An aerial photograph of Garvie's Point, a peninsula in Seattle, Washington. The image is overlaid with architectural site plans and landscaping designs. The plans show various building footprints, parking lots, walkways, and green spaces. The peninsula is bordered by water on the left and bottom, and a residential area with houses and trees is visible on the right. A large body of water, likely Elliott Bay, is at the bottom. The text is centered over the image.

Garvie's Point:

Summary and Responses to Comments

Public Hearing #3, Oct. 19th

ORIGINAL PUD PLAN



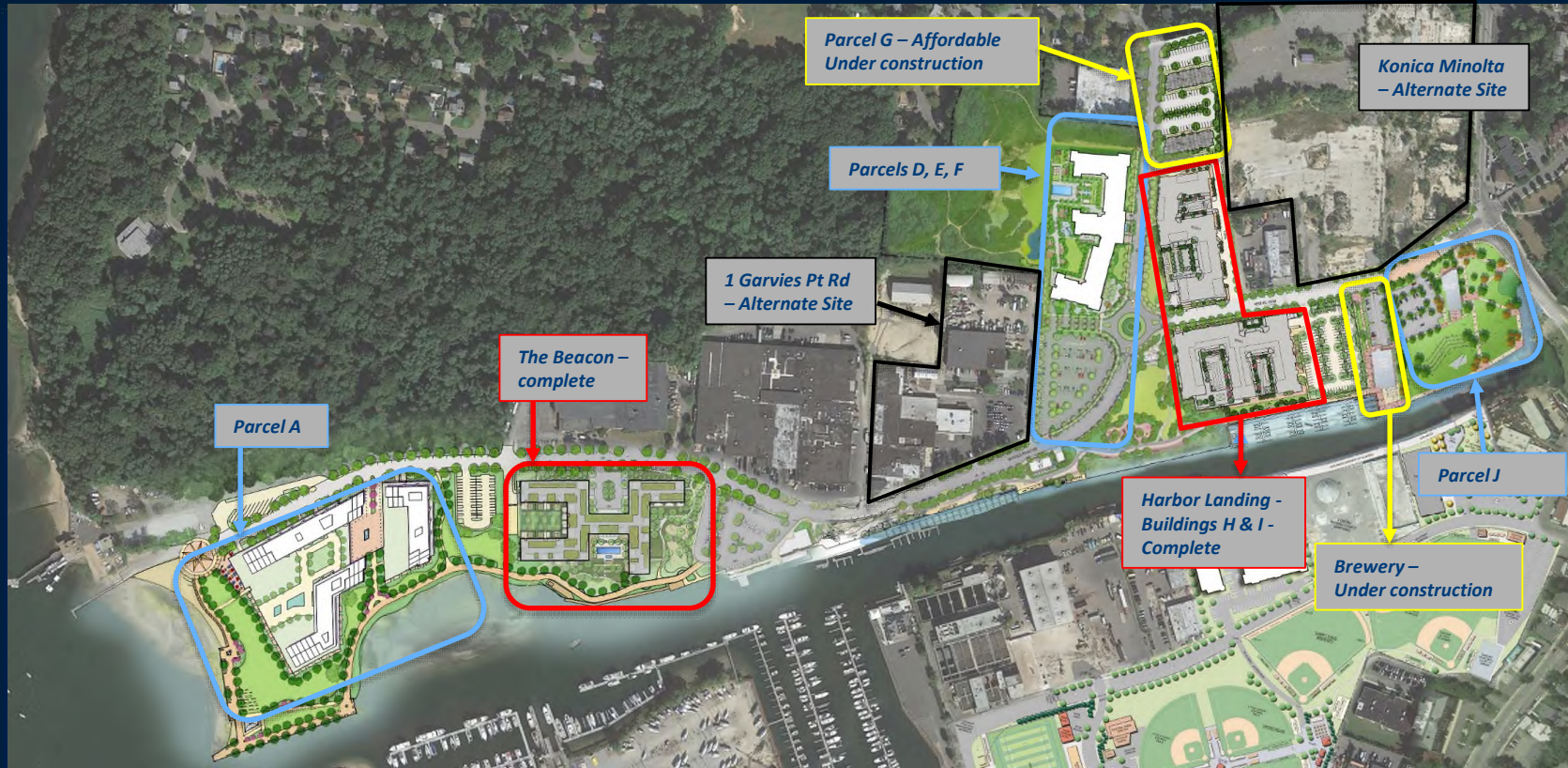
PUD Amendment - SUMMARY



- Responds to market conditions and reconfigures certain parcels, to ensure the viability of the full Garvies build-out
- Improves open space and parkland throughout Garvies
- NO IMPACTS would result above the thresholds established in previous SEQRA Findings
- Workforce housing will be relocated to potential adjacent sites. RXR performed full SEQRA review for these sites and did NOT find adverse environmental impacts.
- This is NOT an approval for development of the adjacent parcels; at the time of Site Plan application for those adjacent sites, future environmental review will be undertaken.



PUD Amendment – Parcels



Certain Parcels are **Complete**, **Under Construction**, **Next Phase**, **Alternate Sites**

PUD Amendment – Comparison



Item	Previous	Proposed
Height – Bldg A	11 stories	10 / 9 / 8 stories
Parking Spaces	2,263 space	2,413 spaces
GSF – within PUD	2,489,745 sf	2,471,549 sf
Housing units – within PUD *	1,110 units	1,125 units
Office SF	50,000 sf	0 sf
Retail SF	24,000 sf	30,587 sf
<i>Restaurants (part of retail SF)</i>	<i>1</i>	<i>4</i>
Open Space	27.7 acres	29.5 acres

** Note that 64 affordable units will be located off-site on adjacent parcel*

PROJECT / PILOT HISTORY



In 2016, after 10+ years of approvals and working with the City and public on a plan to remediate and develop Garvies Point, the Planning Board approved the current PUD, outlining the development program for Garvies Point.

Simultaneously in late 2016, the City of Glen Cove IDA and RXR entered into the Master Tax Agreement, which set forth a schedule for taxes to be paid by the types of uses within the individual blocks at Garvies.

This is known as the PILOT, or Payment In Lieu of Taxes.

- a. The Master Tax Agreement did NOT assign a tax to the office building in the original PUD, because of the uncertainty and cost of fully remediating the land below the building
- b. NONE of the Garvies parcels have been on tax rolls for 4 decades, meaning all these PILOT payments are new to the City

This kick started the development of the Parcels H/I, B and G at Garvies

- Since that time, in addition to PILOT, RXR has paid to the City of Glen Cove ~\$1.4MM in Permit Fees (Bldgs. H/I/B) and \$250,000 in Rec. Fees

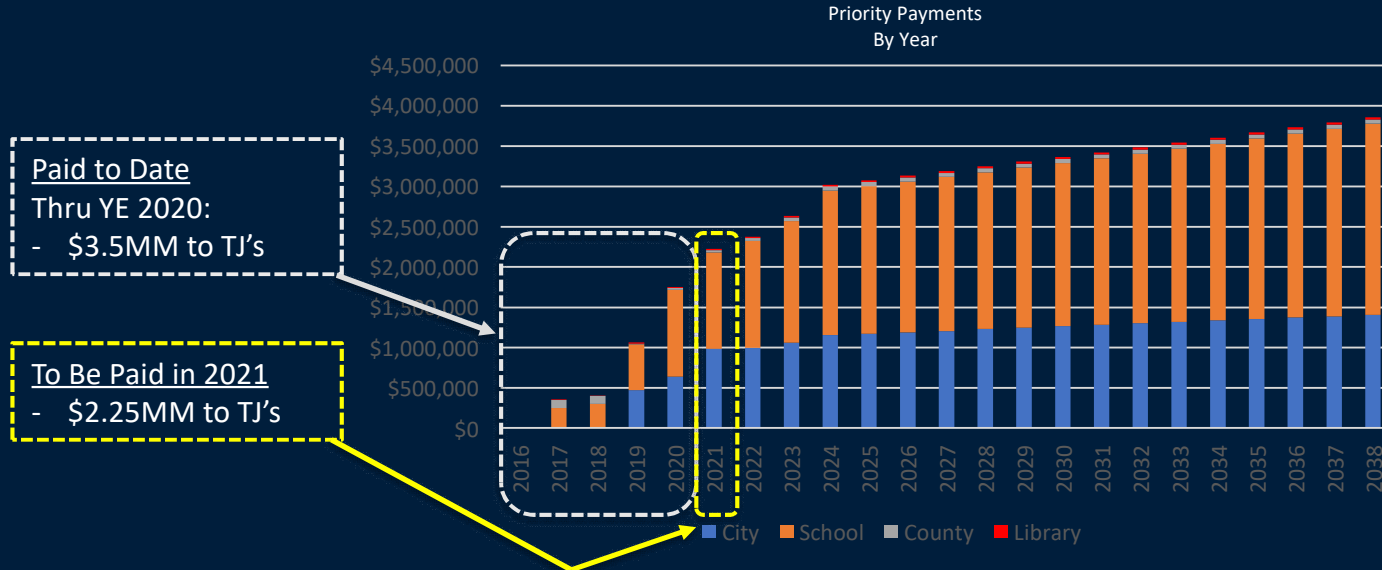


USE OF PILOT REVENUES



During the term of the PILOT, the PILOT revenues go to 2 primary uses:

- a. To fund debt service and pay down principal of the PIF bonds
- b. To scheduled payments to the Taxing Jurisdictions: annually, payments are made to the City of Glen Cove, Glen Cove Schools, Nassau County, and Glen Cove Library.
 - i. in 2021, the total amount is \$2.25MM, growing to \$3MM by 2024, then growing by 2% annually thereafter.
 - ii. Through 2038, approximately \$62MM is projected to be funded to the Taxing Jurisdictions from PILOT revenue



PILOT TO DATE & GOING FORWARD



Since 2017, **RXR has paid and remains in full compliance with all the PILOT's due on the Garvies Point parcels**, whether for undeveloped land, buildings under construction, or the full stabilized PILOT tax upon a building's completion and opening.

Paid to Date:

- a. Through Year-End 2020, RXR has paid:
 - i. \$7.2MM in total PILOT taxes
 - ii. Of that, \$3.5MM has gone to the Taxing Jurisdictions.
- b. In Year-End 2021, RXR will pay an **additional**:
 - i. \$4.5MM in PILOT,
 - ii. Of that, \$2.25MM will go to the Taxing Jurisdictions.



IMPACT ON CITY SERVICES



The Garvies Point project operates with minimal services from the City of Glen Cove / Nassau County

- a. Garvies Point Master HOA (RXR) funds all maintenance, security, upkeep, long-term repair and replacement, refuse removal for buildings and parks, and programming of the Garvies Point open space and parkland.
- b. Current demographic at Garvies produces very few schoolchildren
- c. In total, the operation of Garvies Point costs nothing to the taxpayers of Glen Cove; consumes very little municipal services; and provides tax revenues to the City, City Schools, and County where NO revenue had existed before



Responses To Public Comments

Comment	Response
<p>Village of Sea Cliff</p> <p><i>The potential for noise impacts from the rooftop mechanical equipment for the three proposed Parcel A towers should be analyzed. To properly assess the potential changes resulting from the proposed reconfiguration and reduction in height on Parcel A, sound evaluation techniques and sound pressure impact monitoring must be provided.</i></p>	<ul style="list-style-type: none"> ▪ 2011 Findings Statement requires adequate buffering of mechanical equipment, and prohibits significant increases in noise levels ▪ A rooftop location provides a buffer against noise impacts ▪ Mechanical equipment for Parcel A would be subject to review during Site Plan ▪ Live music and amplified sound are regulated by the City's Noise Ordinance
<p>Village of Sea Cliff</p> <p><i>The proposed revision results in the buildings in Parcel A to be spread out further than in the current approval. As a consequence, there is now a greater building surface area to generate light in a southerly direction.</i></p>	<ul style="list-style-type: none"> ▪ The changes in the building massing for Parcel A would not materially change the lighting conditions on a fully developed site. ▪ Exterior lighting will be minimized and shielded per the 2011 Findings Statement requirements ▪ Residential use has a minimal potential to generate fugitive lighting from the interior due to varying occupancy and window shading
<p>Village of Sea Cliff</p> <p><i>Adding water to the mouth of the Creek has the potential to drown the areas surrounding the Creek, particularly those areas without seawalls. No water from the amended plan should be permitted to discharge into Glen Cove Creek or Hempstead Harbor.</i></p>	<ul style="list-style-type: none"> ▪ Similar extent of proposed development as compared to prior approved plans ▪ Stormwater management and treatment will be similarly protective of Glen Cove Creek ("Jellyfish" devices) ▪ Quantity and Quality requirements of Site Plan application review and Stormwater Pollution Prevention Plan (SWPPP) would still apply

Responses To Public Comments



Comment	Response
<p>Village of Sea Cliff <i>The original traffic analysis was provided pre-Covid. Driving patterns have changed. The post-Covid and post-Garvies Point full build out and post amendment additional unit traffic will exacerbate the impact of traffic at the intersections of Sea Cliff Avenue and Glen Cove Avenue, Glen Cove Road and Northern Boulevard, Bryant Avenue and Northern Boulevard, and Prospect Avenue/Shore Road running from the Glen Cove border to Scudders Lane/Glenwood Road. This must be analyzed in detail.</i></p> <p>Coalition to Save Hempstead Harbor <i>In addition to those intersections listed above, the analysis should include the intersections of Glen Cove Avenue at Glenwood Road, Glen Cove Avenue at Glen Cove Road, Scudders Lane at Glenwood Road, and Bryant Avenue at Glenwood Road</i></p>	<ul style="list-style-type: none"> ▪ The PUD Amendments would generate fewer vehicular trips as compared to the scenario contemplated within the 2011 Findings Statement. <ul style="list-style-type: none"> ▪ 186 fewer trips – AM Peak ▪ 169 fewer trips – PM Peak ▪ 63 fewer trips – Saturday MIDDAY ▪ Data for projects throughout the area tend to indicate that traffic levels have <u>decreased</u> during the Covid Pandemic ▪ The proposed PUD amendments reflect a relatively small change, the impacts of which would be felt closest to the project site. No impacts upon the nearest study intersections were identified, suggesting that others in the area would also not be adversely affected.
<p>Public Testimony – October 5th & Coalition to Save Hempstead Harbor <i>How can it be guaranteed that the affordable housing will get built?</i></p>	<ul style="list-style-type: none"> ▪ The Applicant recognizes the importance of the workforce housing goals of the PUD and the City of Glen Cove and will adhere to all relevant requirements. This is demonstrated by the fact that, upon completion of Block G, the Applicant will have met the 10% requirement for all units currently constructed.

Responses To Public Comments



Comment	Response
<p>Public Testimony – October 5th <i>How does the expansion to the adjacent parcels not trigger the need for a new PUD? What would be required under SEQRA to address the expansion to the adjacent parcels?</i></p> <p>Coalition to Save Hempstead Harbor <i>The total number of units that should be analyzed under SEQRA should include the two adjacent parcels and other development that could be constructed nearby.</i></p>	<ul style="list-style-type: none"> ▪ The 2011 Findings Statement provides for changes to the PUD that remain within the limits of the current SEQRA analysis and/or do not result in new significant adverse environmental impacts, and the City Code includes procedures for the expansion of the PUD ▪ Approval of the proposed amendments would facilitate a total of 1,125 units within the current PUD, and would not require the Planning Board to approve any expansion of the PUD ▪ Environmental Assessment Form (EAF), Technical Memoranda and other documentation before the Board demonstrates that virtually all impacts would be the same or reduced as compared to the 2011 Findings Statement ▪ Any application for the expansion of the PUD to incorporate additional parcels would be subject to full procedures and requirements of SEQRA, and would be reviewed by the appropriate agency(ies) at that time. This would include a projected full build-out of any additional parcels under consideration
<p>Coalition to Save Hempstead Harbor <i>According to RXR's Amendment PUD plan and other development proposals, the number of units proposed or in progress along Glen Cove Creek include:</i></p> <p><i>RXR Garvies Point Amended PUD plan..... 1,189 units</i> <i>Konica property 336 units</i> <i>1 GPR 105 units</i> <i>North Realty & 40 GPR – 2 10-story towers 400 units</i> <i>Total 2,030 units</i></p> <p><i>The amendments sought by RXR, the potential buildout of two properties RXR is considering, plus North Realty's proposal nearly doubles that formerly agreed-on cap in residential units.</i></p>	<ul style="list-style-type: none"> ▪ The proposed unit count under the current Amendment is: <p><i>Units within the current PUD boundary..... 1,125 units</i> <i>Affordable units to be re-located..... 64 units</i> Total 1,189 units</p> <ul style="list-style-type: none"> ▪ This is the TOTAL unit count in today's proposed Amendment. ▪ Any application for the expansion of the PUD to incorporate additional parcels would be subject to full procedures and requirements of SEQRA, and would be reviewed by the appropriate agency(ies) at that time. This would include a projected full build-out of any additional parcels under consideration

Responses To Public Comments

Comment	Response
<p>Public Testimony – October 5th <i>Why is there more GSF on Parcel A if there are no more units? Where is that GSF coming from?</i></p>	<ul style="list-style-type: none">▪ <i>The approximate 4.4-percent increase GSF on Parcel A is due to:</i><ul style="list-style-type: none">▪ <i>Redesign of the building layout</i>▪ <i>Increase in the size of the restaurant component</i>▪ <i>Increase in the total parking to be provided within the building</i>
<p>Public Testimony – October 5th <i>Are we sure we can build on Parcel A given that it is surrounded by water? Is there a high groundwater level?</i></p>	<ul style="list-style-type: none">▪ <i>Parcel A has been the subject of rigorous environmental review and planning leading up to, and since, the publishing of the 2011 Findings Statement</i>▪ <i>Parcel A has been confirmed to be suitable for the proposed development</i>▪ <i>The design of the proposed building(s) will be sensitive to the specific site conditions, and will be reviewed in further detail at the time of Site Plan review</i>
<p>Public Testimony – October 5th <i>The public notice process has not been transparent enough, and it is difficult to find documents for public review.</i></p>	<ul style="list-style-type: none">▪ <i>Multiple informal public meetings before the Planning Board</i>▪ <i>Three public hearings thus far (August 17, 2021; October 5, 2021, and October 19, 2021)</i>▪ <i>Required noticing was completed in accordance with City requirements.</i>▪ <i>Documents are routinely posted to the City’s website at https://glencoveny.gov/planning-board/, where the details of the applications have been made readily available to the public.</i>

Responses To Public Comments

Comment	Response
<p>Public Testimony – October 5th <i>Would the reconfiguration on Parcel A reduce the size of Garvies Point Park?</i></p>	<ul style="list-style-type: none"> ▪ <i>Reconfiguration of Parcel A would minimally reduce the open space acreage on Parcels A and B (approximately 0.6 acres)</i> ▪ <i>Integration of the proposed restaurant into the Parcel A building would allow for a more cohesive and improved open space amenity</i> ▪ <i>Revised plan concentrates the open space at the prime location along the waterfront</i> ▪ <i>Total open space acreage for the PUD would increase from 27.7 acres to 29.5 acres</i>
<p>Public Testimony – October 5th <i>There should be a pause on any new construction until the current phase of development is complete due to the strain on local infrastructure.</i></p> <p>Coalition to Save Hempstead Harbor <i>We therefore request that the Planning Board consider a moratorium on further development around Glen Cove Creek</i></p>	<ul style="list-style-type: none"> ▪ <i>Site-wide infrastructure improvements were prioritized and completed in order to best serve the entire PUD and larger community.</i> <ul style="list-style-type: none"> ▪ <i>Roadways and sidewalks</i> ▪ <i>Stormwater, sanitary sewer and utility infrastructure</i> ▪ <i>Parkland and public open space amenities (dog parks, beach restoration)</i> ▪ <i>Renaissance Park was completed in the early stages of development in order to provide this open space amenity before the build-out of the PUD</i> ▪ <i>The needed infrastructure improvements and initial investment have already been made by the Applicant to support the full build-out of the PUD Master Plan</i> ▪ <i>It should also be noted that the anticipated benefits of the PUD Master Plan, which are set forth in the Findings Statement and include, for example, conversion of vacant, former contaminated land into taxable parcels, improved public waterfront access, and introduction of additional housing options and residents to Glen Cove that will increase the customer base for downtown businesses, will only be fully realized upon full build-out of the PUD.</i>

Responses To Public Comments



Comment	Response
<p>Public Testimony – October 5th</p> <p><i>There have been documented water quality issues in Glen Cove Creek – including a recent USGS report. How will this be addressed?</i></p>	<ul style="list-style-type: none">▪ <i>From a stormwater perspective, the proposed PUD amendments would be similar in scope and magnitude the development that was contemplated in the 2011 Findings Statement</i>▪ <i>The same parcels are included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the Current PUD Plan and would be subject to the requirement for the preparation of site-specific Erosion and Sediment Control Plans, which are protective of Glen Cove Creek and Hempstead Harbor</i>