

The logo consists of three overlapping hexagons: a red one at the top with a white 'M', a yellow one on the left with a white 'E', and a purple one at the bottom with a white 'C'.

Melville Employment Center Plan

Opening Public Workshop
June 2, 2015

Agenda



1. Presentation

- Introductions
- Overview and Process
- Existing Conditions
- Examples of Mixed-Use Redevelopment Elsewhere
- Initial Issues and Opportunities for MEC
- Next Steps

2. Refreshment Break

3. Issues and Opportunities Group Discussion

4. Dot Point Exercise



Introductions



MEC Plan Advisory Committee

Margaret Conklin

James Coshignano

Michael DeLuise

Mark Hamer

Mark Hissey

Seymour Liebman

Joanne Minieri

Kelly Morris

Kevin Murphy

Glenn Murrell

Amy Newman

Mitchell Pally

David Pennetta

Alissa Sue Taff

Tiffany Taylor

Paul Tonna



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Introductions



Town Staff

Tony Aloisio, Planning & Environment Director

Sasha Abraham, Planning Aide

Craig Turner, Planner

Aidan Mallamo, GIS Supervisor

Consultant Team

BFJ Planning

Parsons Brinckerhoff

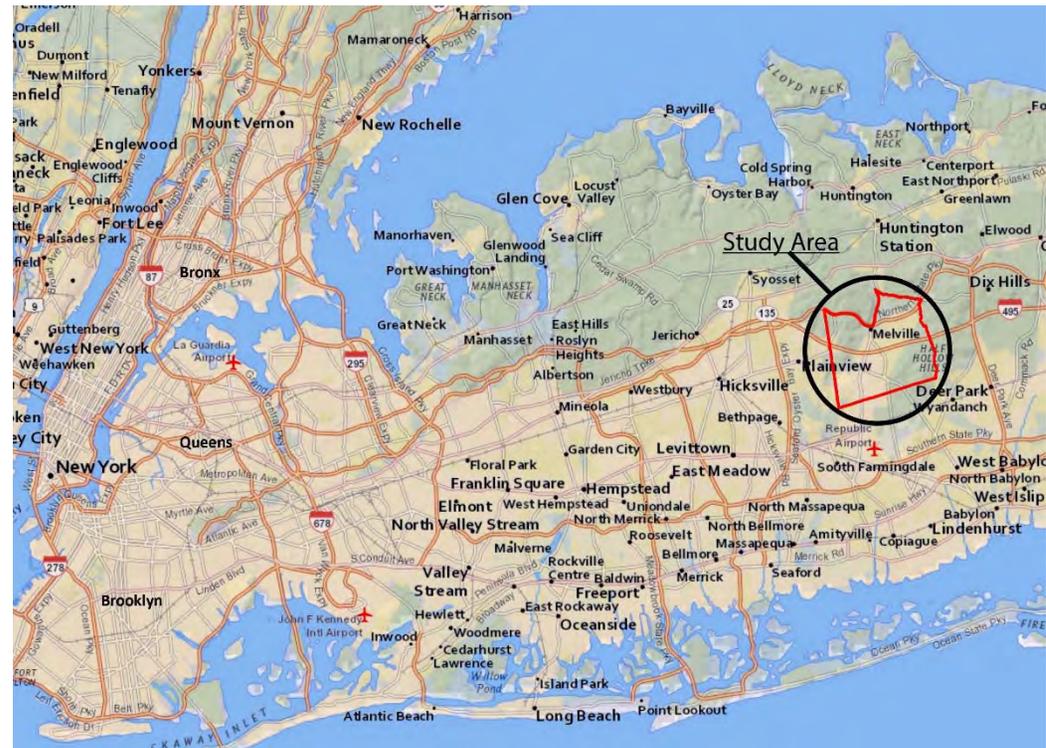
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Overview and Process

What is the Melville Employment Center?

- Key commercial concentration on Long Island
- Headquarters of major corporations, e.g. Nikon, Newsday, Canon USA
- Town's largest source of employment and tax revenue
- Contains some of the largest remaining undeveloped tracts in Huntington



Overview and Process



Why is Huntington doing the MEC Plan?

- Traditional suburban office development has led to traffic congestion, lack of pedestrian amenities, limited retail activity, affecting quality-of-life.
- Large building footprints and parking lots create negative visual impacts, stormwater problems.
- Town's 2009 Comprehensive Plan Update suggested mixed-use "town centers" in strategic locations in MEC.



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Overview and Process



Goals and Objectives of the MEC Plan

- Enhance MEC's competitiveness in providing an attractive work environment.
- Expand mix of uses to increase activity and provide amenities to existing neighborhoods.
- Improve bicycle and pedestrian network.
- Create strong areas of focus to establish a sense of place.



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Overview and Process: Timeline



Task	Description	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
1	Project Startup and Data Collection	■	●										
2	Land Use		■	■	■	●	■	■	■	■			
3	Circulation					■	●	■					
4	Community Facilities and Services			■	■	●	■						
5	Urban Design						■	●	■	■			
6	Ongoing Management and Funding									■	■		
7	Final MEC Plan										■	■	
Public Workshops			●			●	●	●					
MEC Advisory Committee Meetings		■	■			■	■	■		■			■

MEC Plan Elements



- **Land Use and Zoning**
- **Circulation**
- **Community Facilities and Services**
- **Urban Design**
- **Implementation: Ongoing Management and Funding**

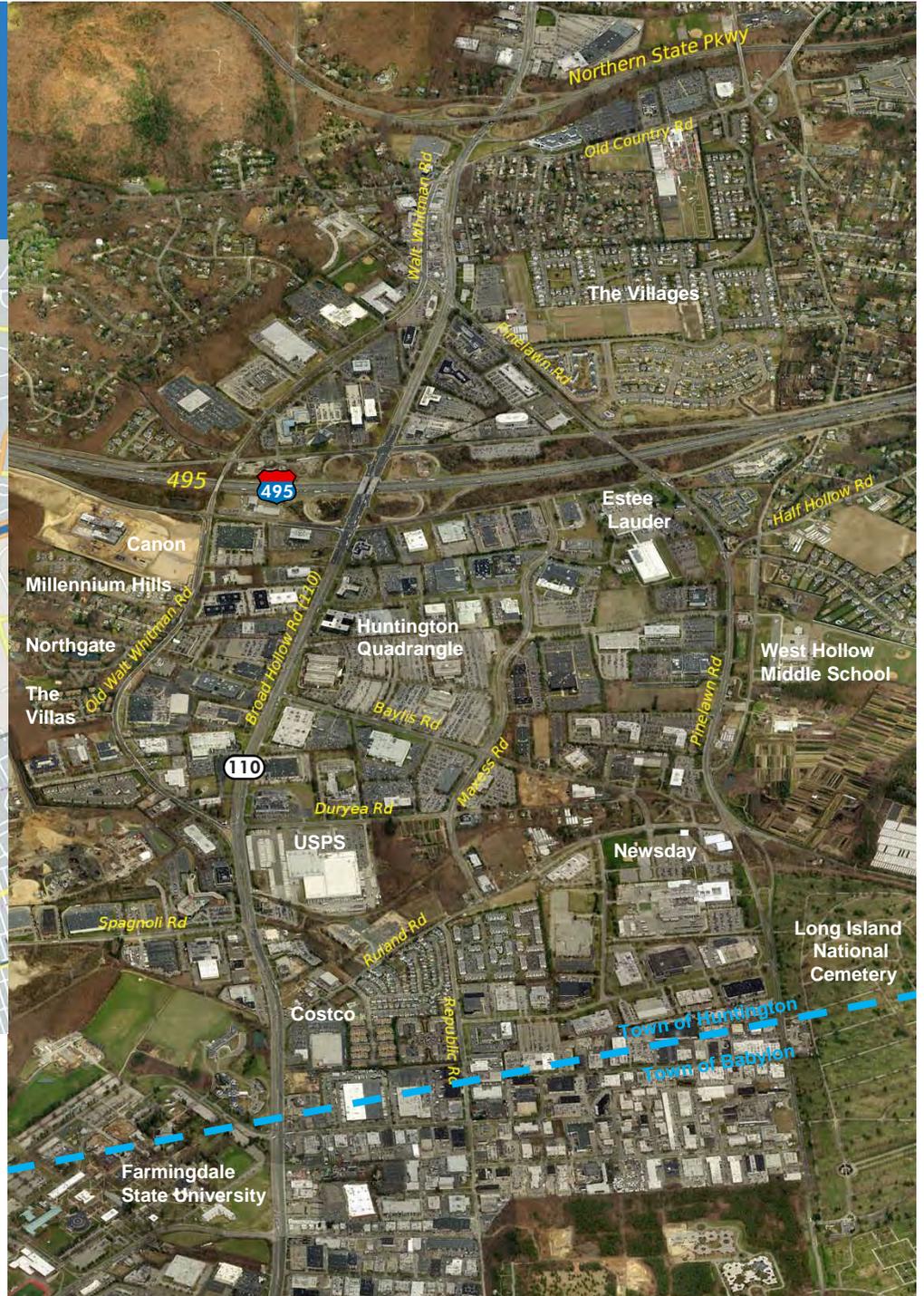
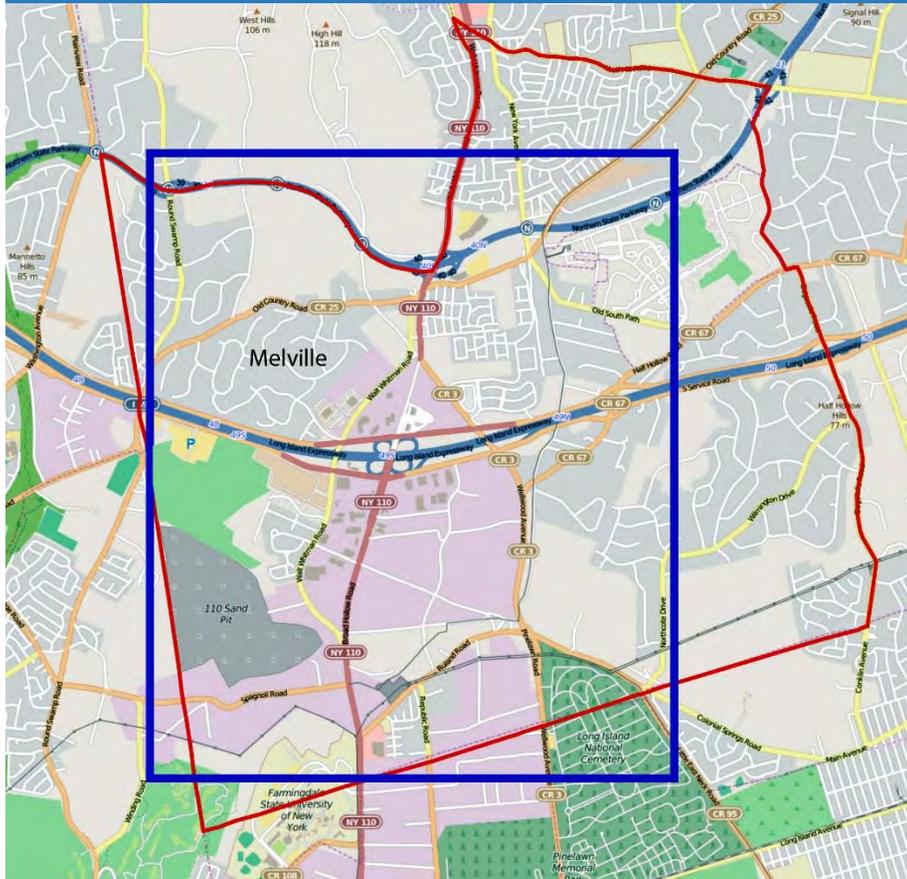


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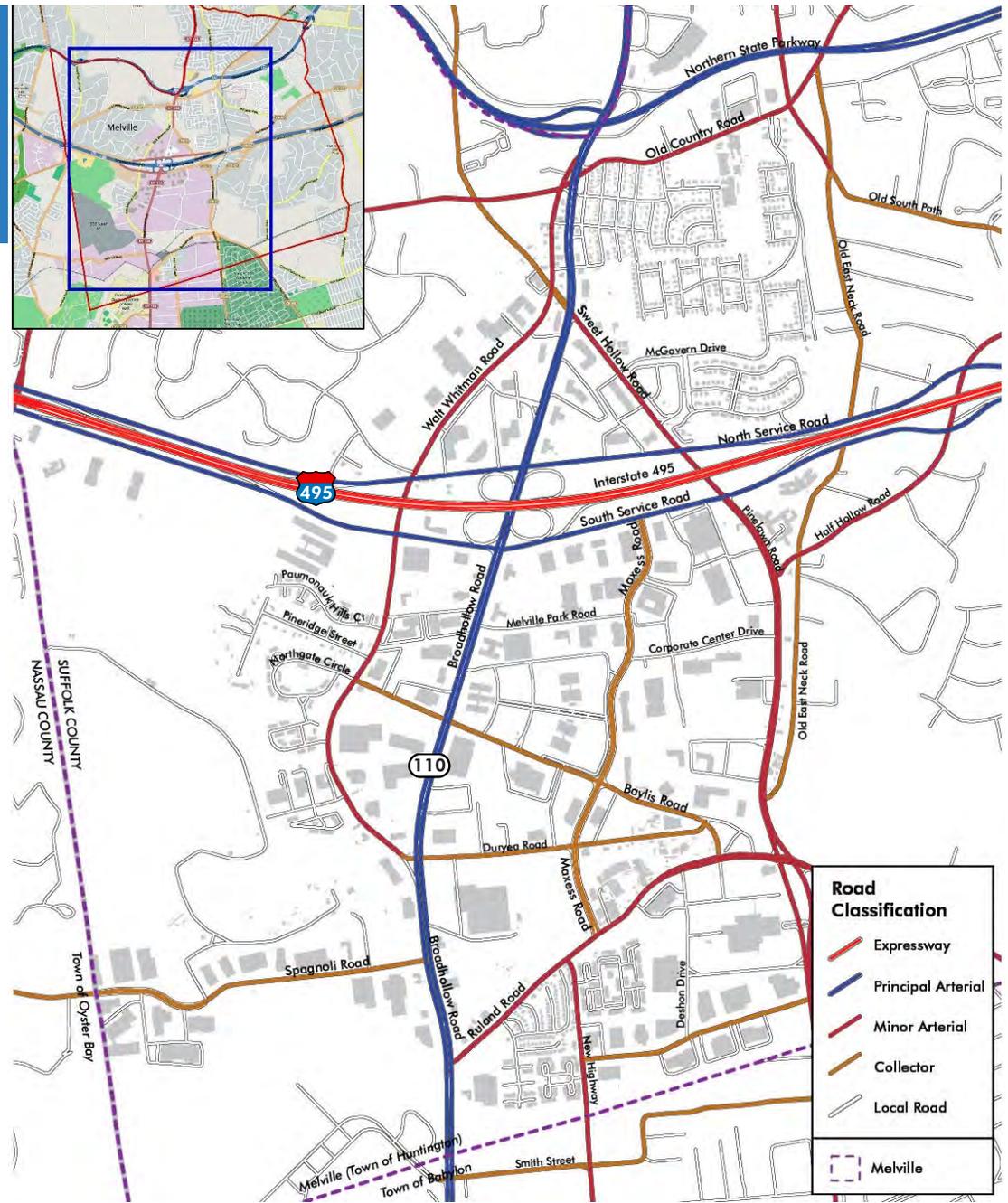
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Existing Conditions: MEC Study Area



Existing Conditions: Transportation & Circulation

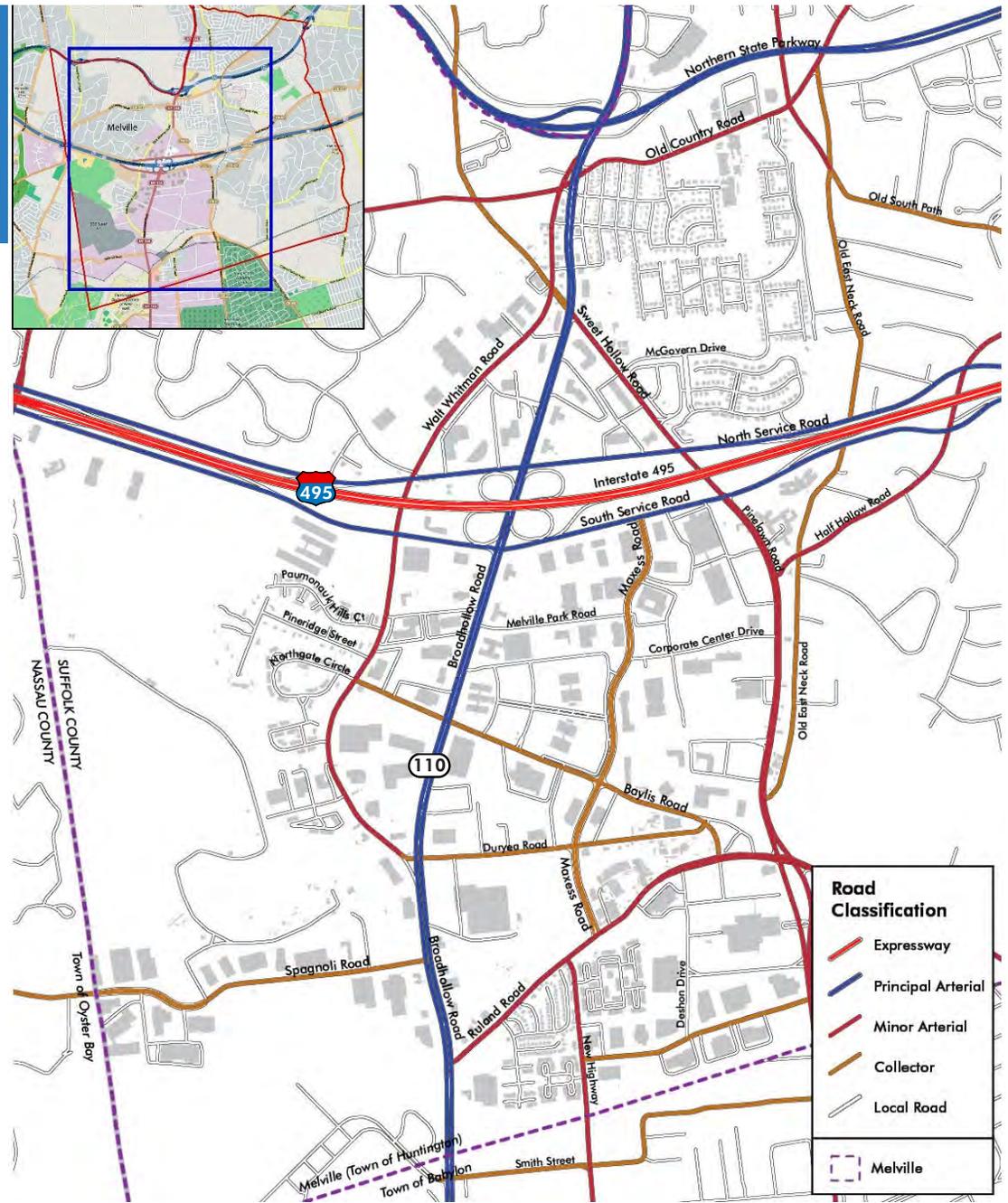
- North-south access on Route 110: Long Island’s “High Tech Main Street.”
- Long Island Expressway, Northern State Parkway offer regional east-west access.
- Public transportation: Suffolk County Transit and NICE Bus, connections to HART and LIRR.
- Primarily auto-oriented.



Existing Conditions: Transportation & Circulation

Key Issues

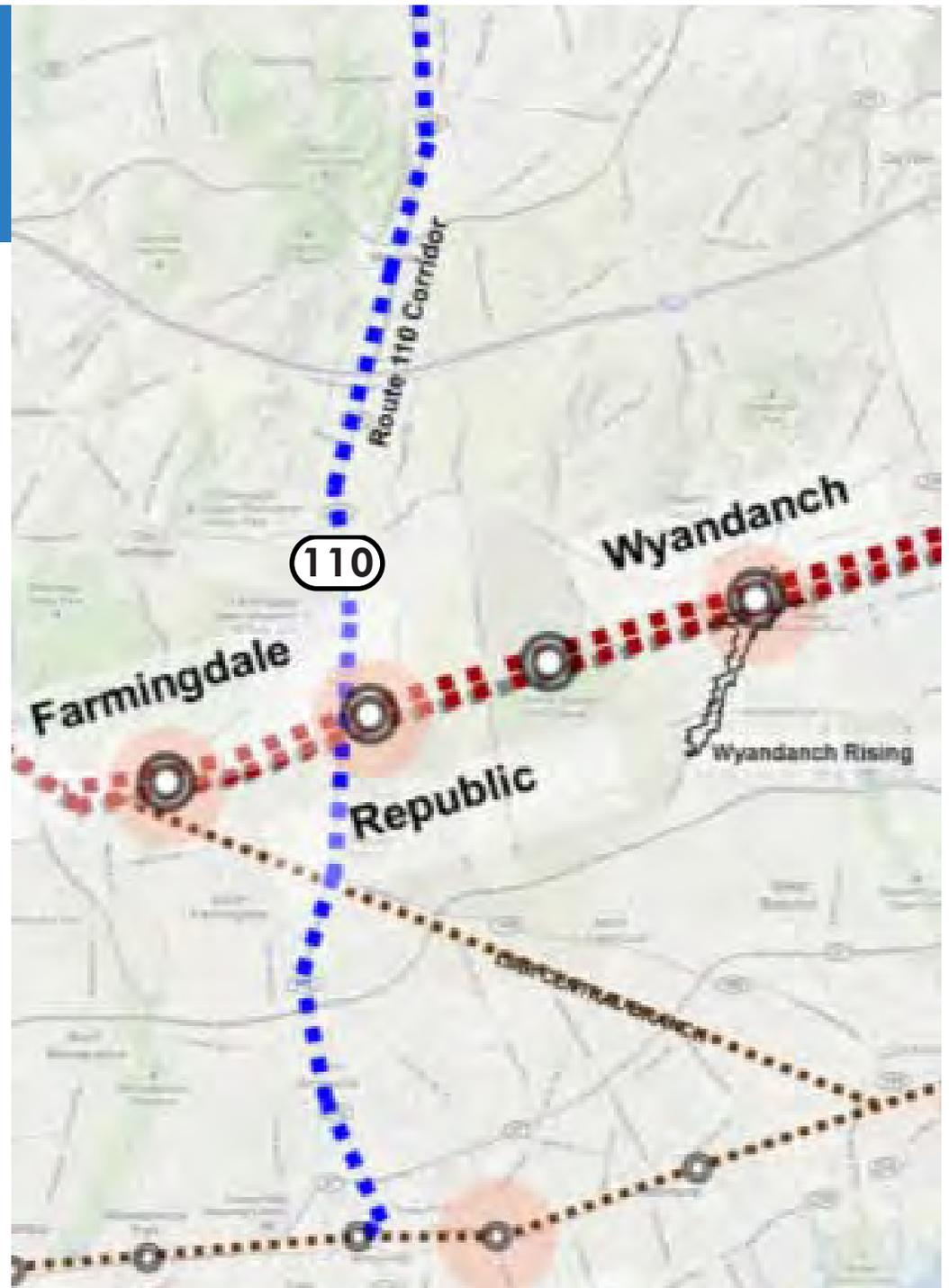
- Constrained travel choices
- Inadequate multi-modal connectivity
- Existing and projected traffic congestion
- Bus travel times not competitive
- Auto-centric land use
- Limited walking/biking options



Existing Conditions: Transportation & Circulation

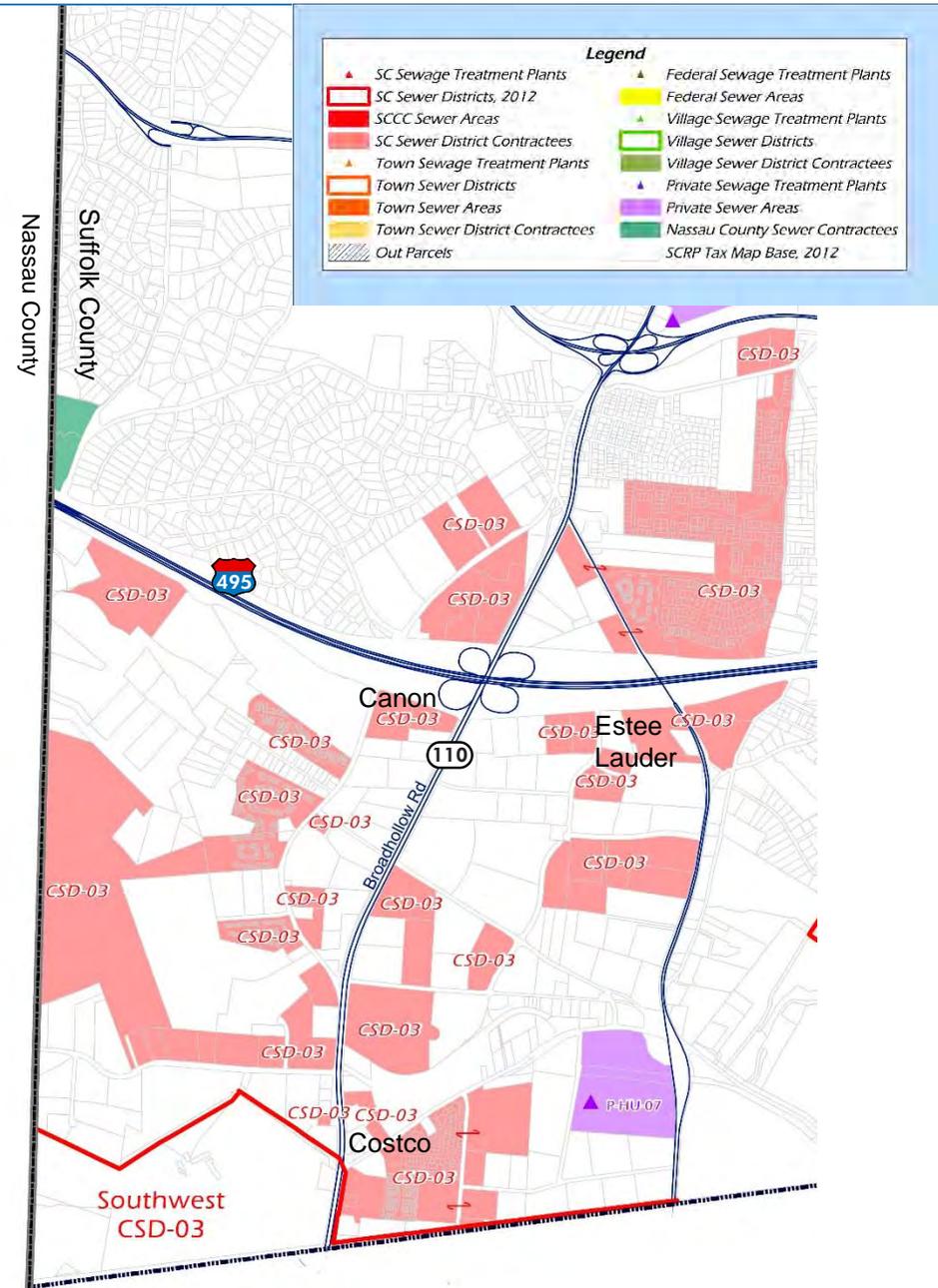
Key Opportunities

- Ongoing Route 110 roadway improvement project.
- Large employers as a source of existing/future transit ridership.
- Relatively high existing bus ridership on Route 110.
- Multiple travel markets.
- Proposed transit improvements:
 - Route 110 Bus Rapid Transit
 - Reopening of LIRR Republic Station



Existing Conditions: Community Facilities

- MEC not in a sewer district; new sewer lines/connections are considered on case-by-case basis.
- Sewer district expanding Bergen Point treatment plant, but MEC not included in feasibility report.
- Melville Industrial Sewer District Feasibility Study now over 20 years old.
- Comprehensive stormwater management approach needed for MEC area.



Source: Suffolk County Department of Economic Development and Planning, 2012

Existing Conditions: Community Facilities

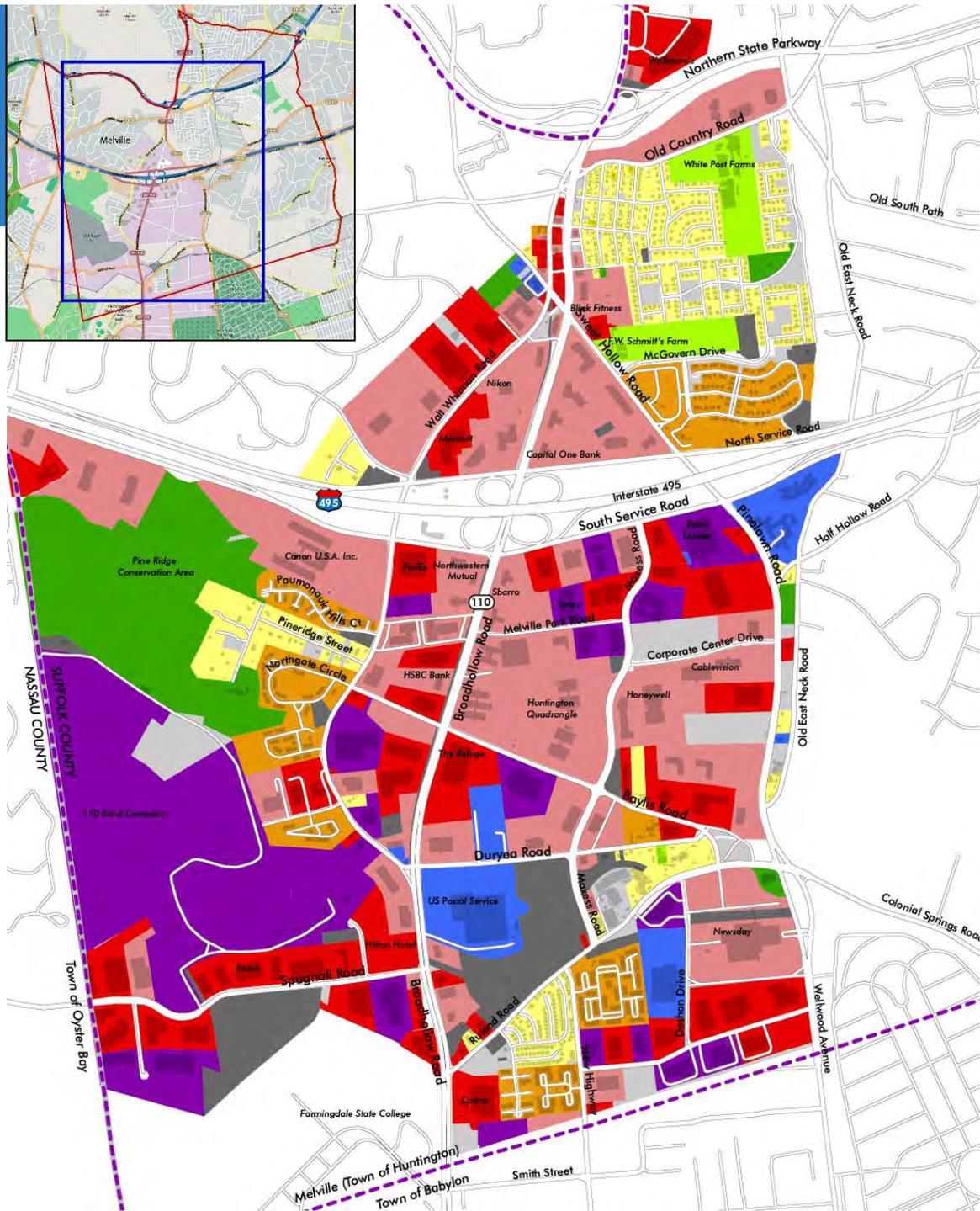
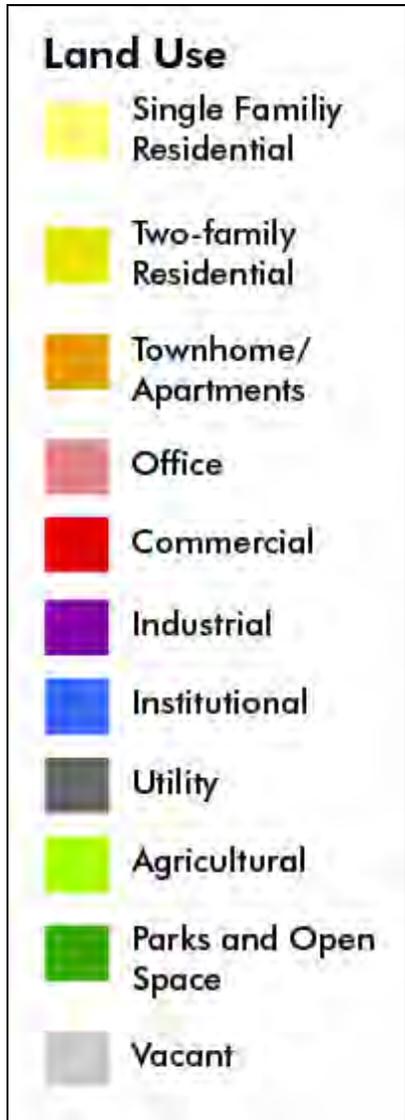
First Steps

- Obtain plans for existing sewers in study area.
- Coordinate with land use plan to determine future sanitary flows.
- Meet with Suffolk County DPW on possible inclusion of MEC into an existing sewer district.
- Develop preliminary concepts for “green infrastructure” to manage stormwater flows.



Source: BFJ Planning

Existing Conditions: Land Use



Existing Conditions: Zoning

Zoning

Single Family Residence:
R-80, R-40, R-20, R-15,
R-10, R-7

Two Family Residence:
R-5

Special Districts
Garden Apt: R3M
Retirement Com: RMM

**Planned Unit
Development: RPuD**

Office: C-2

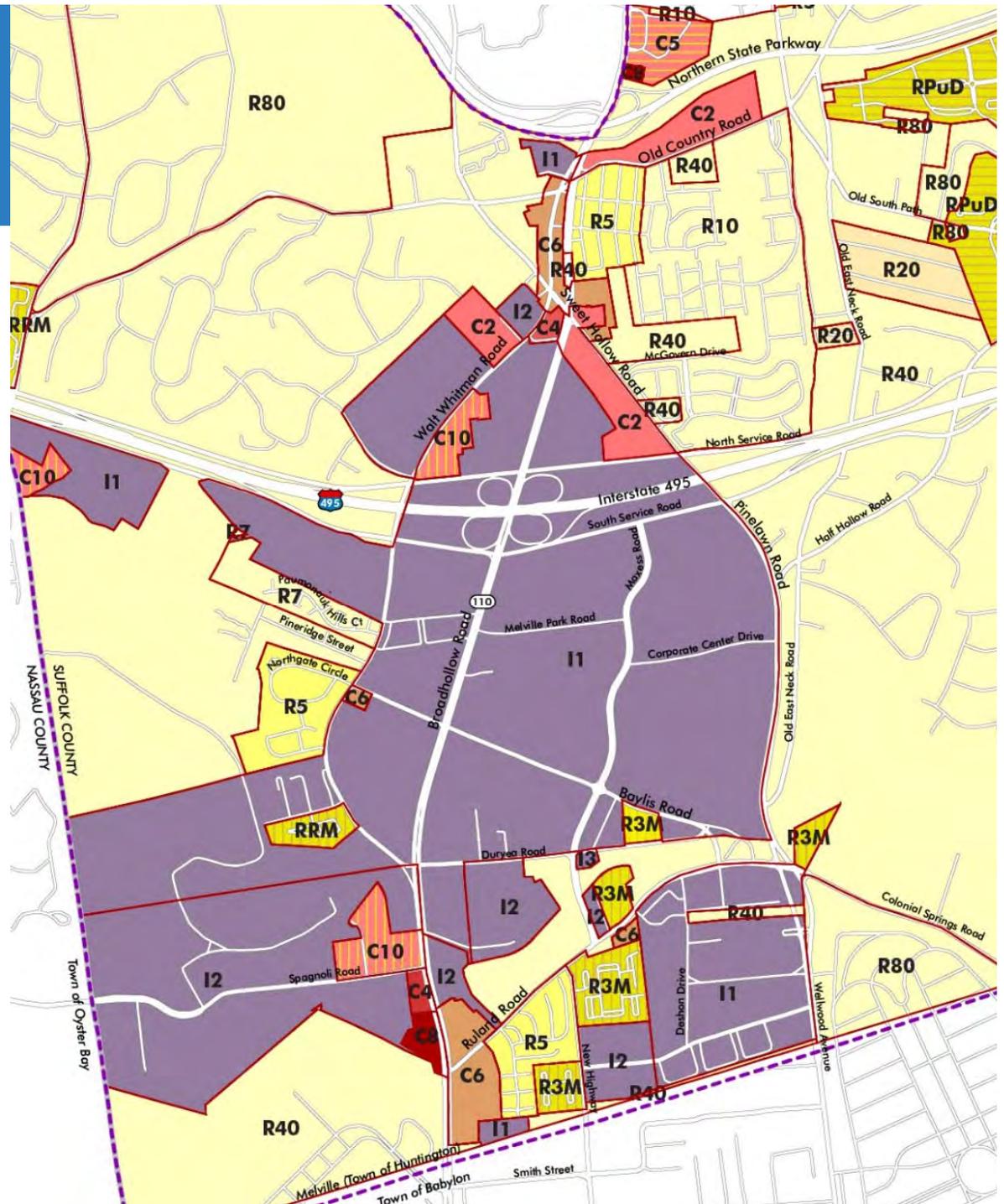
**Neighborhood
Business: C-4**

**Planned Shopping
Center: C-5**

General Business:
C-6, C-8

**Planned Motel
District: C-10**

Light Industry:
I-1, I-2, I3



Existing Conditions: Zoning

I-1 District

Permitted Uses

Light industrial uses
e.g. office, farming, research,
cold storage & warehousing.

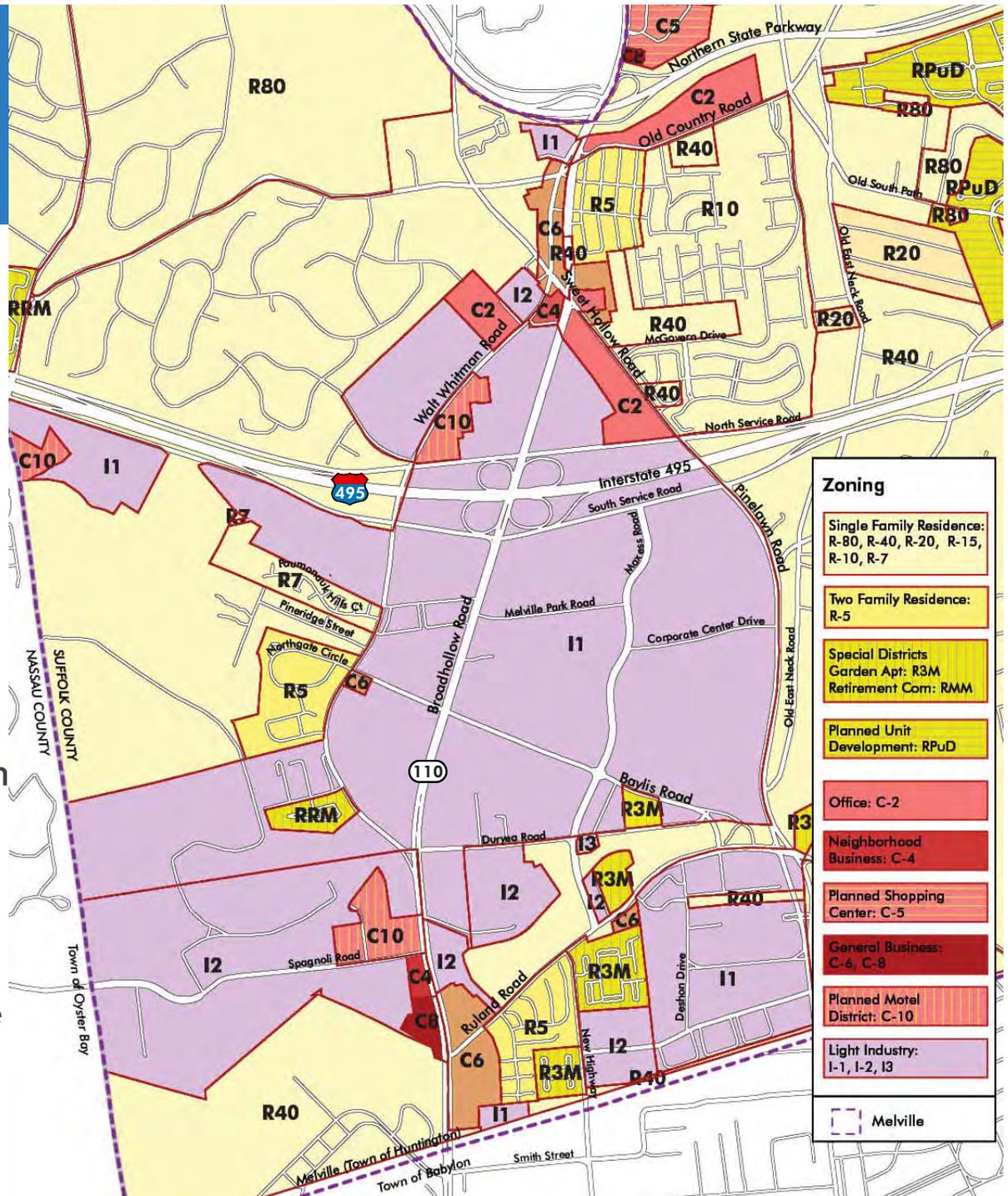
Conditional Uses

Restaurants, concert halls,
commercial athletic recreation

Max height:

58 feet, 4 stories*

* 6 stories/90 feet for 10+ acre
lots with direct access to LIE/
service roads.



Existing Conditions: Urban Design

- Traditional suburban office park design; site layouts tend to be geared to drivers.
- Well-landscaped green spaces along edges of commercial sites.
- Some relatively new buildings with attractive and distinctive design.



Source: BFJ Planning

Existing Conditions: Urban Design

Key Issues

- Separation of sites by large surface parking lots.
- Lack of pedestrian/bike network limits ground-level activity.
- Some obsolete/poorly designed buildings.
- No consistent “look” to signage, lighting, landscaping, etc.
- No sense of arrival, “gateway.”
- Relationship of commercial uses to residential neighborhoods.



Existing Conditions: Urban Design

Key Opportunities

- Underutilization of some parking lots creates potential for infill.
- Existing sidewalk network.
- Potential to improve internal circulation.
- Existing open spaces can function in a larger green network.
- Creation of design standards for new development.



Source: BFJ Planning

Examples of Mixed-Use Redevelopment



Ronkonkoma Hub Plan (Long Island)



Source: Town of Brookhaven



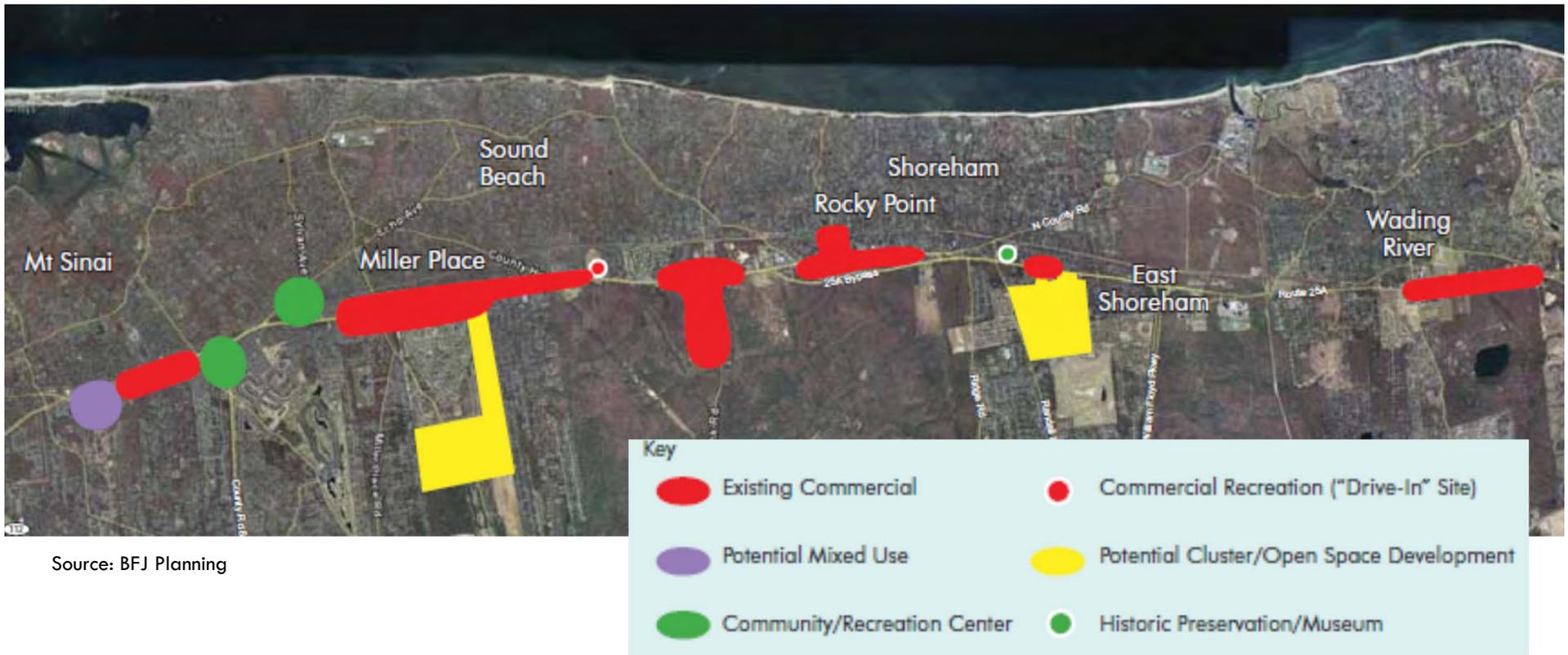
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Examples of Mixed-Use Redevelopment

Brookhaven: Route 25A (Long Island)



Source: BFJ Planning

Examples of Mixed-Use Redevelopment



Harrison, NY: Platinum Mile

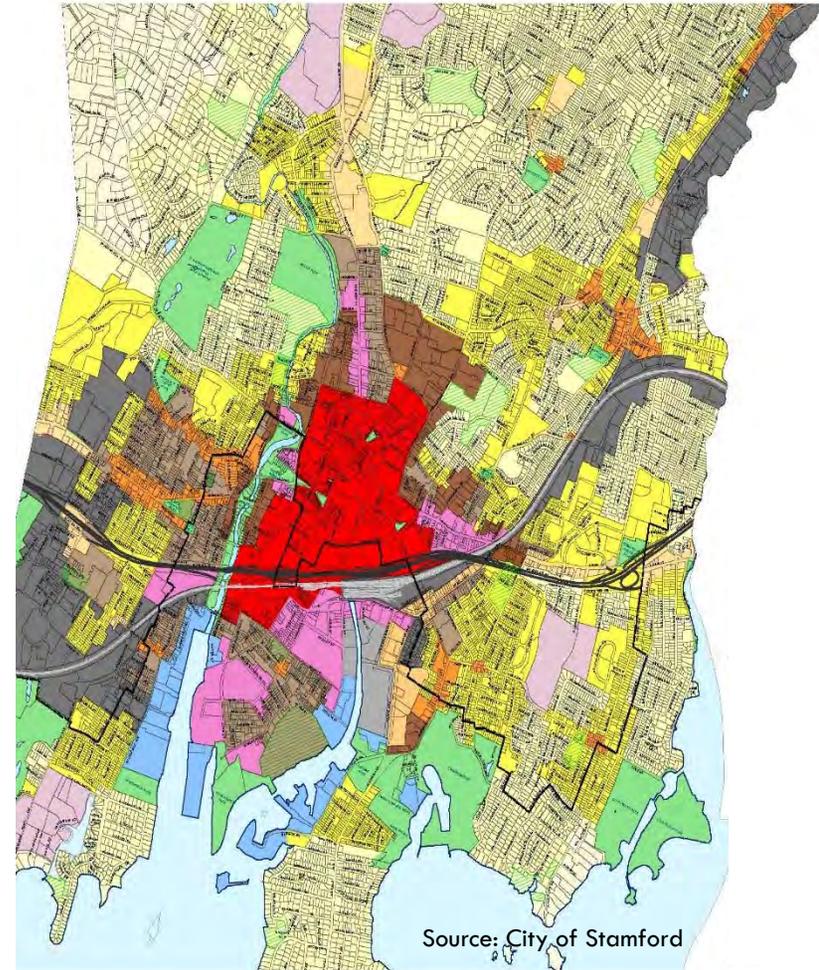


Source: BFJ Planning

Examples of Mixed-Use Redevelopment

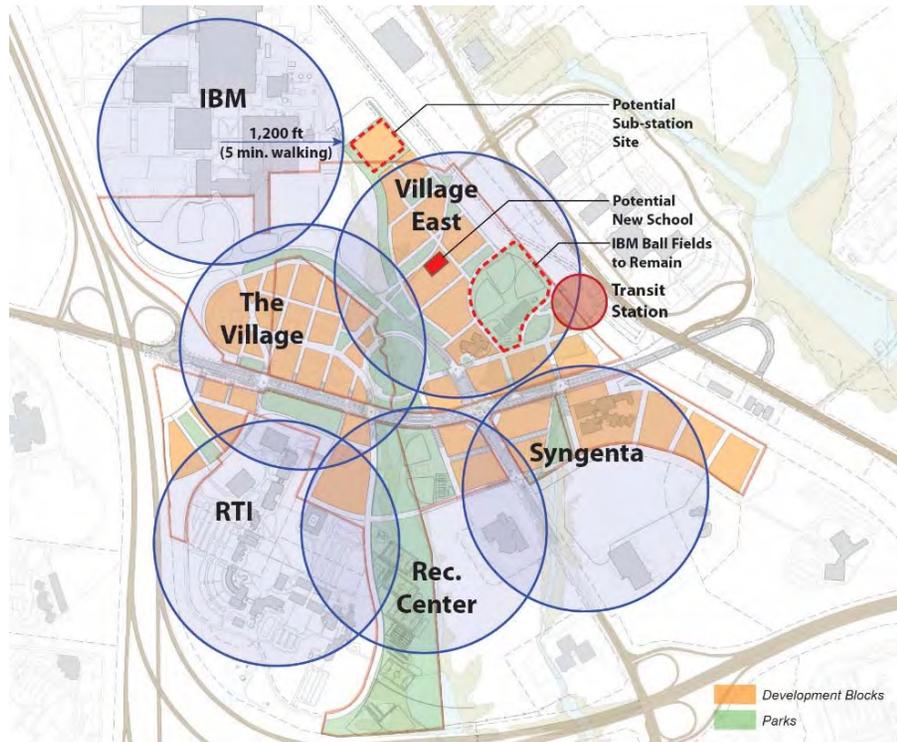
Stamford, CT

-  1. Residential - Very Low Density Single - Family
-  2. Residential - Low Density Single-Family
-  3. Residential - Low Density Multifamily
-  4. Residential - Medium Density Multifamily
-  5. Residential - High Density Family
-  6. Commercial - Neighborhood Business
-  7. Commercial-Arterial
-  8. Mixed Use - Campus
-  9. Urban Mixed-Use
-  10. Shorefront Mixed-Use
-  11. Downtown
-  12. Industrial-Water-Dependant
-  13. Industrial-General
-  14. Open Space-Public Parks
-  15. Open Space/Conservation
- Coastal Boundary



Examples of Mixed-Use Redevelopment

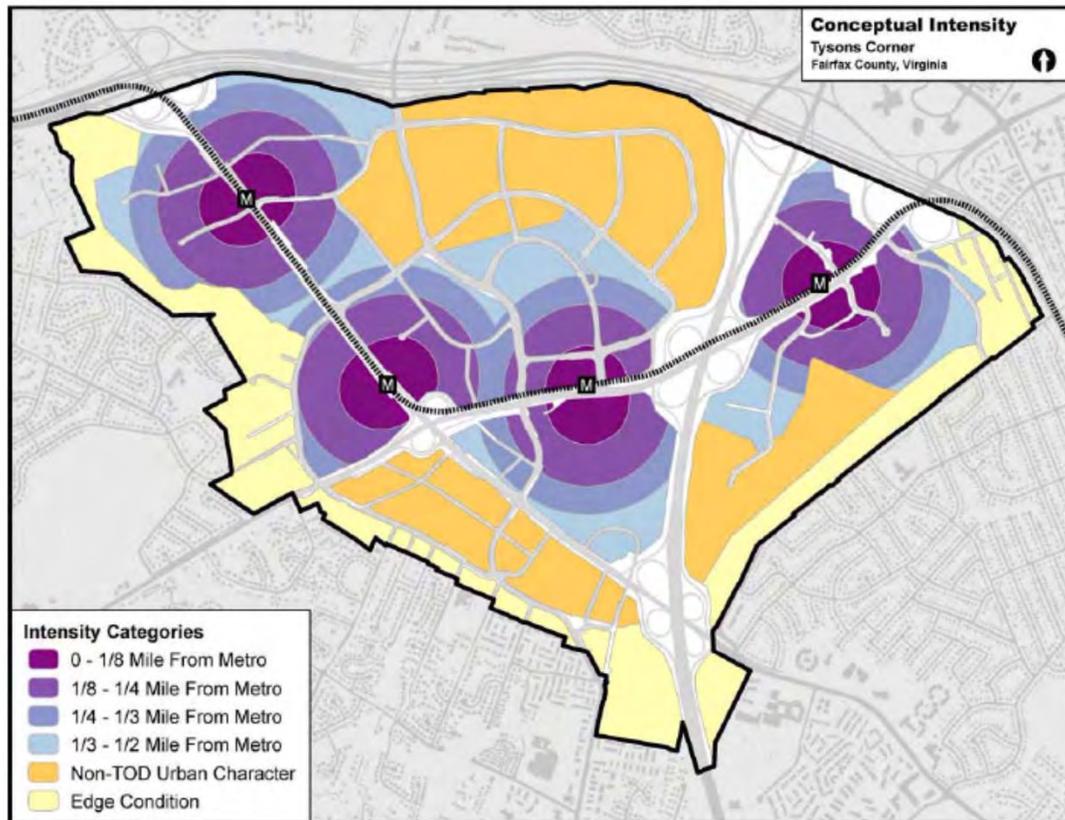
Research Triangle Park, Raleigh/Durham, NC



Source: Perkins Eastman Architects

Examples of Mixed-Use Redevelopment

Tysons Corner, VA



Source: Fairfax County

MEC Issues and Opportunities

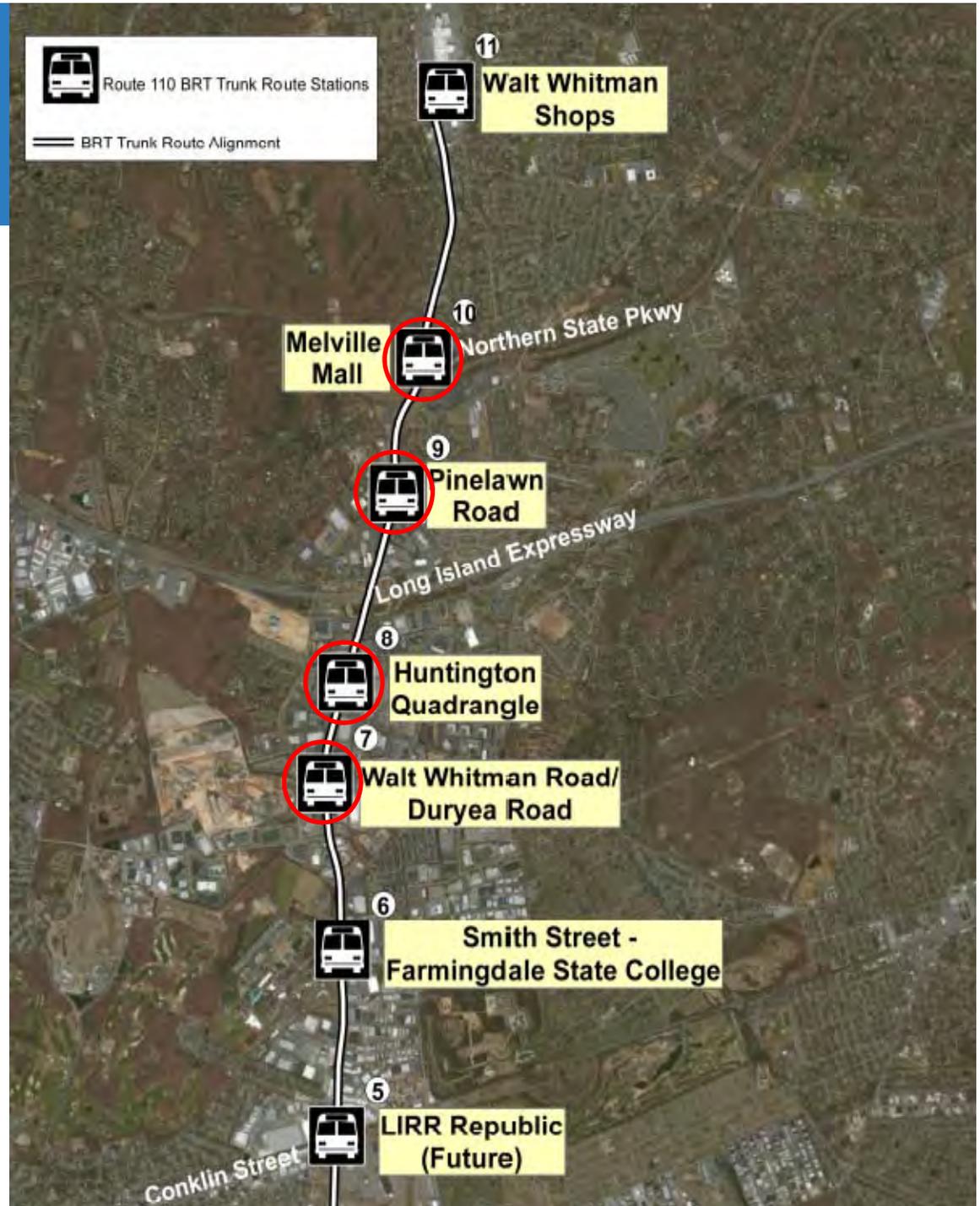
Development of Town Centers vs. Corridor Pattern



MEC Issues and Opportunities:

Bus Rapid Transit

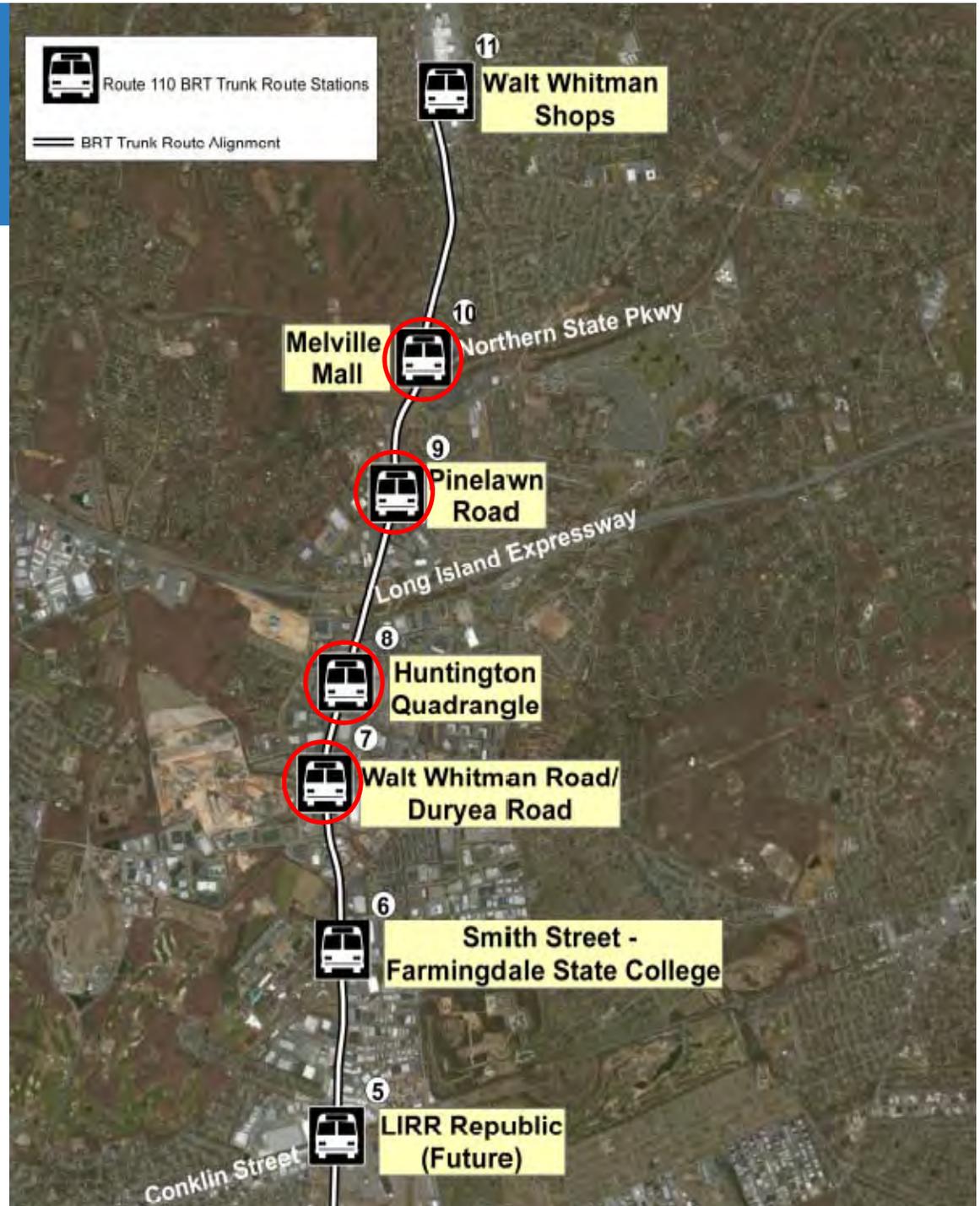
- New premium transit service to advance *Connect Long Island Plan*
- 11 potential BRT stations from Amityville LIRR station to Walt Whitman Shops
 - Four potential BRT stations in Melville
- Limited stop service as an overlay to Suffolk County Transit local S1 service



MEC Issues and Opportunities:

Bus Rapid Transit

- How were BRT station locations identified?
 - Serve existing and future activity centers
 - Maximize transfer options to other transit (LIRR, Suffolk County Transit, HART, NICE)



Implementation of MEC Plan Recommendations



- Zoning
 - Uses
 - Height and Density
 - Parking
 - Design Guidelines

- Infrastructure Improvements
 - Transportation (roads)
 - Utilities (water and sewer)

- Capital Budget
 - e. g. Walt Whitman Bridge



North Carolina Research Campus/Community, Kannapolis

What Happens Next?



- **Refreshment Break**
- **Issues and Opportunities Group Discussion**
- **Dot Point Exercise**



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Dot Point Exercise



**Place 1 dot on issues/
opportunities you feel
strongly about**

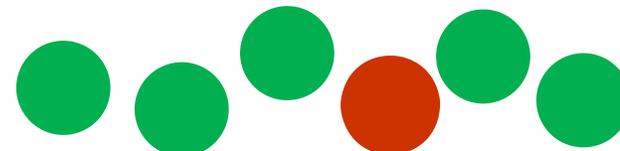
-  = Ideas you support or agree with
-  = Ideas you do not support or agree with

Examples of Issues:

Improve bike network

Add residential uses

More stores/restaurants



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