Avalon Huntington Station
Building Community Support for Transit Oriented Development

Railvolution 2010
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

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>109 Single Family Homes</td>
<td>490 One, Two and Three Bedroom Homes</td>
</tr>
<tr>
<td>Long Island Single-Family Subdivision</td>
<td>Transit Oriented Development</td>
</tr>
<tr>
<td>No Affordable Component</td>
<td>25% Affordable, Workforce and Moderate Housing</td>
</tr>
<tr>
<td>Does Not Address Town’s Changing Housing Needs</td>
<td>Addresses Needs of Young Adults and Empty Nesters</td>
</tr>
<tr>
<td>128 School Aged Children</td>
<td>78-99 School Aged Children</td>
</tr>
<tr>
<td>$1.2M Net Tax Deficit to School District in Year 1</td>
<td>$1.4M-$1.8M Net Tax Benefit over Existing Option in Year 1</td>
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<tr>
<td>No Priority to Town Residents</td>
<td>First Consideration to Town of Huntington Residents</td>
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</tbody>
</table>
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.
On behalf of the Town of Huntington, I thank you for AvalonBay's contributions toward the legacy of our wonderful town.

TOWN HALL   100 MAIN STREET   HUNTINGTON, N.Y. 11743

Frank P. Petrone, Supervisor
Town of Huntington

October 16, 2003

Matthew B. Whalen
Vice President, Development
AvalonBay Communities, Inc.
425 Broad Hollow Road, Suite 101
Melville, New York 11747

Dear Mr. Whalen:

As I look over the 350 years of Huntington's history, we have many reasons to be proud. The decisions that were made by our town leaders over the years preserved the best of our beautiful town yet also let it grow to meet the needs of the people who lived here.

The decision to make it possible for AvalonBay to build in our community was a positive decision for Huntington. In addition to bringing much-needed high-quality housing to our young professionals, AvalonBay has become a choice for some of our senior residents who have wanted to stay in Huntington, but not continue with the upkeep of homes they had purchased for growing families.

We had expected that AvalonBay would be a builder that lived up to its commitments. What was unexpected was AvalonBay's continued commitment to our town. When the Chamber of Commerce named AvalonBay "Business of the Year" it was a well-deserved honor. AvalonBay continues to give back to the community by supporting our not-for-profits and local activities with both time and money.

On behalf of the Town of Huntington, I thank you for AvalonBay's contributions toward the legacy of our wonderful town.

Sincerely,

Frank P. Petrone, Supervisor

Town of Huntington
Long Island, New York
Historical Validation
Case Study: Glen Cove, NY

Before:
What did we hear?

Case Study: Glen Cove, NY

AvalonBay Communities, Inc.

- “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.

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.”
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The News & Observer, June 27, 2003
Alexandria, VA.
Case Study: Glen Cove, NY

What else did we hear?

- 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
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:

1. Could be located within a 1/2 MILE radius of the Greenlawn Railroad Station
2. Allows Taxpayer Subsidized apartments (490) Housing Units are already being proposed in the Huntington Station Transit Oriented District
3. Permanently alters our suburban landscape
4. Increases demands on the Town's infrastructure and resources
5. Increases traffic and congestion
6. Increases School Taxes (in the 2005-06 school year the Haebberfields 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:

1. Provide Economic Development for the Town
2. Comply with the Town's Master Plan or responsible Growth and Development
3. Create new businesses
4. Improve the quality of life for the residents of Greenlawn
5. Meet environmental goals of reducing dependency on automobiles
6. 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 Advisory Board to make recommendations to Create business and employment opportunities

And Determine the impact of Transit Oriented Districts on our Schools
and our Public Safety
and our Quality of Life

GREENLAWN IS IN THE BULL'S 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.