

Parking Management Plan Addendum
One for One Replacement Scenario
Town of Huntington, NY

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Introduction and Purpose

The Parking Management Plan dated April 13, 2015 put forth a build condition parking scenario in which 108 excess commuter parking spaces were lost as a result of the initial phases of the Huntington Station area revitalization. This data was based upon a series of field counts in which peak utilization was observed and documented. Development which will affect existing commuter parking is slated to occur in two components. The hotel/office project component of the development will be located on the 2.36 acre commuter lot south of Railroad street. This project will result in the loss of 245 existing commuter parking spaces. The 49 unit artist residence component of the development will be located on the northern portion (approximately 0.66 acres) of the commuter lot west of NY Ave/Rt. 110 between Church St and Railroad St. This project will result in the loss of 112 parking spaces. Between these two projects, 357 commuter parking spaces will be lost. To address this loss of commuter parking spaces, the parking management plan called for the reconfiguration of other existing commuter parking lots as well as the creation of new commuter parking within the development sites. This creation of new commuter parking resulted in the addition of 249 spaces, however this still resulted in a net loss of 108 commuter parking spaces. This net loss of 108 spaces would have lowered the surplus of commuter

parking at the peak parking period (12 pm weekday) from 327 to 219 spaces.

In response to comments received from various involved agencies, the following document outlines an alternative solution in which all commuter parking lost as a result of the revitalization will be replaced on a one-for-one basis. The original parking management plan contemplated a total of 3,465 commuter spaces within the vicinity of the Huntington LIRR train station. This included 6 spaces located along an access road connecting East 2nd Street with Parking Lot P4 as well as 10 on street parking spaces along East 2nd Street. Comments received on the original PMP from the Town of Huntington revealed that parking along the 2nd Street access road is prohibited. In addition, the 10 spaces along 2nd Street shall continue to be limited to four hours. As a result, it was determined that these 16 spaces should not be included in the commuter space total. In addition, the decision not to include these spaces is consistent with the existing conditions count conducted by the LIRR. Therefore, the total number of existing commuter spaces is 3,449. The implementation strategies set forth on the following pages will result in a future build condition which contains 3,449 commuter parking spaces (the same amount prior to new development).



Artist Residence Component

Loss of 112

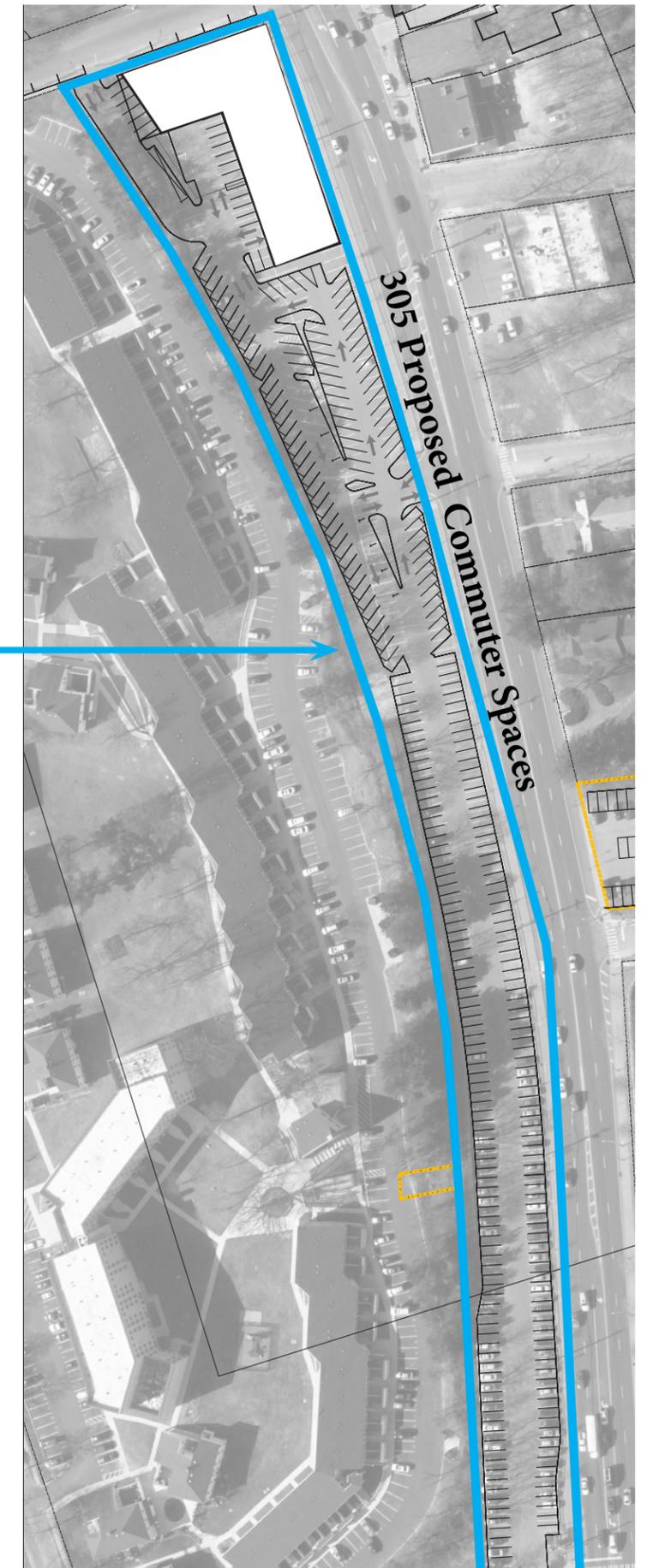
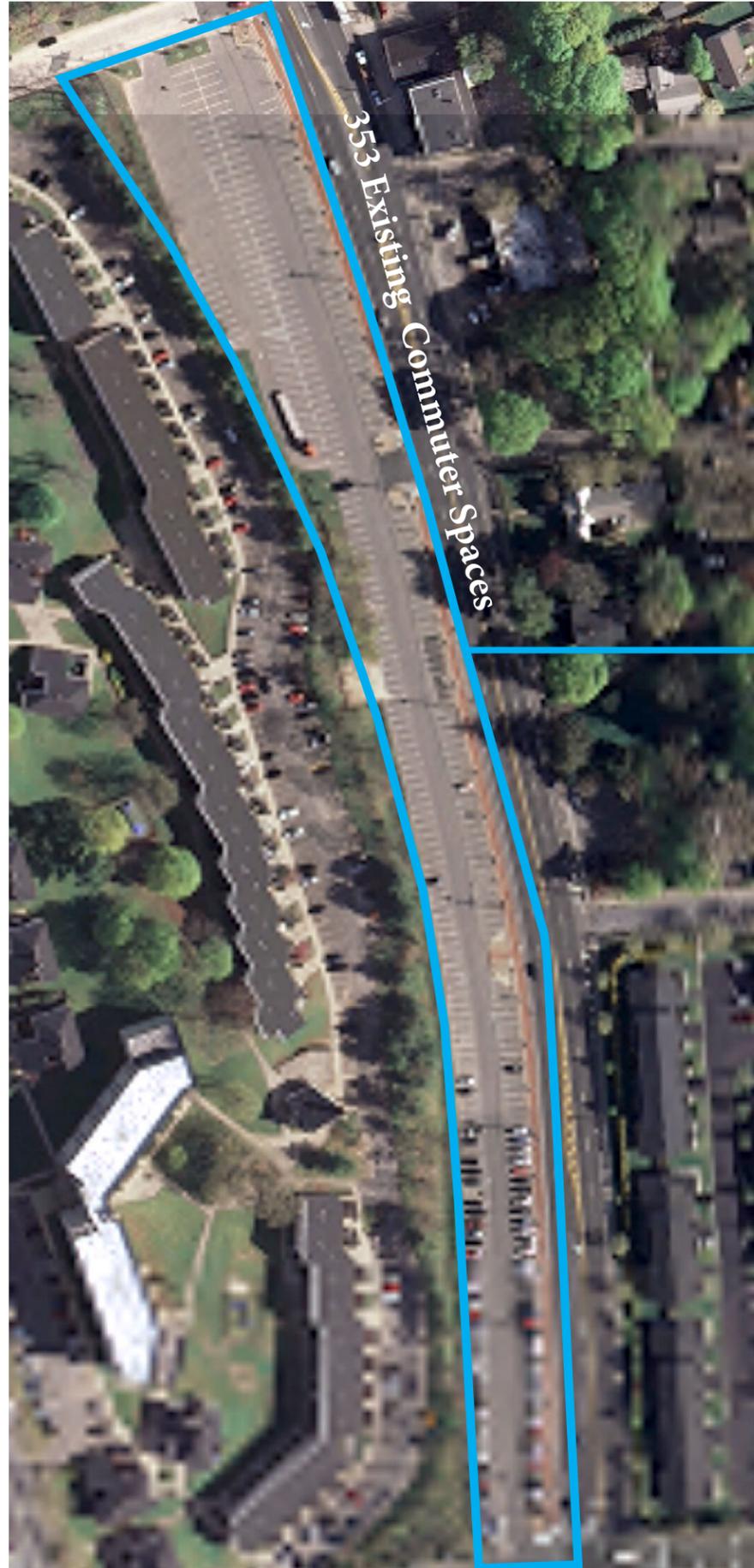
Gain of 64

Net Loss of 48

The proposed artist residence development and the reconfiguration of existing commuter parking will result in a net loss of 48 commuter parking spaces, which currently serve as excess capacity.

A number of techniques will be put in place to ensure an orderly transition experience for commuter parkers throughout each stage of the development to maximize efficiency and minimize inconvenience:

- New wayfinding signage indicating available commuter parking, lot name and spaces;
- An on-site attendant redirecting commuters during construction;
- Flyers, transition plan signage and web site communication will also be employed to keep commuters informed of changes to the parking system.



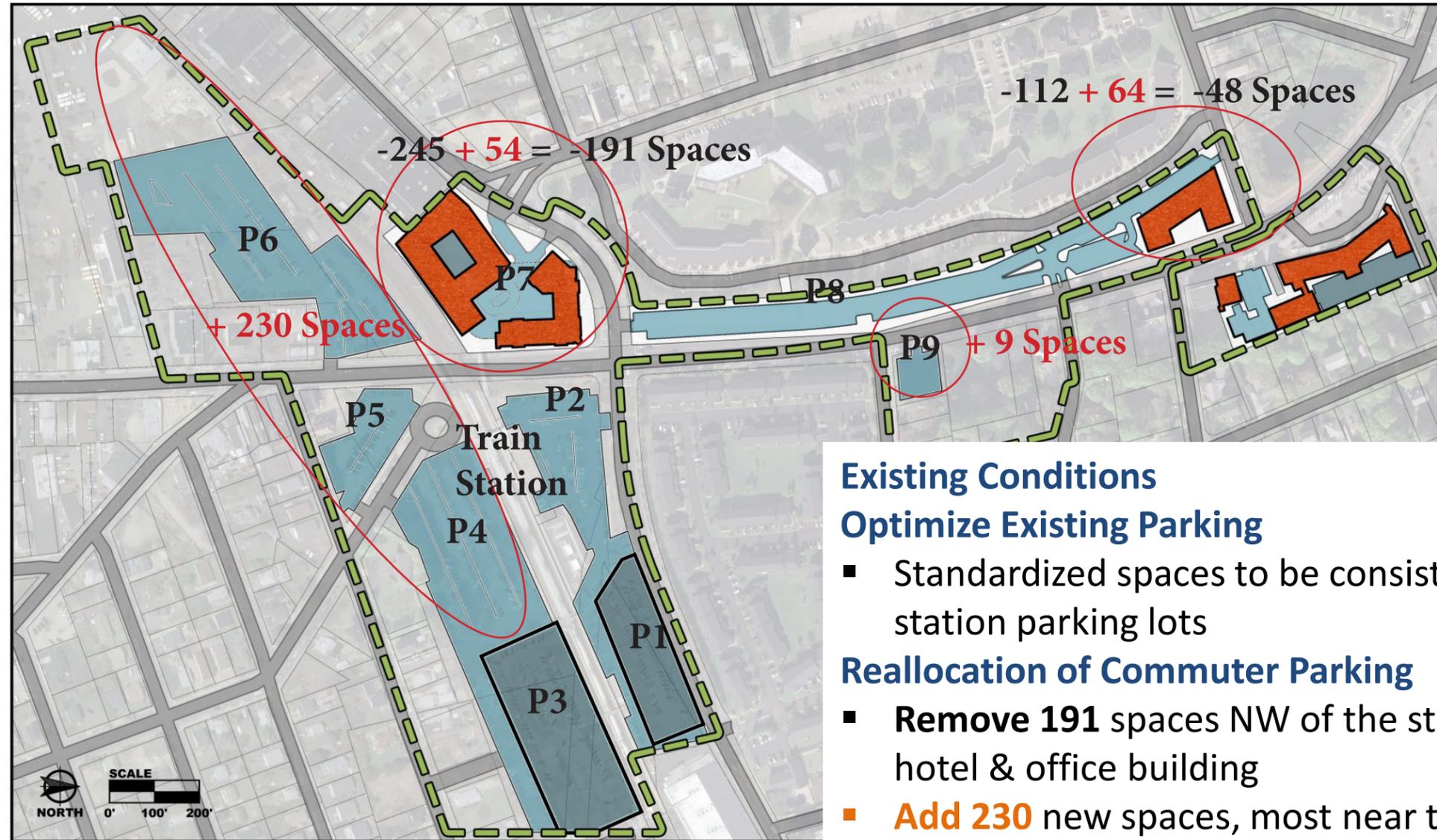
Proposed Solution

The Hotel/Office and Artist Residences will result in a net loss of 239 commuter parking spaces. These will be replaced as follows:

- 121 Spaces will be gained through the redesign of lot P4/P5* (Figure 1)
- 57 Spaces will be gained through the redesign of lot P6* (Figure 2)
- 52 Spaces will be gained through the addition of new commuter parking on a portion of the Rotundo Site (Figure 3)
- 9 Spaces will be gained through the redesign of lot P9* (Figure 4)

The graphic on the right depicts the overall change in commuter parking resulting from new development. The graphic clearly demonstrates that the total supply of existing commuter parking will be maintained via the implementation of the various proposed solutions. In addition, it should be noted that 33% of displaced spaces will be replaced considerably closer to the train station at lots P4 and P5. Moreover, the new spaces created at the Rotundo site are approximately 500 feet closer to the train platform than the existing spaces being lost on the Northern Portion of lot P7.

*As a result of collaboration with representatives of the LIRR, existing commuter spaces will be reconfigured and still meet the size standards set forth by the LIRR. In addition, aisles will be extended and reoriented to be made more efficient. A portion of the reconfigured spaces will be compact, however the amount will not exceed the 10% threshold set forth in the Town of Huntington Zoning Code.



Existing Conditions	3,449 Spaces
Optimize Existing Parking	
<ul style="list-style-type: none"> ▪ Standardized spaces to be consistent with most LIRR station parking lots 	
Reallocation of Commuter Parking	
<ul style="list-style-type: none"> ▪ Remove 191 spaces NW of the station for the new hotel & office building ▪ Add 230 new spaces, most near the station ▪ Remove 48 spaces near Church St & New York Ave ▪ Add 9 spaces at May Street Lot 	
Total Commuter Spaces	3,449 Spaces

Figure 1 - Lot P4/P5 Reconfiguration

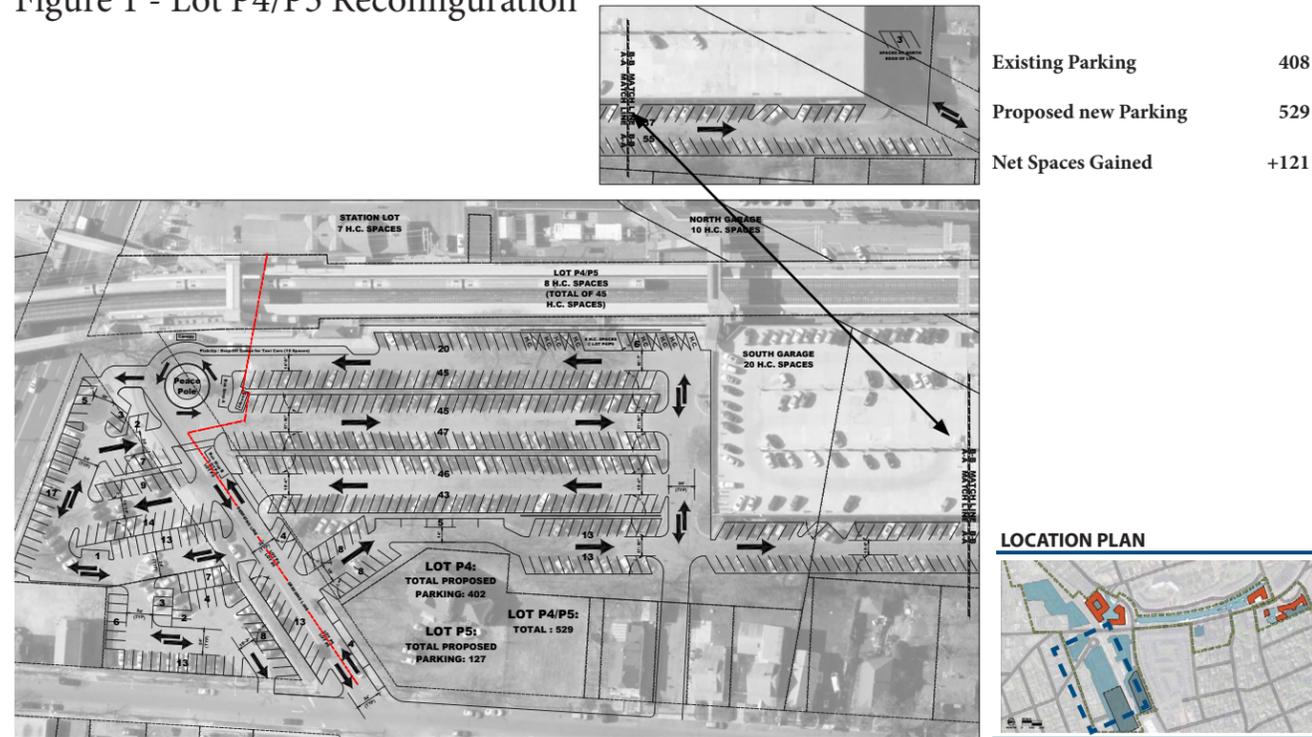


Figure 2 - Lot P6 Reconfiguration



Figure 3 - Rotundo Site New Parking

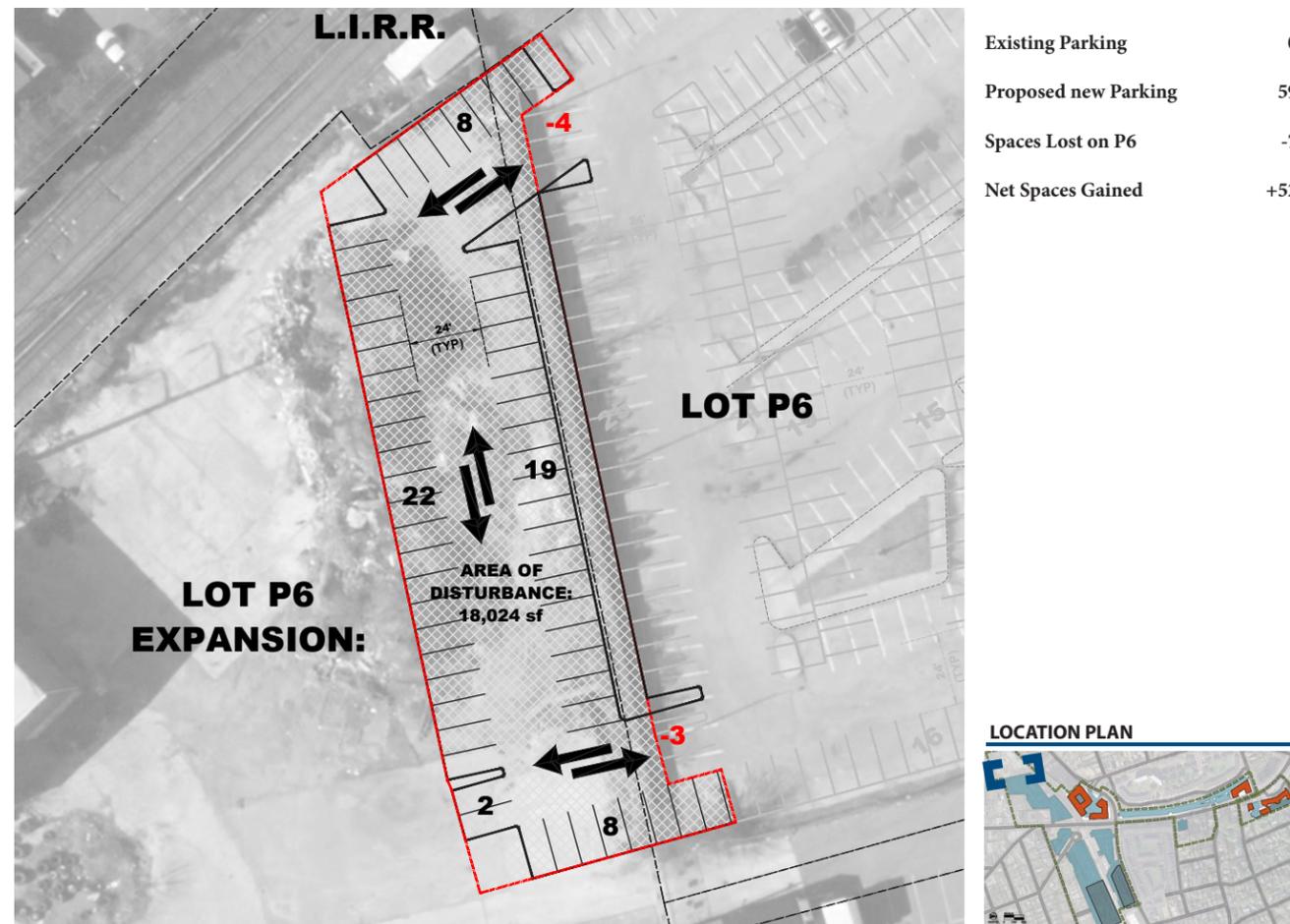
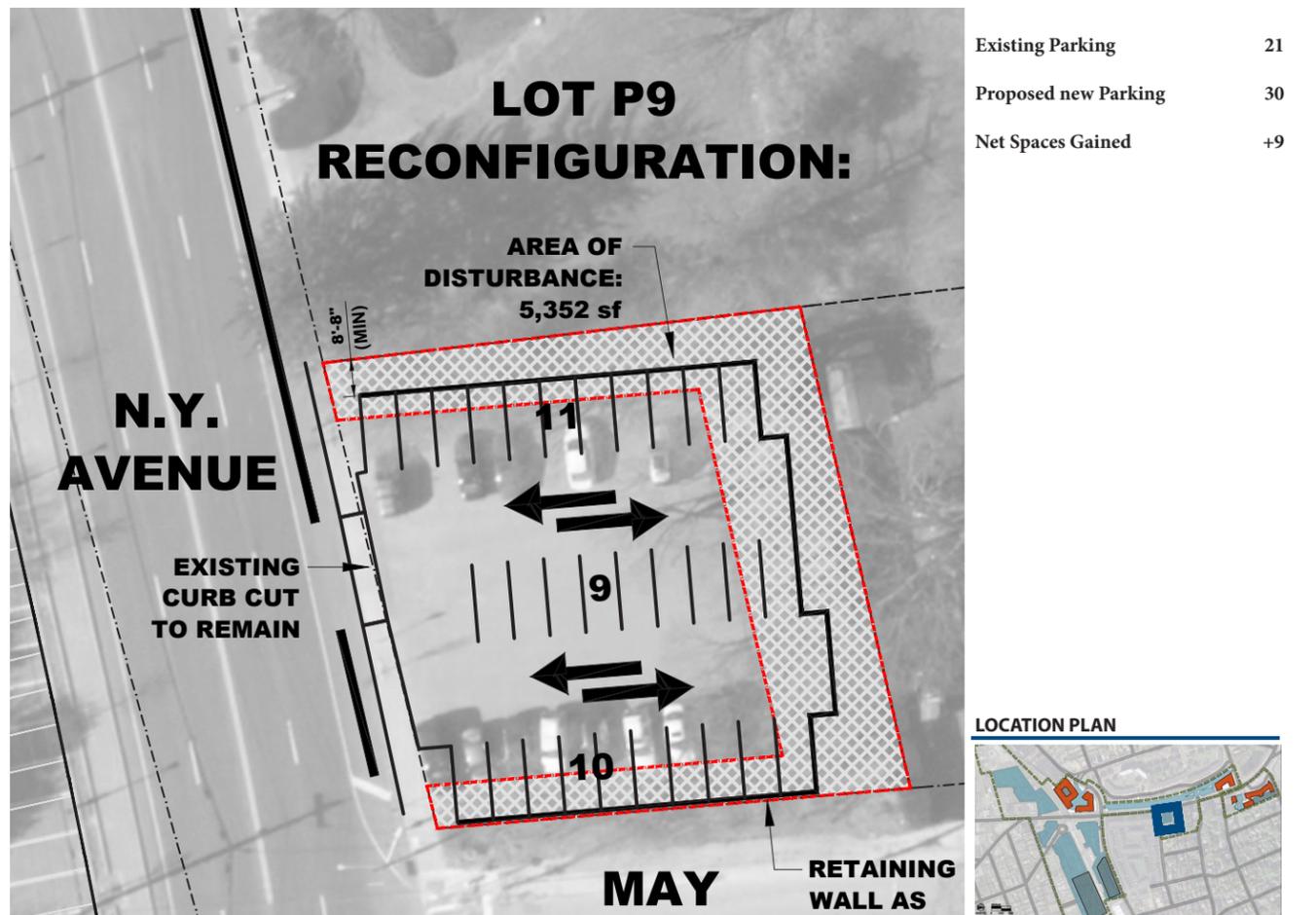


Figure 4 - Lot P9 Reconfiguration



Summary

- There are currently 3,449 commuter parking spaces that service the Huntington LIRR train station.
- The hotel/office project component will result in a loss of 245 commuter parking spaces
- Of the 245 commuter spaces, 54 will be replaced on-site resulting in a net loss of 191 spaces
- The artist residence project component will result in a loss of 112 commuter parking spaces
- Of the 112 commuter parking spaces, 64 will be replaced on site resulting in a net loss of 48 spaces
- The two development project components result in a combined net loss of 239 parking spaces.
- The reconfiguration of existing commuter parking on lots P4, P5, P6 and P9 as well as the addition of commuter parking on the Rotundo Site will result in the replacement of all 239 spaces lost.
- Upon completion of the new development project components there will be 3,449 commuter parking spaces that service the Huntington LIRR train station.
- All parking being lost is being replaced at a ratio of 1 to 1.