future buildings by reacting to market conditions and disruption due to pandemic
- Integrates affordable housing into future phases

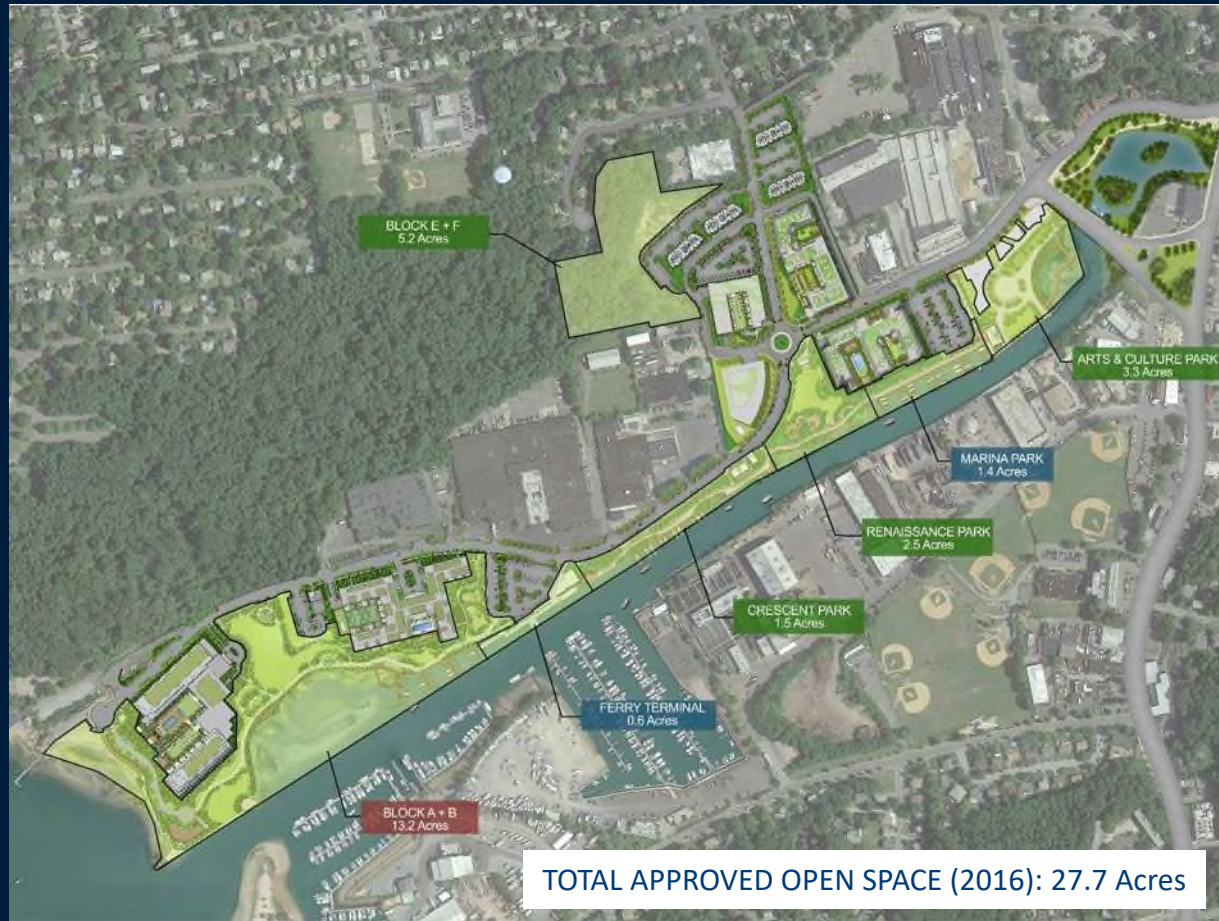


*Garvies Point playground ribbon cutting*

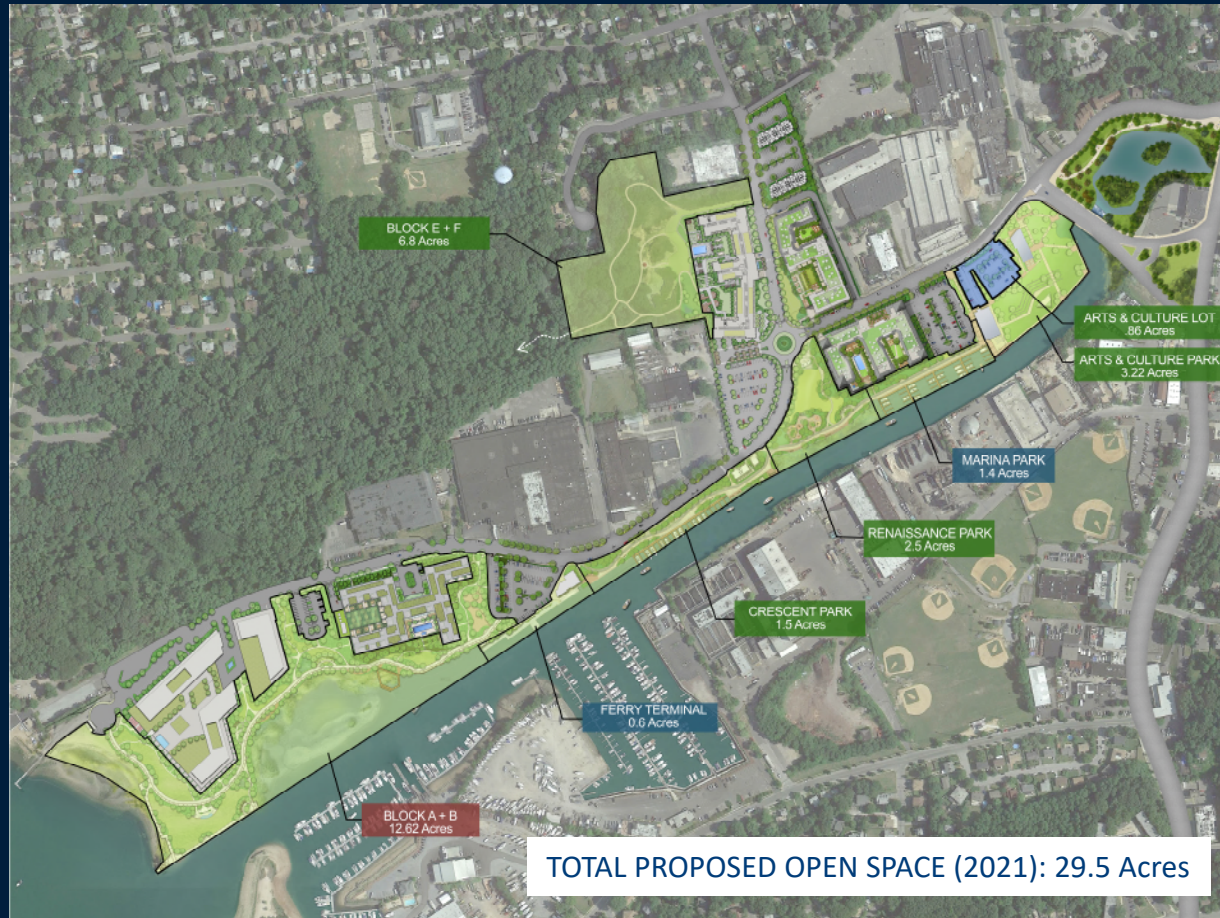
The background image shows a wide, open space. In the foreground, there is a gravel-covered area with several young, bare trees. Beyond this, a large, flat green field stretches across the middle ground. In the distance, a body of water is visible, with a line of trees and buildings on the far shore under a clear sky.

# **Open Space Overview + Additional Amenities**

# PUD Open Space Plan (2016)



# PUD Open Space Plan (2021)



# Additional Amenities in Overall Plan

- Public restrooms are located throughout the development
- Spaces are available for food truck and pop-up market use
- Crosswalk has been added south of Block D for improved access to Ferry Terminal
- Spray pad location has been studied and will be added to Block A or Renaissance Park
- ADA accessible pathway has been added through Block E/F
- Welcome Sign has been added at roundabout



# Block A Open Space Comparison

## 2016-2021



- Eliminate roadway parking + restaurant
- Expand most desirable open-space at Sunset Park
- Expand accessible pedestrian open-space



### APPROVED OPEN SPACE PLAN 2016:

- Block A + B : **13.2 acres**
  - Restaurant + Patio **0.15 acres**
  - Road A + Parking **0.51 acres**
  - **SUBTOTAL: 0.66 acres**

**TOTAL :** **13.2 acres**  
**Pedestrian Accessible Open Space:** **12.54 acres**



### PROPOSED OPEN SPACE PLAN 2021:

- Block A + B : **12.62 acres**
  - ~~Restaurant + Patio~~ ~~0.15 acres~~
  - ~~Road A + Parking~~ ~~0.51 acres~~
  - **SUBTOTAL: 0.66 acres**

**TOTAL :** **12.62 acres**  
**Pedestrian Accessible Open Space:** **13.28 acres**



# Components of Block A Open Space

- Proposed design recaptures the most desirable open-space of Block A
- Removal of restaurant, road, and parking allows for an increase in green area.
- Outlook-Pier and Waterfront Gazebo as points of interest adjacent to Great Lawn
- Accessible Pedestrian Open Space is expanded, offering opportunity for event programming



# Additional Amenities in Block A

- Spray pad has been added south of proposed gazebo
- Handcraft rack has been added near boat launch
- Chess tables have been added near Building A1
- Sign is proposed to clarify fishing is permitted at point



# Blocks E + F Open Space Comparison 2016-2021



- Reduce SF of building + parking area
- Open-space increased by 1.6 Acres
- Introduced natural walking paths as an expansion of Garvies Point Preserve



**APPROVED OPEN SPACE PLAN 2016:**

- Block E & F : 5.2 acres

**TOTAL :** 5.2 acres



**PROPOSED OPEN SPACE PLAN 2021:**

- Block E & F : 6.8 acres

**TOTAL :** 6.8 acres

# Additional Amenities in Block DEF

- Crosswalk has been added south of Block D for improved access to Ferry Terminal
- Pathway has been extended north of Block D for improved access to trail extension
- County is in support of proposed trail extension



# Block E/F ADA Access

- ADA accessible asphalt pathway proposed in the public space west of Building E/F.
- ADA accessible entrances proposed at north and south entrances to Block E/F.



# Block J Open Space Comparison



## 2016-2021

- Eliminate buildings, add parking, reduced paving, increased accessible
- Expand accessible programmable open-space
- .78 Acres of open-space added



### APPROVED OPEN SPACE PLAN 2016:

- Arts & Culture park : 3.3 acres
- Arts & Culture Parking lot : 0.0 acres

**TOTAL :** 3.3 acres

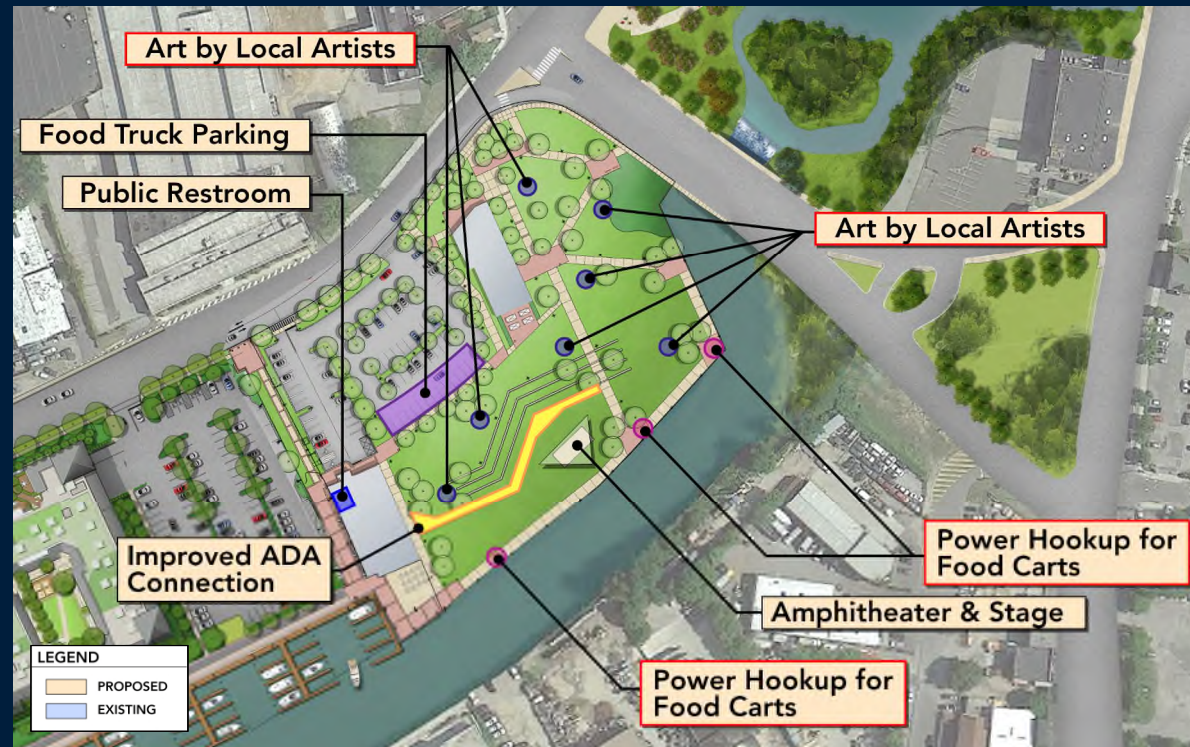
### PROPOSED OPEN SPACE PLAN 2021:

- Arts & Culture park : 3.22 acres
- Arts & Culture Parking lot : 0.86 acres

**TOTAL :** 4.08 acres

# Additional Amenities in Block J

- Art sculpture pads have been added for use by local artists
- Power hook-ups have been added to facilitate food carts
- ADA access has been improved at amphitheater



# Amenity Spray Pad Study

- Two spray pad locations have been studied:
- **Option 1: Sunset Park**
- **Option 2: Renaissance Park (preferred)**
- RXR is working with the City to identify a location and implement the spray pad





# Roundabout Welcome Sign

- Replaced surface parking with 4 Land-banked parking spaces.
- Addition of welcome sign and ornamental planting.



# Food Truck Parking at Blocks A & J



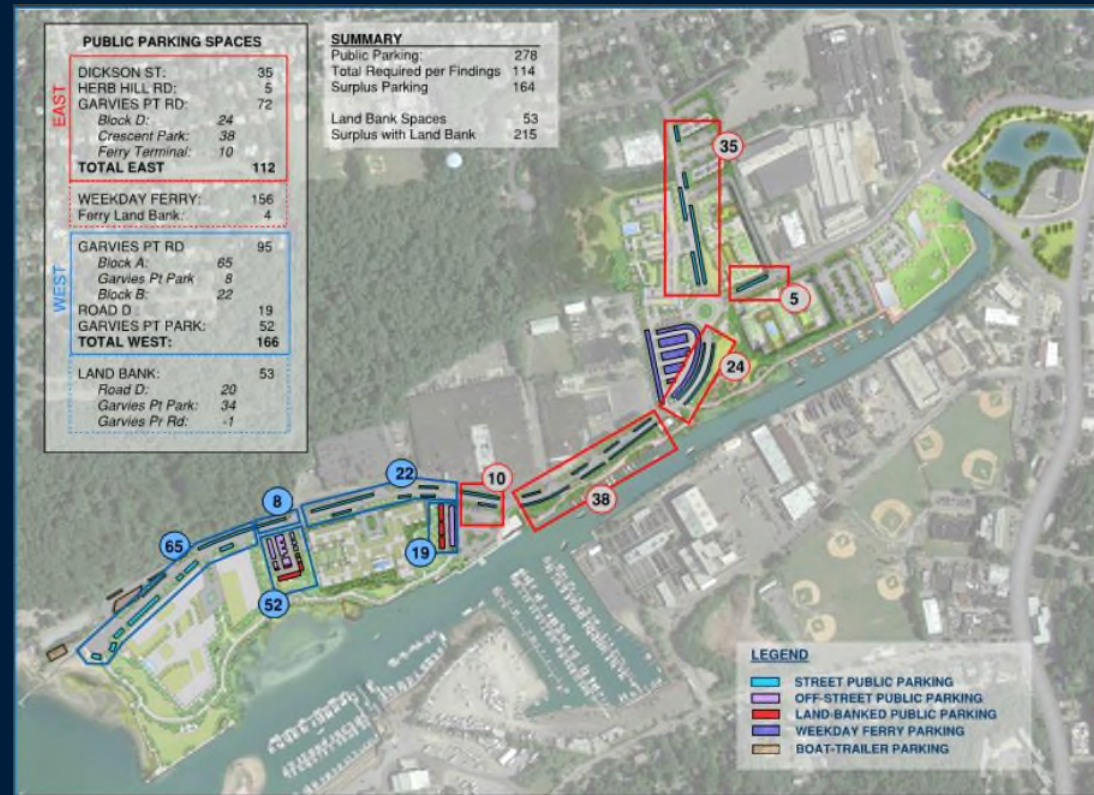
# Parking Analysis



# PUD Master Plan – Parking Analysis

## Key Parking Changes

- Road A Parking replaced with 90° parking on GPR
- Parking for Parcel A Restaurant moved into the building
- Off-street Parking added at Parcel J
- Off-street Parking added at Parcel D to serve Ferry Parking during weekdays and visitors at night and on weekends



# PUD Master Plan – Parking Analysis



## WEST PARCEL



Road A replacement maintains inventory within three-minute walk of Sunset Beach and other park access points.

Block	Planned Uses	Zoning Requirements/ Consistency with Findings	Parking Required	Planned Inventory				Including Landbank Spaces		
				Private/ Off-St	Public/ On-St	Total	Surplus/ Deficit	Landbanked Spaces	Total incl. Landbank	Surplus/ Deficit
<b>West Parcel</b>										
<u>Res/Comm. Uses</u>										
Block A1	136 condo units	1.85 /unit	252	291		291	39			
Block A3	135 condo units	1.85 /unit	250	314		314	(50)			
	6,000 sf restaurant	0.019 /sf	114							
Block A2	75 condo units	1.85 /unit	139	151		151	12			
Block B	167 condo units	1.85 /unit	312	312		312	0			
<b>Subtotal - Residential</b>			<b>1067</b>	<b>1068</b>	<b>0</b>	<b>1068</b>	<b>1</b>		<b>1068</b>	<b>1</b>
<u>Public Uses</u>										
Accessible Park	7.35 acres	2.62 per acre	20							
Sunset Beach	1.4 acres	8 per acre	12							
<b>Subtotal - Public</b>			<b>32</b>		<b>166</b>	<b>166</b>	<b>134</b>	<b>53</b>	<b>219</b>	<b>187</b>
<b>Total West Side</b>			<b>1099</b>	<b>1068</b>	<b>166</b>	<b>1234</b>	<b>135</b>	<b>53</b>	<b>1287</b>	<b>188</b>

# PUD Master Plan – Parking Analysis



## EAST PARCEL



## WEEKEND

Block	Planned Uses	Zoning Requirements/ Consistency with Findings	Parking Required	Planned Inventory			Surplus/ Deficit	Inventory with Landbank/Valet			
				Private/O ff-St	Public/ On-St	Total		Landbanked Spaces	Valet Spaces*	Total incl. Landbank	Surplus/ Deficit
<b>East Parcel</b>											
<u>Res/Comm. Uses</u>											
Parcel G	55 rental units	1.65 /unit	91	91		91	0			91	0
Parcel H	177 rental units	1.65 /unit	293		311	311	6			311	6
	3,055 sf retail	0.0038 /sf	12								
Parcel I	208 rental units	1.65 /unit	344	332		332	-12			332	-12
Parcel D				156		156	156	4	4	160	160
Parcel E/F	172 rental units	1.65 /unit	284								
	5,059 restaurant	0.0190 /sf	97	318		318	-75			318	-75
	2,000 spa	0.006 /sf	12								
Parcel J + Brewery	5,780 sf restaurant	0.0190 /sf	110								
	2,540 sf brewery*	0.00365 /sf	10	81		81	-63			81	-63
	6,250 sf retail	0.0038 /sf	24								
<b>Subtotal - Res/Commercial</b>			<b>1277</b>	<b>1289</b>		<b>1289</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>1293</b>	<b>16</b>
<u>Public Uses</u>											
Transient Marina & Anglers Marina	84 slips	0.63 per slip	53								
Accessible Park	11 acres	2.62 per acre	29								
<b>Subtotal - Public</b>			<b>82</b>		<b>112</b>	<b>112</b>	<b>30</b>			<b>112</b>	<b>30</b>
<b>Total East Side</b>			<b>1359</b>	<b>1289</b>	<b>112</b>	<b>1401</b>	<b>42</b>	<b>4</b>	<b>0</b>	<b>1,405</b>	<b>46</b>

# PUD Master Plan – Parking Analysis



## EAST PARCEL



## WEEKDAY

Block	Planned Uses	Zoning Requirements/ Consistency with Findings	Parking Required	Planned Inventory			Surplus/ Deficit	Inventory with Landbank/Valet		
				Private/O ff-St	Public/ On-St	Total		Landbanked Spaces	Valet Spaces*	Total incl. Landbank/ Valet
<b>East Parcel</b>										
<u>Res/Comm. Uses</u>										
Parcel G	55 rental units	1.65 /unit	91	91		91	0		91	0
Parcel H	177 rental units 3,055 sf retail	1.65 /unit 0.0038 /sf	293 12	311		311	6		311	6
Parcel I	208 rental units	1.65 /unit	344	332		332	-12		332	-12
Parcel D				0		0	0	90	90	90
Parcel E/F	172 rental units 5,059 restaurant 2,000 spa	1.65 /unit 0.0190 /sf 0.006 /sf	284 74 8	318		318	-48		318	-48
Parcel J + Brewery	5,780 sf restaurant 2,540 sf brewery* 6,250 sf retail	0.0190 /sf 0.00365 /sf 0.0038 /sf	87 2 20	81		81	-28		81	-28
<b>Subtotal - Res/Commercial</b>			<b>1215</b>	<b>1133</b>		<b>1133</b>	<b>-82</b>	<b>0</b>	<b>90</b>	<b>1223</b>
<u>Public Uses</u>										
Transient Marina & Anglers Marina	84 slips	0.63 per slip	53							
Accessible Park	11 acres	2.62 per acre	29							
<b>Subtotal - Public</b>			<b>82</b>	<b>112</b>		<b>112</b>	<b>30</b>			<b>112</b>
<b>Total East Side</b>			<b>1297</b>	<b>1133</b>	<b>112</b>	<b>1245</b>	<b>-52</b>	<b>0</b>	<b>90</b>	<b>1,335</b>

# PUD Master Plan – Parking Analysis



## PARCEL D

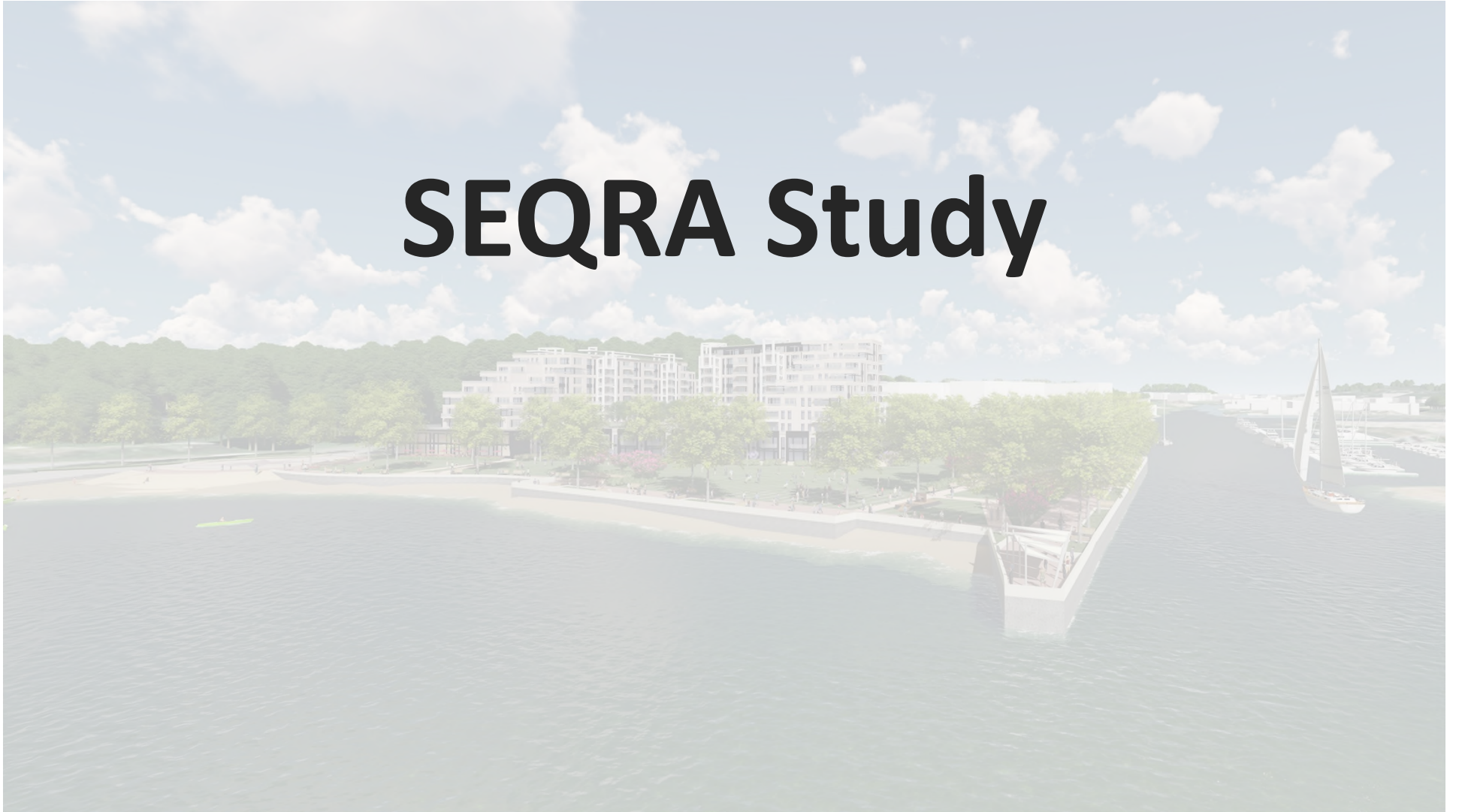
Shared use for ferry, commercial and general use

- 156 spaces for night/weekend public use
- 156 spaces for weekday ferry use
- 42 valet spaces for weekday public use, plus more as needed in E/F, H or I

Within three-minute walk of Parcels E/F, H, I, and J at average walking speed.



# SEQRA Study



# SEQR Findings: PUD Amendment and E/F Site Plan

## Consistency with Findings Statement:

- Land Use, Zoning and Public Policy
- Soils and Topography
- Subsurface Environmental Conditions
- Water Resources
- Ecology
- Transportation and Parking
- Air Quality
- Noise
- Community Facilities and Services
- Utilities
- Economics
- Demographics
- Aesthetics
- Cultural Resources
- Construction Impacts
- Use and Conservation of Energy

# PUD Supplemental Analysis Results



## Traffic

- Traffic Impact Study was performed
- Included two additional intersections based on geography of candidate parcels
- Results indicate no significant adverse impacts
- Recommended mitigation limited to minor signal timing adjustment at the intersections of:
  - Glen Cove/Brewster Street at Charles Street
  - Glen Cove Avenue at Charles Street and Charles Street at Herb Road

## Utilities & Stormwater

- Using same methodology for projecting total water use and sewer generation for the PUD, cumulative projected water and sewer generation would be well below thresholds in the Findings Statement.

## Stormwater

- Soil Erosion and Sediment Control Plans will be prepared by the Applicant to provide site-specific control measures
- Site-specific plans will also include integration of the new infrastructure to be installed on the chosen parcel into the overall system for collecting and treating runoff prior to discharge into the ground or via overflow to surface waters

## Subsurface Environmental Conditions

- Both properties under consideration have been subject to extensive environmental investigation and remediation and, as indicated, both are suitable candidates for the type of development contemplated under the proposed PUD Amendment.