Public Workshop: Community Design & Architecture

December 1, 2015

Agenda

Melville Employment Center Plan

1. Presentation

- Introductions
- Overview and Process
- Existing Land Use and Zoning Conditions
- Zoning Recommendations
- Build-out Analysis

2. Community Design Preference Exercise

3. Refreshment Break

4. Results of Visual Preference Exercise

5. Town Hall/Questions & Answers

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Introductions

Melville Employment Center Plan

MEC Plan Advisory Committee

David Pennetta, Chairman
Steven Belkin
James Coschignano
Mark Hamer
Craig Levy
Seymour Liebman
Joanne Minieri
Glenn Murrell
Amy Newman
Mitchell Pally
Alissa Taff
Paul Tonna

Town Staff

Tony Aloisio, Planning & Environment Director
Sasha Abraham, Planning Aide
Craig Turner, Principal Planner
Aidan Mallamo, GIS Supervisor

Consultant Team

BFJ Planning
Parsons Brinckerhoff
Urbanomics

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Overview and Process

Melville Employment Center Plan

Goals:

1. Enhance MEC's competitiveness.
2. Preserve quality of life for residents and employees.

Objectives:

- Expand mix of uses.
- Establish a sense of place.
- Improve transportation network.

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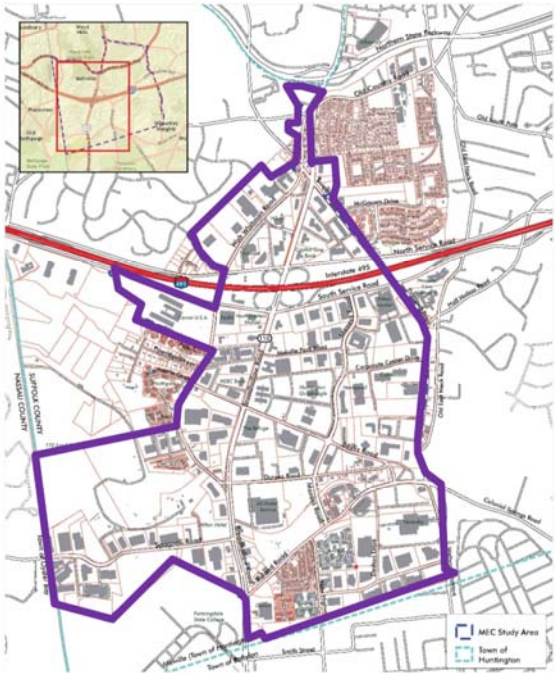
Overview and Process: Timeline

Melville Employment Center Plan

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

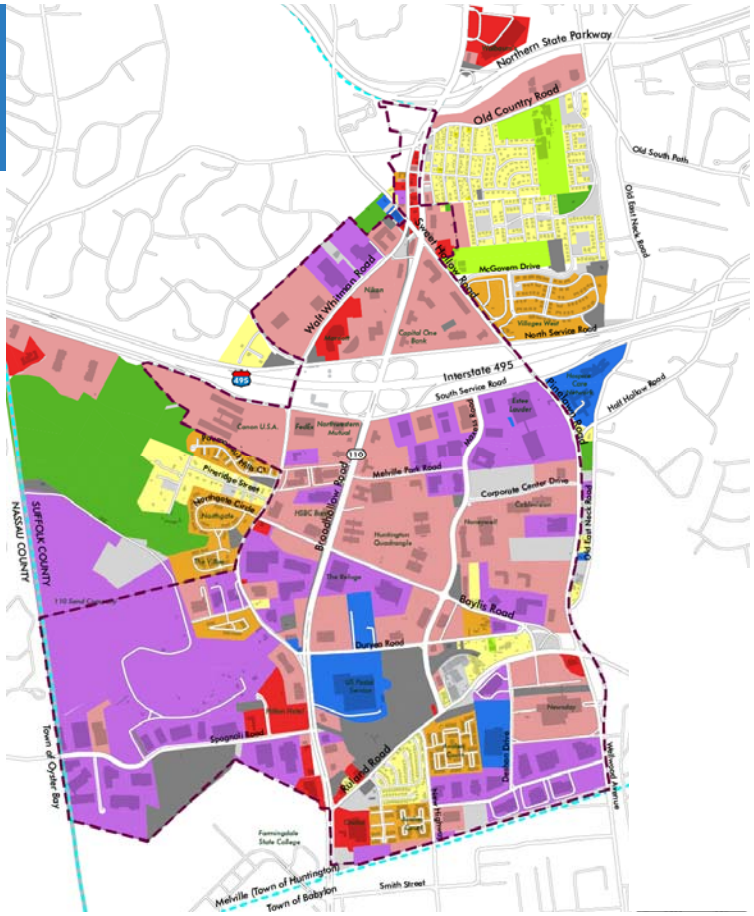
MEC Study Area



Source: BFJ Planning; ESRI basemaps

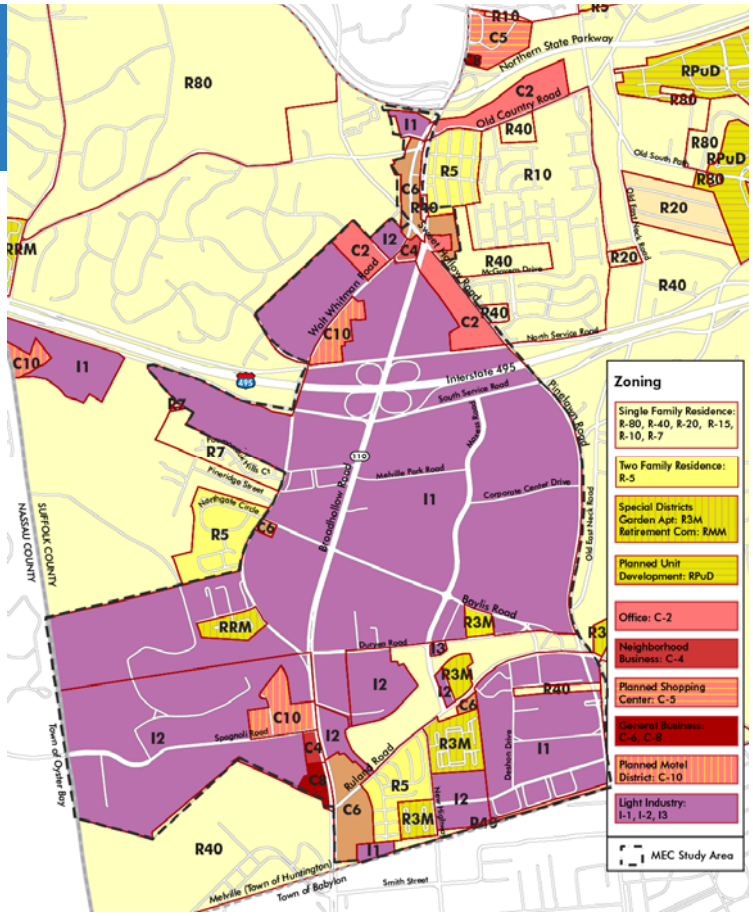
Existing Land Use

Land Use	Acres	%
Single Family	39.5	2.2%
Two-Family	0	0.0%
Multi-Family	64.0	3.6%
Commercial	65.4	3.7%
Office	**594.0**	**33.4%**
Industrial	**606.6**	**34.1%**
Institutional	77.9	4.4%
Agriculture	1.0	0.1%
Parks/Open Space	5.0	0.3%
Vacant	63.0	3.5%
Utilities	118.8	6.7%
Transportation	145	8.1%
Grand Total	**1780.4**	**100.0%**



Existing Zoning

Zoning District		%
Industrial Districts (80.9%)	I1	**62.5%**
	I2	**18.3%**
	I3	0.1%
Commercial Districts (8.5%)	C2	2.4%
	C4	0.5%
	C6	3.3%
	C8	0.5%
	C10	1.7%
Residential Districts (10.6%)	R40	5.1%
	R5	2.1%
	R3M	2.8%
	RRM	0.7%



Existing Zoning:
I-1 Light Industrial District

Melville Employment Center Plan

	I-1 District	I-1 Next to LIE	I-2 District
Max. Building Stories	**4 stories**	**6 stories**	**4 stories**
Max. Building Height	**58 feet**	**90 feet**	**58 feet**
Min. Front Yard	100 feet	100 feet	75 feet
Min. Rear Yard	50 feet	50 feet	25 feet
Min. Lot Area	6 acres	10 acres	3 acres
Min. Lot Width	400 feet	400 feet	250 feet
Min. Lot Frontage	200 feet	200 feet	250 feet
Max. Lot Coverage	30%	25%	33%
Minimum Distance of Building from Residential Zone	100 feet	250 feet	100 feet

Typical I-1 build out

Existing Zoning:
Commercial Districts

Melville Employment Center Plan

	C-2 Office Building District	C-4 Neighborhood Business	C-6 General Business	C-8 General Business A
Max. Stories	2	2	3	2
Max. Building Height	30’	35’	45’	35’
Min. Front Yard	75’	50’	-	35’
Min. Rear Yard	75’	35’	-	15’
Max. Lot Coverage	25%	40%	-	50%
Residential Uses Allowed	No	Yes	Upper Floors	Yes

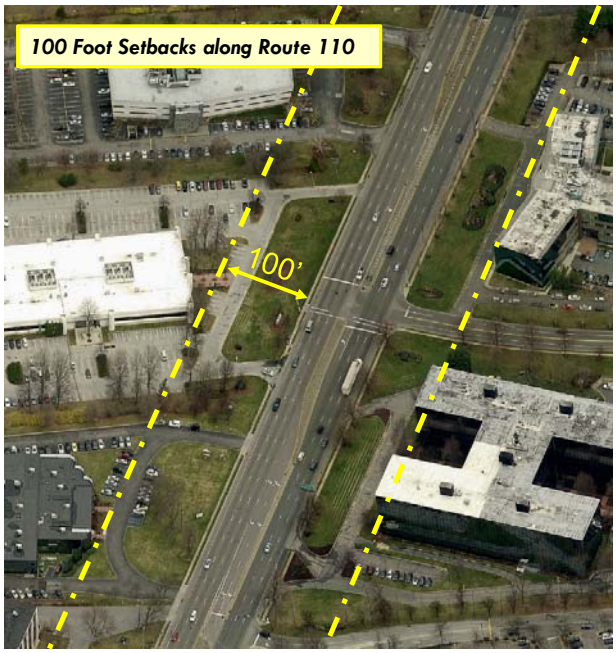
Route 110/Walt Whitman Rd

Route 110/Duryea Road

Zoning Issues

Melville Employment Center Plan

- Non-conformity: 36% of industrial lots are below minimum lot size
- Allowable uses
- Large setbacks

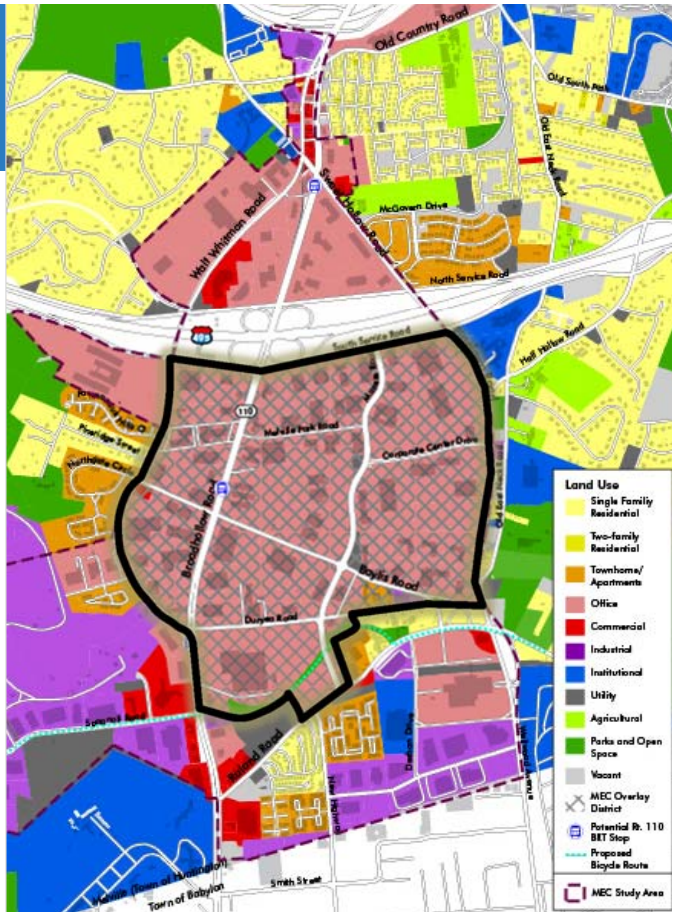


Zoning Approach

- Broaden range of uses to improve quality of life and ensure survival of MEC.
- Stay within the existing zoning regulations for height and coverage.

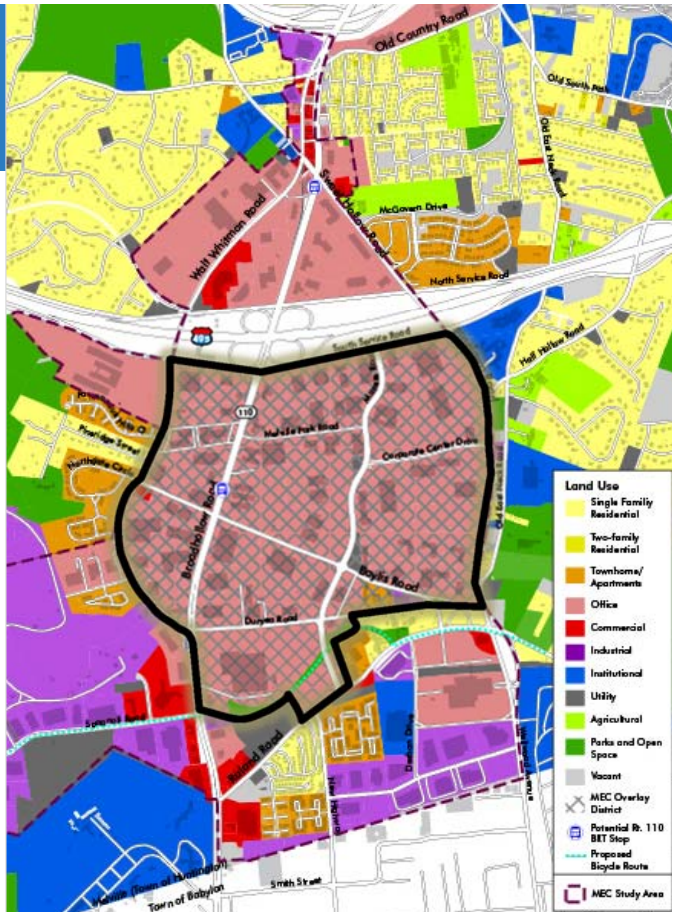
Zoning Recommendations

- MEC Overlay District to permit all uses now allowed, plus:
  - Residential as principal use subject to conditional use permit
  - Retail, restaurant, personal services as accessory to primary office or residential use



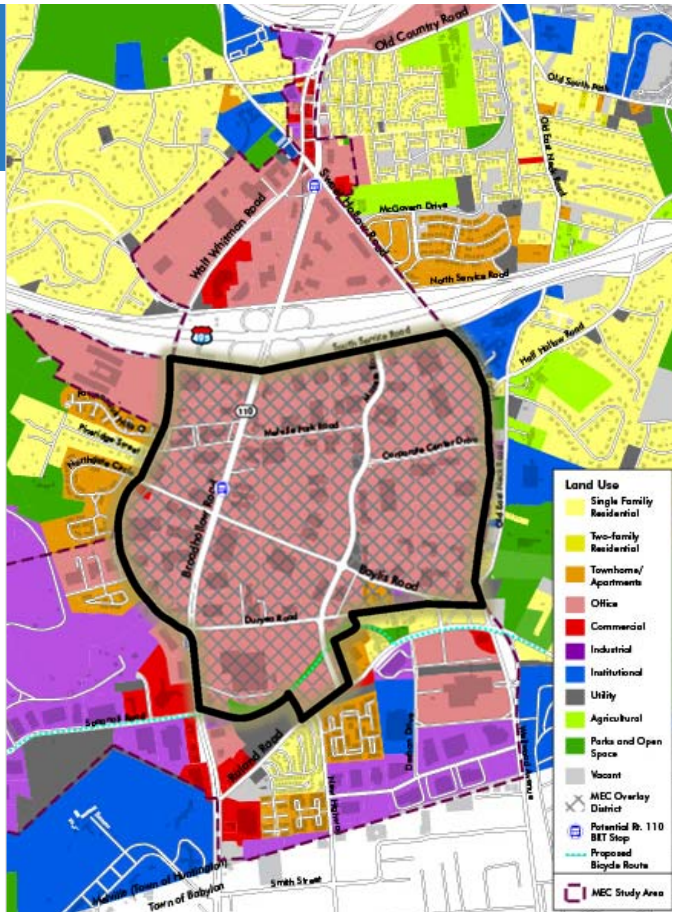
Zoning Recommendations

- MEC Overlay District provisions:
  - No more than 50% of total built area of site may be residential
  - Max. 20,000 sf of retail, restaurant, personal services allowed on first floors if upper floors are office/residential



Zoning Recommendations

- Approach to mixed use in MEC Overlay District:
  - Uses must be appropriate, complementary
  - Higher-density development (up to 4 stories) to be encouraged on Route 110, lower-scale (2-3 stories) on Pinelawn, Walt Whitman Roads
  - Proposed mix achieves strong design aesthetic



Zoning Recommendations

Melville Employment Center Plan

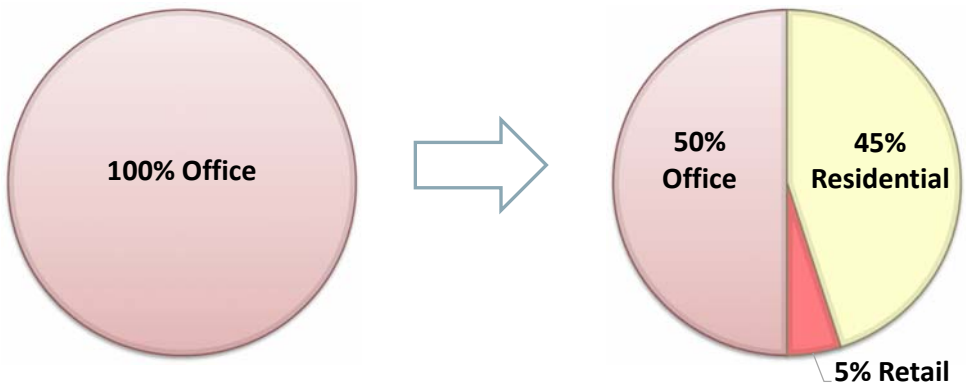
MEC Overlay District Area and Bulk Provisions	
Minimum lot size:	4 acres or max. allowed by current zoning, whichever is less
Maximum height:	As allowed by current zoning
Setbacks:	As allowed by current zoning, except front yards will be 40 ft along Route 110, 25 ft along all other roads
Parking:	1.25 spaces/studio 1.5 spaces/1 BR 1.75 spaces/2 BR 2 spaces for 3+ BR
Required amenities:	Usable civic, recreational and/or open space for the general public (trails, paths, sidewalks, public art, gathering space)
	Mixed-use buildings to provide space for bicycle parking/storage
	Mixed-use buildings to be capable of LEED certification

Build-out Analysis

Melville Employment Center Plan

Why provide a mix of uses?

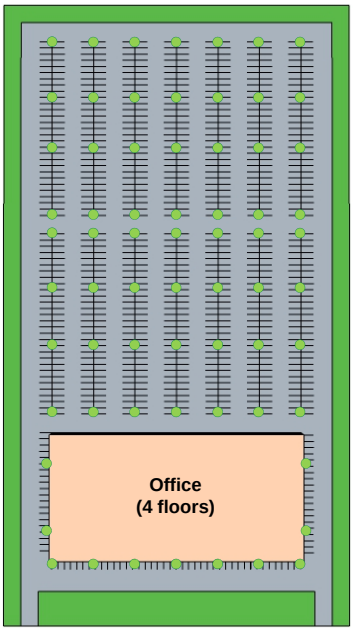
- Helps MEC become more competitive
- Reduces traffic impacts (total generation and peak hour)
- Shared parking improves efficiency of parking areas
- Mix of uses will improve quality of life for residents and employees
- Improved open space areas help to establish a sense of place



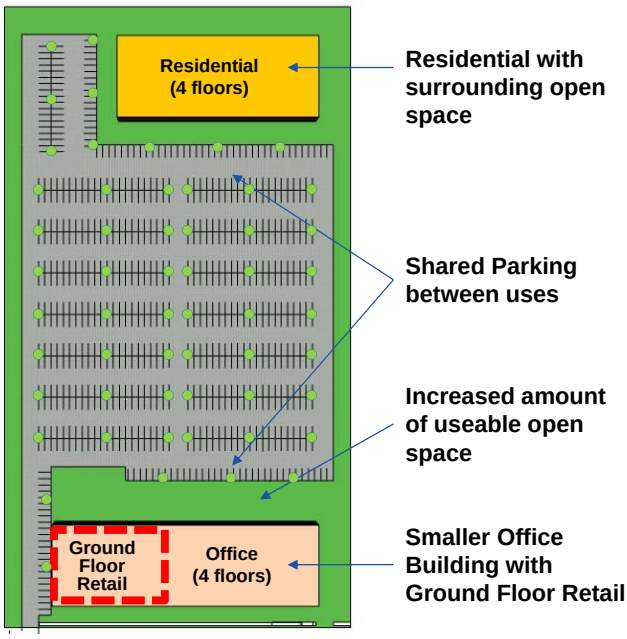
Build-out Example: ~10 Acre Site (500' x 900')

Melville Employment Center Plan

Existing zoning (typical site)



Proposed zoning (potential layout)



Build-out Example: ~10 Acre Site (500' x 900')

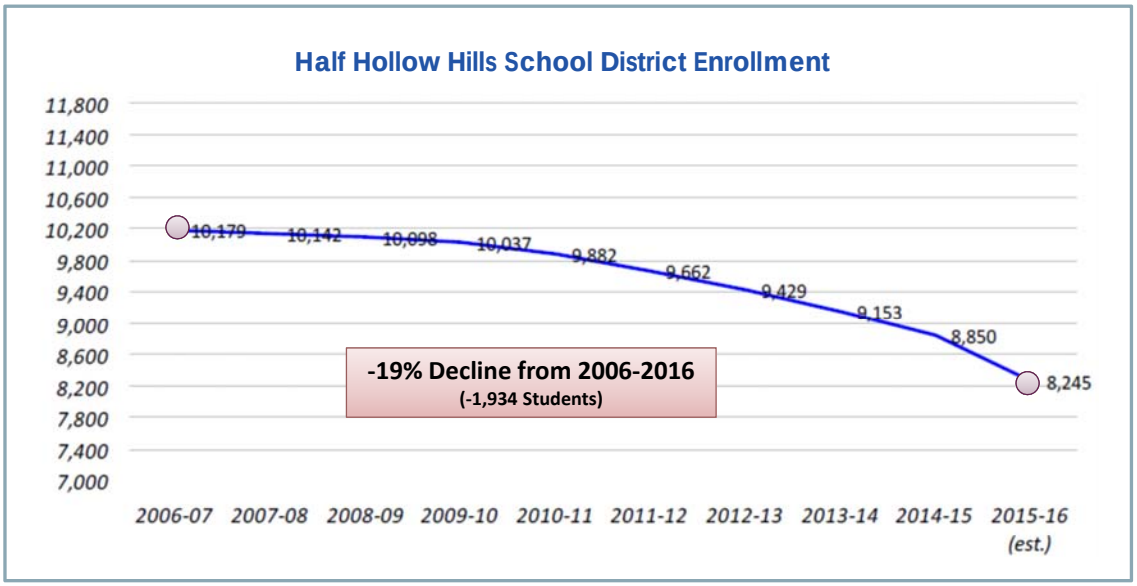
Melville Employment Center Plan

	Existing Zoning	Proposed Zoning
Office Space (SF)	243,000 (100%)	144,000 (50%)
Residential Space (SF)		130,000 (45%)
Retail Space (SF)		14,500 (5%)
Total Floor Area	**243,000**	**288,000**
Setbacks/Open Space	24%	30%
Parking Spaces	810	733
Impacts		
Residential Units	0	118
Public Schoolchildren	0	10-11
Traffic Generation	2,550	1,790

Potential Impacts: Public School Children

Melville Employment Center Plan

There is existing capacity within the Half Hollow Hills School District.



Potential Impacts: Public School Children

Melville Employment Center Plan

10 Multi-family Units

10 Multi-Family Units Generate:

1 school child

$35,000 in taxes to schools

−

$23,000 Cost for 1 school child

=

$12,000 to school district ($1,200/unit)

(Data from Avalon properties in Melville)

Multi-family units are net tax payers to the school district.

Potential Impacts: Public School Children

Melville Employment Center Plan

Multi-family units are net tax payers to the school district.

10 Multi-family Units

Generates:

1 school child

$35,000 in taxes to schools

Cost for 1 school child ($23,000)

+

$1,200 per unit to school district ($12,000 total)

(Data from Avalon properties in Melville)

Potential Impacts: Traffic

Melville Employment Center Plan

- Proposed mix of uses is expected to have a lower traffic generation rate per day.
- Rush hour volumes would be reduced due to different peak periods of varying uses.
- Opportunities for shared parking.

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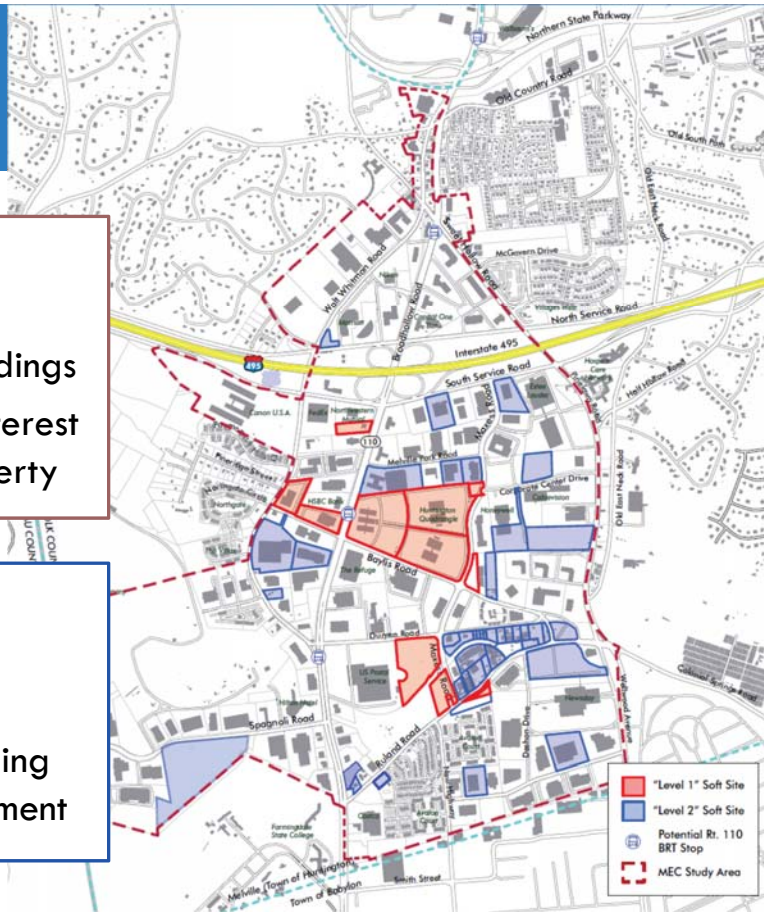
Soft Sites



Level 1 Sites:

- Undeveloped
- Contain obsolete buildings
- Owners expressed interest in redeveloping property

Level 2 Sites:

- Less likely to undergo redevelopment
- Future changes to zoning could spur redevelopment

Soft Site Build-out Analysis

Melville Employment Center Plan

	A	B	C
Built Area	**Existing Zoning** **100% Office**	**Proposed Zoning** 50% Office 50% Residential	**Proposed Zoning** 50% Office 45% Residential 5% Retail
Office Space (SF)	0	835,500	713,000
Residential Area (SF)	0	835,500	641,000
Retail Space (SF)	0	0	71,000
Total Floor Area	**1,110,000**	**1,671,000**	**1,425,000**
Impacts			
Residential Units	0	760	583
Public School Children	0	66	51
Traffic Generation	11,633	9,071	8,868

All Scenarios assume 25% of parking is structured

Huntington Quadrangle

Melville Employment Center Plan

Huntington Quadrangle

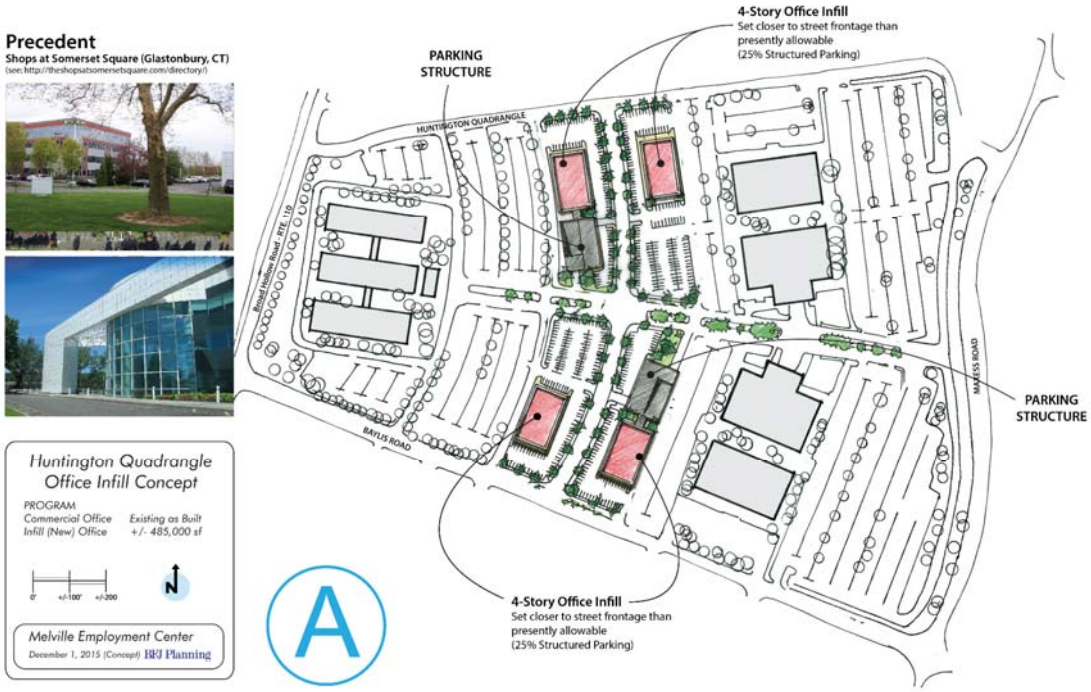
Melville Employment Center Plan

	A	B	C
Built Area	**Existing Zoning** Infill Office	**Proposed Zoning** Office + Infill Residential	**Proposed Zoning** Office + Infill Residential & Retail
Existing Office (SF)	*1,225,000*	*1,225,000*	*1,225,000*
Infill Office (SF)	400,000	0	0
Infill Residential (SF)	0	575,000	400,000
Infill Retail (SF)	0	0	70,000
Total Floor Area	**1,625,000**	**1,800,000**	**1,695,000**
Impacts			
Residential Units	0	523	364
Public School Children	0	46	32
Traffic Generation	17,000	13,050	14,120

All Scenarios assume 25% of parking is structured

Huntington Quadrangle

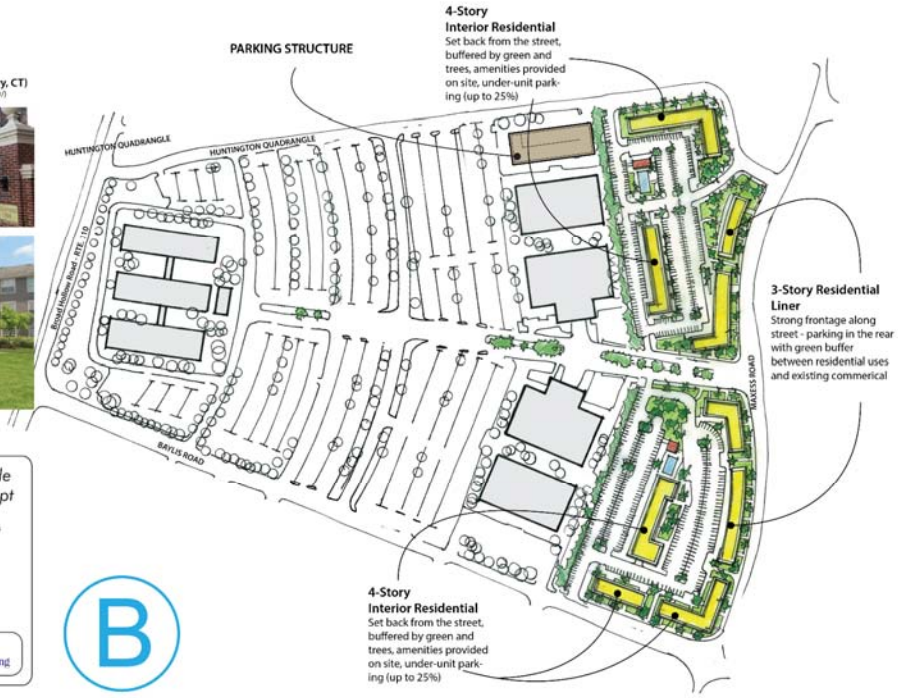
Melville Employment Center Plan



Huntington Quadrangle

Melville Employment Center Plan

Precedent
Shops at Somerset Square (Glastonbury, CT)
(see: http://theshopsatsomersetsquare.com/directory/)



Huntington Quadrangle
Residential Infill Concept

PROGRAM

Commercial Office	Existing as Built
Residential Units	+/- 523 units

0' +/-100' +/-200

N

Melville Employment Center
December 1, 2015 (Concept) BBJ Planning

B

Huntington Quadrangle

Melville Employment Center Plan

Precedent
Shops at Somerset Square (Glastonbury, CT)
(see: http://theshopsatsomersetsquare.com/directory/)

Huntington Quadrangle
Mixed-Use Infill Concept

PROGRAM

Commercial Office	Existing as Built
Retail/Restaurant	+/- 70,000 sf
Residential Units	+/- 365 units

0' +/-100' +/-200

N

Melville Employment Center
September, 2015 (Concept) BBJ Planning

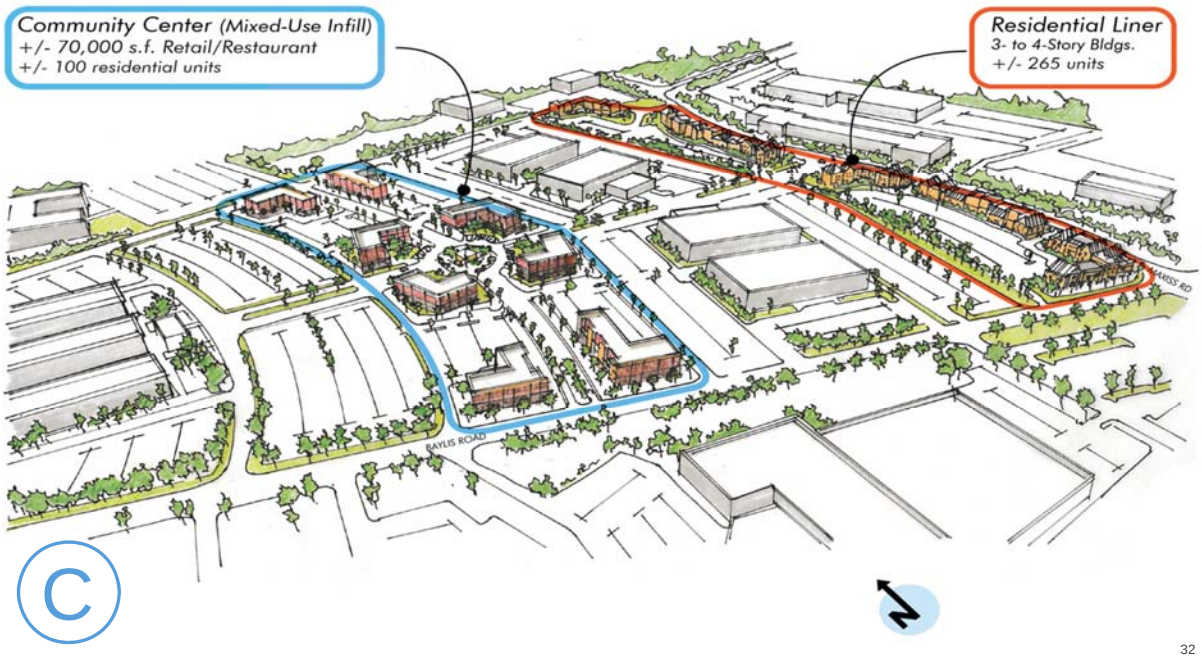
C

Huntington Quadrangle

Melville Employment Center Plan

Huntington Quadrangle

Melville Employment Center Plan



Huntington Quadrangle

Melville Employment Center Plan

Huntington Quadrangle

Melville Employment Center Plan

Melville Employment Center Plan

Community Design Visual Preference Survey

Melville Employment Center Plan

20 images shown on screen depicting variety of building and use types – for edges & community center

Rate preference by image number on sheet provided…

-1 = Less preferred
0 = Neutral
1 = More preferred

Melville Employment Center Plan

Architectural/Community Image
Visual Image Feedback
Please circle your preference for each Image below:

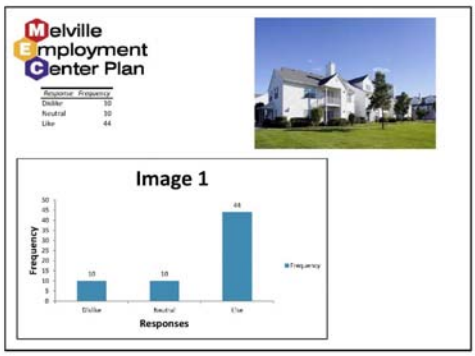
Tuesday, December 01, 2015

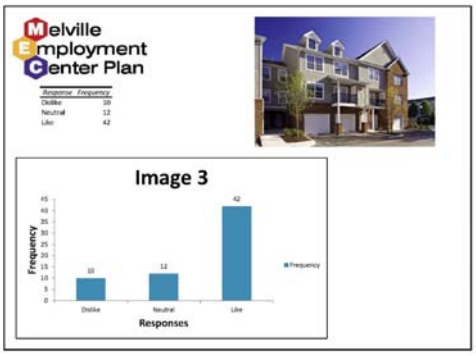
	Prefer Less	Neutral	Prefer More
Image 1	-1	0	1
Image 2	-1	0	1
Image 3	-1	0	1
Image 4	-1	0	1
Image 5	-1	0	1
Image 6	-1	0	1
Image 7	-1	0	1
Image 8	-1	0	1
Image 9	-1	0	1
Image 10	-1	0	1
Image 11	-1	0	1
Image 12	-1	0	1
Image 13	-1	0	1
Image 14	-1	0	1
Image 15	-1	0	1
Image 16	-1	0	1
Image 17	-1	0	1
Image 18	-1	0	1
Image 19	-1	0	1
Image 20	-1	0	1

Please feel free to leave any comments on the back of this sheet.

Community Visual Preference Survey

At the end of the exercise, we will tabulate all responses and report back on your preference for each image presented….





Community Visual Preference Survey

Let's Begin!

Does everyone have a survey sheet?

On the edges

Residential Uses – Walt Whitman Road and Pinelawn Roads

Image

1

Community Visual Preference Survey

Melville Employment Center Plan

Image

2

Community Visual Preference Survey

Melville Employment Center Plan

Image

3

Community Visual Preference Survey

Melville Employment Center Plan

Image

4

Community Visual Preference Survey

Melville Employment Center Plan

Image

5

Community Visual Preference Survey

Melville Employment Center Plan

Image

6

Community Visual Preference Survey

Melville Employment Center Plan

Image

7

Community Center

Community Center

As Mixed-Use

(Residential & Retail/Restaurant Uses)

Community Visual Preference Survey

Melville Employment Center Plan

Image

8

Community Visual Preference Survey

Melville Employment Center Plan

Image

9

Community Visual Preference Survey

Melville Employment Center Plan

Image

10

Community Visual Preference Survey

Melville Employment Center Plan

Image

11

Community Visual Preference Survey

Melville Employment Center Plan

Image

12

Community Visual Preference Survey

Melville Employment Center Plan

Image

13

Community Visual Preference Survey

Melville Employment Center Plan

Image

14

Community Visual Preference Survey

Melville Employment Center Plan

Image

15

Community Visual Preference Survey

Melville Employment Center Plan

Image

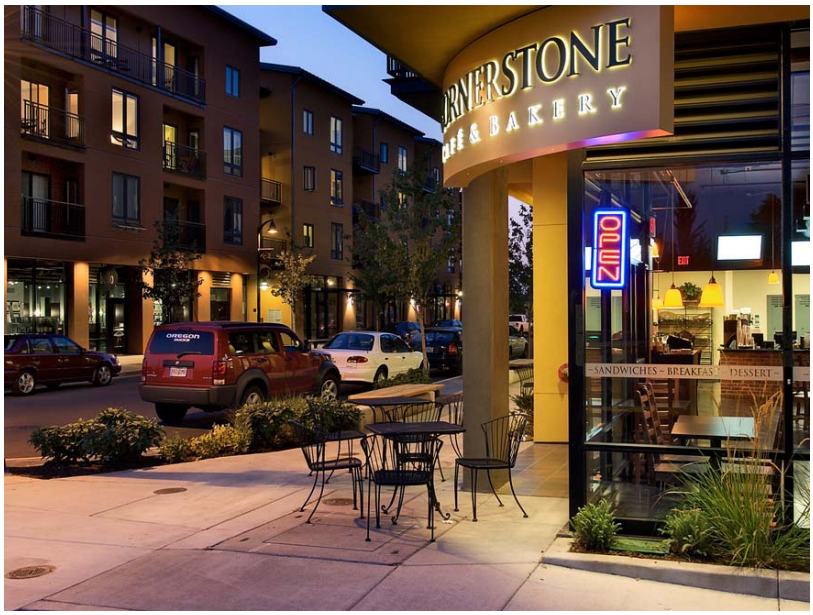
16

Community Visual Preference Survey

Melville Employment Center Plan

Image

17



Image

18

Community Center

As Commercial Center

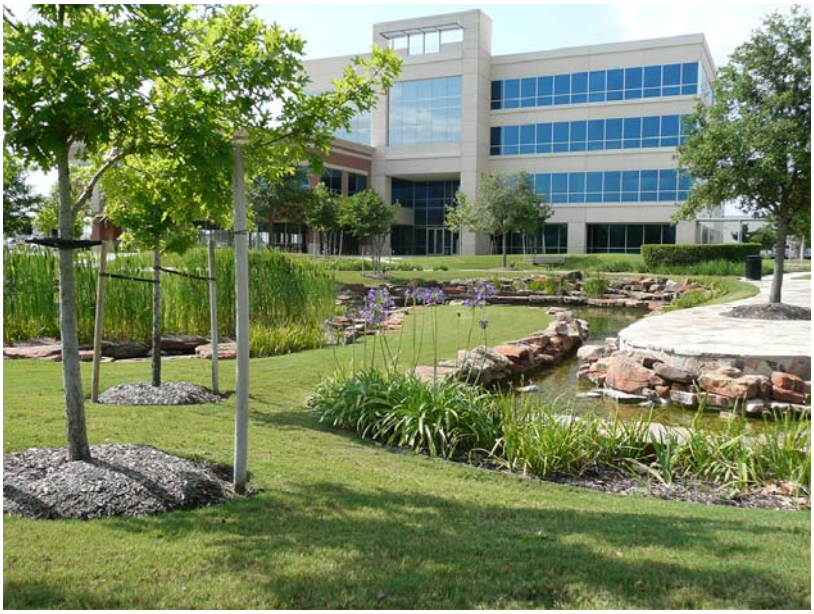
(Office Uses)

Community Visual Preference Survey

Melville Employment Center Plan

Image

19



Community Visual Preference Survey

Melville Employment Center Plan

Image

20

Thank you!

Please hand back your surveys

Enjoy refreshments…

10 minute break!

Huntington Quadrangle Possible Mixed-use Center