

Avalon Huntington Station

Building Community Support for Transit Oriented Development



Railvolution 2010

AvalonBay
COMMUNITIES, INC.

Avalon Huntington Station: Aerial



Avalon Huntington Station: Conceptual Plan



Rendering: Avalon Huntington Station



Huntington Station:

Project Overview

- Creation of 490 Multifamily homes targeted at Young Professionals and Empty Nesters
- Transit-Oriented Development
 - ↳ Reduced reliance on vehicles / parking
 - ↳ LIRR Station with 3rd Highest Ridership on Long Island
 - ↳ Introduction of new walking path to LIRR
- \$2.5 Million Public Benefit Package
- Mix of For-Sale and Rental Housing on single site

Huntington Station:

Community Goals

- Economic Revitalization and Beautification
 - ↳ Investment of over \$100M in Huntington Station
 - ↳ Avalon Residents will invest disposable income in local shops
 - ↳ Avg Income at Avalon Court in the Town of Huntington is \$140K/year
 - ↳ AvalonBay has been a catalyst for Beautification and Economic Revitalization in other NY Metro submarkets since the late 1990's: Long Island City, Jersey City, New Rochelle, The Bowery.
- Creation of 25% Workforce Housing
- Lower impact to school district versus as-of-right use

Huntington Station:

Smart Growth Comparison

Existing Zoning

- 109 Single Family Homes
- Long Island Single-Family Subdivision
- No Affordable Component
- Does Not Address Town's Changing Housing Needs
- 128 School Aged Children
- \$1.2M Net Tax Deficit to School District in Year 1
- No Priority to Town Residents

Proposed

- 490 One, Two and Three Bedroom Homes
- Transit Oriented Development
- 25% Affordable, Workforce and Moderate Housing
- Addresses Needs of Young Adults and Empty Nesters
- 78-99 School Aged Children
- \$1.4M-\$1.8M Net Tax Benefit over Existing Option in Year 1
- First Consideration to Town of Huntington Residents

Huntington Station:

Community Concerns

- It's too many units and too dense!
 - ↪ Exactly the type of housing that we need on LI
 - ↪ Combination of 2 and 3 stories
 - ↪ Avalon Court in Melville – 494 apartments

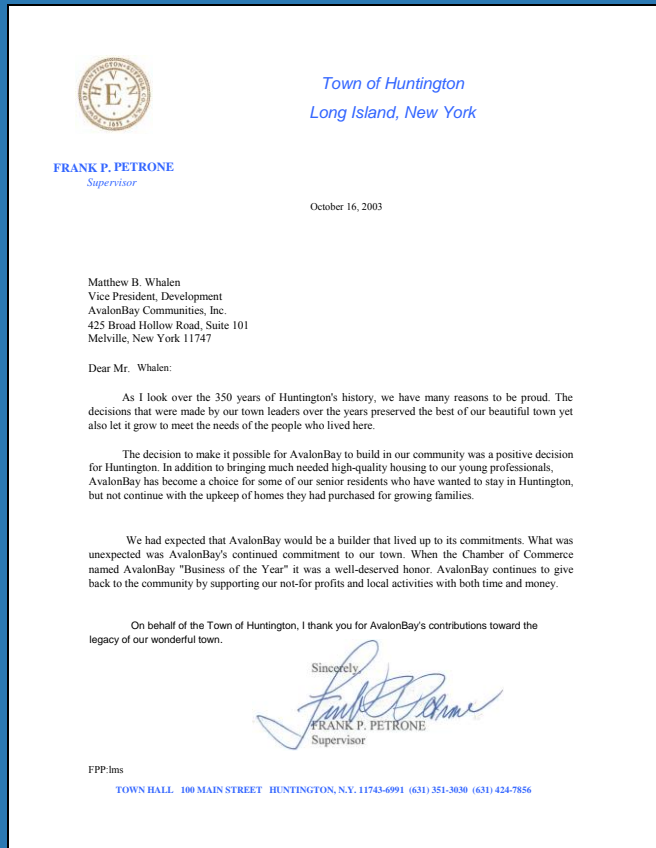
- The School District will be overrun with children!
 - ↪ Agreement reached with School District
 - ↪ More school children generated by as-of-right zoning

- There will be traffic jams all over the place!
 - ↪ As part of the SEQRA process we will need to provide traffic mitigation
 - ↪ Visit our communities around LI and see if there are cars lined up to enter/exit

- Fear of affordable housing!
 - ↪ Market rate development with a proven mix of 25% of affordable homes in multiple income brackets.

AvalonBay Communities, Inc.

Support from Town Leadership



“The decision to make it possible for AvalonBay to build in our community was a positive decision for Huntington.”

**Frank P. Petrone. Supervisor,
Town of Huntington**

Historical Validation

Case Study: Glen Cove, NY

Before:



After:

Avalon at Glen Cove &



Avalon Glen Cove North



What did we hear?

Case Study: Glen Cove, NY

Get The Facts About Avalon Bay



Bryce Blair, Chairman of Alexandria, VA based Avalon Bay, cut his construction starts in half this year because “the economy eroded more than anyone expected and the recovery continues to be pushed out.”

...The News & Observer, June 23, 2003
Alexandria, VA.

➤ *“glut of high-end rental apartments that will never be fully rented”*

Candidate Jed Morey Flyer in 2003, Mayoral Campaign

➤ **Avalon at Glen Cove & Glen Cove North are 99% occupied.**

What else did we hear?

Case Study: Glen Cove, NY

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- It will be all Section 8!!
- Overwhelm the School District!!
- Not enough Parking!!
- Additional Traffic Congestion!!
- Too High & Too Dense!!

What actually happened?

- No Section 8 housing
- 367 Apartments, 4 School Aged Children
- Abundant resident & visitor parking
- No Traffic Jams at either community
- Same scale as other downtown buildings

Huntington Station:

History of the Application

- Spring 2008 – Town Invitation to Discuss Site
- Summer 2008 – Community Outreach Commenced
- Fall 2008 – School District Discussions Begin
- Spring 2009 – School District Agreement Finalized
- Summer 2009 – Community Outreach Continues & SEQRA Process Initiated

Huntington Station:

History of the Application (Continued)

- Fall 2009 – Town Board Hearing delayed due to Elections
- March 2010 – Town Board Hearing (Widespread Support)
- Summer 2010 – School District closes local school
- Summer 2010 – Town Board Decision delayed until September
- Late Summer 2010 – AVB Open Houses (bringing total public meetings to over 100) and Growing Opposition
- September 2010 – Application denied on 3 -2 Vote

Huntington Station:

What went right?

- Started with biggest issue ~ Schools
- Close coordination with Town
- Amount of Public Outreach
- Attractive Site Plan Developed
- Use of As-of-Right Alternative
- Leveraged Regional Relationships

Huntington Station:

What went wrong?

- Widespread Misinformation Campaign by Opposition
- Scare Tactics on Section 8 Housing
- School District Silence & Opposition of Higher Density District
- Council Members Pressured by Local Unions
- Polite Supporters vs. Bare-Knuckled Opposition
- Regional Support vs. Local Opposition
- TIME!!!!!!

Support Councilman Mark Mayoka's Moratorium Stop "Transit Oriented Districts" in OUR Community.

The Huntington Town Board will vote to create a "floating zone" Transit Oriented District that:

- ! Could be located within a HALF MILE radius of the Greenlawn Railroad Station
- ! Allows Taxpayer Subsidized apartments (490! Housing Units are already being proposed in the Huntington Station Transit Oriented District)
- ! Permanently alters our suburban landscape
- ! Increases demands on the Town's Infrastructure and resources
- ! Increases Traffic and congestion
- ! Increases School Taxes (in the 2005-06 school year) the Harborfields School District spent \$15,415 of our tax money to educate one pupil. WE JUST CAN'T AFFORD ANY MORE STUDENTS THAT A TRANSIT ORIENT DISTRICT WITH TAXPAYER SUBSIDIZED APARTMENTS WILL BRING!

The Transit Oriented District does **NOT**:

- ! Provide Economic Development for the Town
- ! Comply with the Town's Master Plan or responsible Growth and Development
- ! Create new businesses
- ! Improve the quality of life for the residents of Greenlawn
- ! Meet environmental goals of reducing dependency on automobiles
- ! Address Spot Zoning issues raised by the Suffolk County Planning Commission

COUNCILMAN MAYOKA'S PLAN:

FIRST Enact a Moratorium to **STOP the Transit Oriented Districts**

THEN Create a Citizens

And Determine the
On
On
On



Advisory Board to make recommendations to
Create business and employment opportunities

impact of Transit Oriented Districts
our Schools
our Public Safety
our Quality of Life

GREENLAWN IS IN THE BULLS EYE

HELP STOP THE BLIGHT AND BEGIN THE FIGHT TO TAKE BACK OUR TOWN. COME TO TOWN HALL ON SEPTEMBER 21, 2010 AT 6:00 PM AND LET YOUR VOICE BE HEARD.