

2010 Smart Growth Awards

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Creating a mix of uses

Glen Cove Waterfront Redevelopment

RXR Glen Isle Partners

The Glen Cove Waterfront Redevelopment by RXR Glen Isle Partners receives the award for creating a mix of uses. The project will transform 56 acres of a brown-field site into a vibrant, walkable community. By amending the MW-3 (Marine Waterfront-3 District) zoning of the area back in 2004, the developers have been able to work creatively to bring in many different components of the project.



Planned uses for the site include various types of residential units, retail to service locals and visitors, office space, restaurants, a cultural arts and entertainment district, open space and public amenities, a new intra-city shuttle, walking and biking paths, a luxury hotel, marinas and much more. The uses are designed to complement, rather than compete with the existing Glen Cove downtown.

The residential components will consist of over 850 rental and for-sale units, with multi-family condos, townhouses and lofts. Housing will be accessible to various income levels, including 10% workforce housing. Residences are designed to take advantage of the nearby Glen Cove Ferry Terminal, a new transportation option that will bring commuters into Manhattan in only 30-40 minutes. In addition to nearby bus and train stations, a new shuttle system will minimize the traffic impact and enhance this transit-oriented development.

High-quality public and open space is a major part of the redevelopment. In fact, 35% of the site (over 19 acres) will include publicly accessible parks and walks, to enhance Glen Cove's character and reconnect the neighborhood to Glen Cove Creek and Hempstead Harbor. The open space will include landscaped public parks and playgrounds, themed parks and ecological habitats, public gathering spaces, a restored public beach with a reconstructed boat ramp and a mile-long, contin-

uous public waterfront esplanade and boardwalk to connect all the uses. In addition, cultural opportunities for the site include unique shops and cafes, waterfront dining, an amphitheater, a culinary and wine school and art galleries.

Through a strong public-private partnership and numerous public workshops, the project has gained widespread support from residents, local organizations and the City of Glen Cove.

When completed, the Glen Cove Waterfront will serve as a national model for transforming a blighted, polluted brownfield into a sustainable, community asset.



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