

HUNTINGTON STATION

Downtown Revitalization Initiative



Downtown Revitalization Initiative

GOAL 1: Connectivity and Safety

Improve connectivity along New York Avenue and around the LIRR station to create a walkable environment, safer roads and crossings, and enhanced public transportation connections.



PRELIMINARY PROJECTS:

- ① Complete Streets Improvements
- ② Kiosks, Wayfinding, and Broadband
- ③ LIRR Station Walkway

① New York Avenue Street Improvements

Sponsor: Town of Huntington

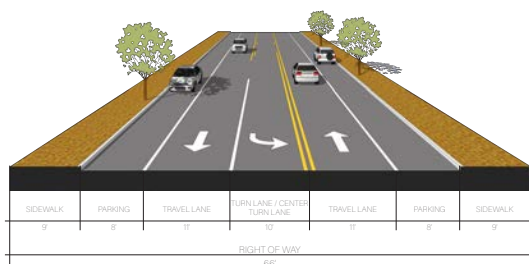
DRI Funding Request: \$4,000,000 - \$5,000,000 (100%)

Estimated Construction Cost (Under Review): \$4,000,000 - \$5,000,000

Developing safer streets that improve walkability, safety, and attractiveness. Infrastructure improvements will include sidewalk widening and improvements, updated crosswalks, improved signalization, new bike racks, and ADA compliant curbs. A variety of pedestrian amenities will be introduced, including but not limited to garden areas, pocket parks, benches, artwork, LED lighting, and street trees.



EXISTING CONDITIONS

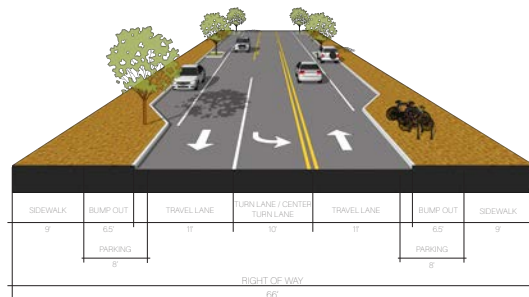


RIGHT OF WAY ALLOCATION



P Parking
Existing Parking

CONCEPT 1: CURB EXTENSIONS



RIGHT OF WAY ALLOCATION



P Parking
90% of Existing Parking

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Sponsor: Town of Huntington (submitted by C. Apolonia)
DRI Funding Request: \$1,000,000 (100%)
Est. Construction Cost: \$1,000,000

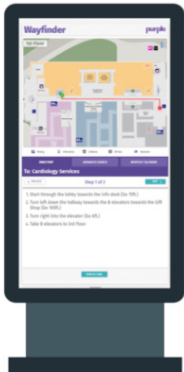
Sponsor proposes a more pleasant pedestrian walkway south of the train station toward New York Avenue. To create an appealing atmosphere for residents and visitors using bus and/or the LIRR, the walkway would be a pleasant brick path surrounded by elevated flowerbed gardens, streetlamps, welcome sign, and a flagpole. The walkway will conclude just north of the corner of East 2nd and New York Avenue.

② Kiosks, Wayfinding, and Broadband

Sponsor: Town of Huntington
DRI Funding Request: \$300,000 (100%)
Est. Construction Cost: \$300,000

Interactive kiosks that provide both services and information, such as directions to available public parking areas and local businesses. Kiosks will also have security functions and be integrated with Town's Q-Alert system for queries.

The kiosks will also be integrated with new wayfinding signage that will complement existing businesses along New York Avenue and direct visitors to parking lots. Kiosks would be paired with public broadband internet access to increase Huntington Station's competitiveness in attracting new businesses and providing a level playing field to an underserved area with a lower percentage of internet-connected homes.



Precedent Examples



Existing Conditions



Conceptual Image

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GOAL 2: Culture and Community

Support the community's youth and seniors, multicultural identities and active local organizations by providing spaces for celebrating events, promoting local arts, and encouraging social gathering.



PRELIMINARY PROJECTS:

- ④ 1535 NYA - Public Park and Plaza
- ⑤ 1335 NYA - Huntington Library Renovations
- ⑥ 1335 NYA - Huntington Library Open Space
- ⑦ 21 E 9th St - Community Facility Renovation
- ⑧ 1572-1598 NYA - Mixed-Use Community Center

④ 1535 NYA - Public Park and Plaza

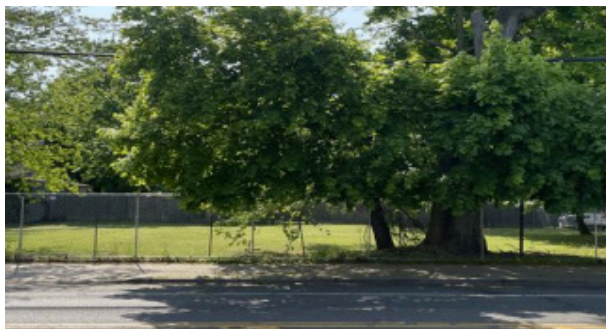
Sponsor: Town of Huntington

DRI Funding Request: \$1,000,000 (67%)

Est. Construction Cost: \$1,500,000

The Town has identified an available parcel at 1535 New York Avenue to acquire utilizing the Town's open space acquisition program (EOSPA).

The 15,000 square foot property, a five-minute walk from the LIRR, is sufficient in size to create a public plaza with light recreation, open space, a stage for performance events, a farmer's market, and other community activities.



Existing Conditions



Conceptual Image

⑤ 1335 NYA - Huntington Library Renovations

Sponsor: Huntington Public Library

DRI Funding Request: \$3,377,000 (85%)

Est. Construction Cost: \$3,973,000

Exterior site improvements will include replacing deteriorating fencing and concrete walkways, adding seating, lighting, and landscaping to the front courtyard, installing better signage, and improving the building facade.

The project also proposes interior first-floor renovations that improve space efficiency and allows staff to better monitor activities throughout the area. Additionally, the project would include a variety of utility upgrades, including replacing the HVAC system, installing new LED lighting, electrical work, and replacing certain sections of windows to improve energy efficiency.



Conceptual Image



Conceptual Image



PRELIMINARY PROJECTS:

- ④ 1535 NYA - Public Park and Plaza
- ⑤ 1335 NYA - Huntington Library Renovations
- ⑥ 1335 NYA - Huntington Library Open Space
- ⑦ 21 E 9th St - Community Facility Renovation
- ⑧ 1572-1598 NYA - Mixed-Use Community Center

⑥ 1335 NYA - Huntington Library Open Space

Sponsor: Huntington Public Library
DRI Funding Request: \$536,000 (85%)
Est. Construction Cost: \$631,000

Construction of outdoor spaces at the Huntington Public Library Station Branch, including a secure outdoor children's area on the west side of the library building and a reading and program space in the front courtyard. The children's area would be 1,500 square feet of outdoor space that would provide capacity for expanded programming as well as a space for the neighborhood's children to play in a safe and secure environment. The reading and program space in the front courtyard would also expand program offerings and provide a welcoming environment for both patrons and passerby on New York Avenue.



Concept Image

⑦ 21 E 9th St - Community Facility Renovations

Sponsor: St. Hugh of Lincoln
DRI Funding Request: \$792,000 (93%)
Est. Construction Cost (Under Review): \$856,000

Renovations and capital improvements that would improve the functionality and capacity of St. Hugh's community meeting rooms and community food bank. The food bank, which feeds over 8,000 families each month, will upgrade its freezer space, food preparation equipment, and sanitation equipment. Additionally, St. Hugh's will improve its community meeting rooms, adding new security doors, improving plumbing systems, upgrading antiquated restroom facilities, and adding ramps and chairlifts to comply with ADA requirements, making the space more accessible for all community members.



Existing Conditions



Concept Image

⑧ 1572-1598 NYA - Mixed-Use Community Center

Sponsor: Dolan Family Health Center
DRI Funding Request: \$2,048,000 (99%)
Est. Construction Cost: \$2,078,000

New construction of a community center in conjunction with the relocation of the Dolan Family Health Center (DFHC) from Greenlawn to the adjacent property at 1572 New York Avenue. DFHC intends to demolish the existing structure at 1598 New York Avenue and construct a community center space that it can use for ongoing training/educational purposes. Additionally, the space would be open to the public and community organizations for events, fundraisers, faith-based uses, and other community/celebratory events.



Conceptual Design

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GOAL 3:

Business and Economy

Increase visibility of existing businesses and capitalize on expanding and attracting new industries, including hospitality, health, food and beverage, entertainment, and specialty retail.



PRELIMINARY PROJECTS:

- ⑨ Local Business Facade Loan Program
- ⑩ Film and Television Facility

⑩ Film and Television Facility

Sponsor: Town of Huntington
DRI Funding Request: \$2,000,000 (2%)
Est. Construction Cost: \$103,859,000

The Studios at Huntington Station will be a 4.9 acre campus intended for film and television production that will create jobs and attract visitors to Huntington Station. It is currently an underutilized parking lot owned by the Town. The lot is directly accessible from the train station. The sponsor has engaged with developers interested in building the entire campus and completely outfitting the structure to accommodate the film and TV industry. The Town will also consider other commercial uses for the property. For example, the campus is designed to be adaptable for alternate businesses when not in use for production. The campus includes an office building, an auditorium, a conference exhibit space, a woodwork shop, and sound stages which can easily be used for conventions, exhibition space, or a distribution center.



Existing Conditions



Conceptual Image



Conceptual Site Plan

⑨ Local Business Facade Grant Program

Sponsor: Town of Huntington, Town EDC, Huntington Station BID
DRI Funding Request: \$600,000 (75%)
Est. Construction Cost: \$800,000

A grant fund that will help our small businesses (re)invest in their commercial space in the DRI area. The fund would require participants to cover 25% of individual project costs. Improvements may include:

- Signage / awnings
- Windows
- Entrances / patios
- Doors
- Exteriors / sidings

Building interior renovations may also be considered as part of the fund. The fund will also prioritize owners with plans to maintain existing tenants.





PRELIMINARY PROJECTS:

- ①① **Lot 22 Redevelopment**
- ①② **1291 NYA - Station House Mixed-Use Redevelopment**
- ①③ **1264-1268 NYA - Mixed-Use Redevelopment**
- ①④ **1328 NYA - The Concord Mixed-Use Redevelopment**
- ①⑤ **1395-1399 NYA - Mixed-Use Redevelopment**

①① **Lot 22 Mixed-Use Redevelopment**

Sponsor: Town of Huntington

DRI Funding Request: \$1,000,000 (4% of cost)

Est. Construction Cost (Under Review): \$25,000,000

Redevelopment of NYSDOT owned lot into possible residential development including potential artists' lofts development including affordable live-work units and gallery space. Plans for this development included 49 studio units and 2,300 square feet of artist production space. The Town is in discussions with the State DOT regarding property acquisition.



Existing Conditions



Conceptual Image

①② **1291 NYA - Station House Mixed-Use Redevelopment**

Sponsor: Zoval Holdings, LLC. and Marti 1291, LLC

DRI Funding Request: \$1,000,000 (12% of cost)

Est. Construction Cost (Under Review): \$8,031,825

New construction of a 4-story, 40,733 square-foot mixed-use building that will include 24 residential units (21 1-bedroom units and 3 2-bedroom units) and 1,600 square feet of retail/commercial/professional space on a currently vacant site. Approximately 20% of the 24 residential units will be priced at affordable rates. The 1,600 square feet of commercial space is intended to accommodate a single tenant. The project will transform a derelict property into a transit-oriented mixed-use development within walking distance of the LIRR station.

The development will include green space and seating areas. It will also incorporate solar panels and a green roof into the design to lessen environmental impacts.



Conceptual Image



Conceptual Image

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Revitalization
Initiative**

GOAL 4: Housing & Revitalization

Revitalize vacant and underutilized properties to create new mixed-use, mixed-income, and transit-oriented housing developments that will support a diverse range of residents.



PRELIMINARY PROJECTS:

- ①① Lot 22 Redevelopment
- ①② 1291 NYA - Station House Mixed-Use Redevelopment
- ①③ 1264-1268 NYA - Mixed-Use Redevelopment
- ①④ 1328 NYA - The Concord Mixed-Use Redevelopment
- ①⑤ 1395-1399 NYA - Mixed-Use Redevelopment

①④ 1328 NYA - The Concord - Mixed-Use Development

Sponsor: MDG Property Owners LLC
DRI Funding Request: \$2,050,000 (5% of cost)
Est. Construction Cost: \$40,900,000

Construction of new, mixed-use workforce housing and retail space on a 1.4-acre site less than a 5 minute walk from the Huntington LIRR station. The development will consist of 2 buildings, 72 residential units, 4,230 square feet of residential amenity space, and 11,250 square feet of commercial space.

The development will be three stories, with ground floor retail and two stories of studio, one-, and two-bedroom apartments above. The variety of apartment sizes provides housing choice that does not currently exist south of the train tracks. The residential units will be workforce housing and will target young and rising professionals who otherwise may not be able to afford to live in their hometown.



Conceptual Image



Conceptual Image

①③ 1264-1268 NYA - Mixed-Use Redevelopment

Sponsor: TOH Community Development Agency
DRI Funding Request: \$1,500,000 (24% of cost)
Estimated Cost (Under Review): \$6,230,000

Sponsor proposes a total demolition and redevelopment of the property 1264-1268 New York Avenue. The intended purpose would be to redevelop the site with two (2) brand new commercial office space on the lowest level floor. The commercial sites may host community organizations that currently serve the Huntington Station community.

The sponsor would expand the second floor to the full span of the building. A third floor would be built above. The second and third floors will have 14 affordable apartments, 7 two-bedroom units roughly 1,100 sq. ft. and 7 one-bedroom units roughly 900 sq. ft., that would be rented at an affordable housing rental rate as per HUD guidelines.



Conceptual Image

①⑤ 1395-1399 NYA - Mixed-Use Redevelopment

Sponsor: Sab y Bella Holdings
DRI Funding Request: \$2,130,000 (52% of cost)
Estimated Cost (Under Review): \$4,071,000

Owner of 1399 NYA is in negotiations to purchase 1395 NYA and redevelop both lots into a singular, three-story mixed-use building with community facility on first floor (potentially the Dolan Family Health Center or other community tenant).

The current tenant would relocate its commercial offices onto the second floor of the new building. A total of seven (7) apartments would also be incorporated into the building's remaining spaces. The building will include affordable housing units and will provide parking on the back lot.



Existing Conditions



Conceptual Image