

Who is AvalonBay?

AvalonBay
COMMUNITIES

- A \$23 billion Real Estate Investment Trust (REIT) focused on developing, owning, and operating luxury apartment communities.
- Owner of 288 apartment communities containing 84,158 apartment homes.
- Current owner and manager of over 1 million s.f. of retail space in 50 mixed-use properties.
- Our communities are geographically distributed across 12 states and the District of Columbia.
- AvalonBay is well capitalized, eliminating the need to seek third-party financing for new development.
- In house construction management – AvalonBay does not contract construction management services.
- In house property management – AvalonBay maintains our own properties with a professional team of resident service, maintenance and building engineering expertise in house.



Headquarters, Arlington, Virginia

- Northeast
- Mid-Atlantic
- Pacific Northwest
- Northern California
- Southern California
- SouthEast Florida
- Colorado

The Right Market/The Right Product

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AvalonBay's focus is on a specific segment of the rental market:

- Our residents choose rental housing for lifestyle considerations, not economic reasons
- Well-educated, affluent people
- Low impact on Town services/schools

Rental segment consists of three groups:

- Professional
- Empty nesters
- People in transition

AvalonBay seeks to meet this demanding segment by providing attractive, well-managed communities

Luxury Buildings



Enhanced Landscapes



Clubhouse/Amenities



Apartment Homes



Sustainability

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AvalonBay

is committed to Sustainability and Corporate Responsibility

AvalonBay design standards include:

- Low-flow plumbing fixtures
- Energy Star appliances
- Programmable thermostats
- Low VOC adhesives, sealants, and paint



G R E S B
Green Star 2015



Sense in
sustainability



CERTIFICATION
NATION 2014



Project Timeline

June 2011	MTA issues Request for Proposals
November 2012	AvalonBay & MTA enter into Exclusivity Agreement – “AvalonBay selected as conditional designated developer.”
March 2015	MTA , AvalonBay, and Harrison enter into a Joint Development Agreement which sets forth the parties’ obligations to, among other things, develop a conceptual plan.
December 2015	Submit Petition to Town/Village Board requesting amendments to the Zoning Ordinance to create a new Transit Oriented Development District and to rezone the Site
December 2016	Planning Board accepted the Draft Environmental Impact Statement for the Project
September 2017	Planning Board accepted the Final Environmental Impact Statement for the Project
October 2017	Planning Board issued its SEQRA Findings Statement for the Project
November 2017	Submit applications to Planning Board for “TOD Development” special exception use approval, site plan approval, and preliminary subdivision approval
December 2017	Planning Board Public Hearing
February 2018	Planning Board issues Site Plan approval
TBD	Building Permit application

PROPOSED DEVELOPMENT PLAN



Aerial View – The Site

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Subdivision Plan

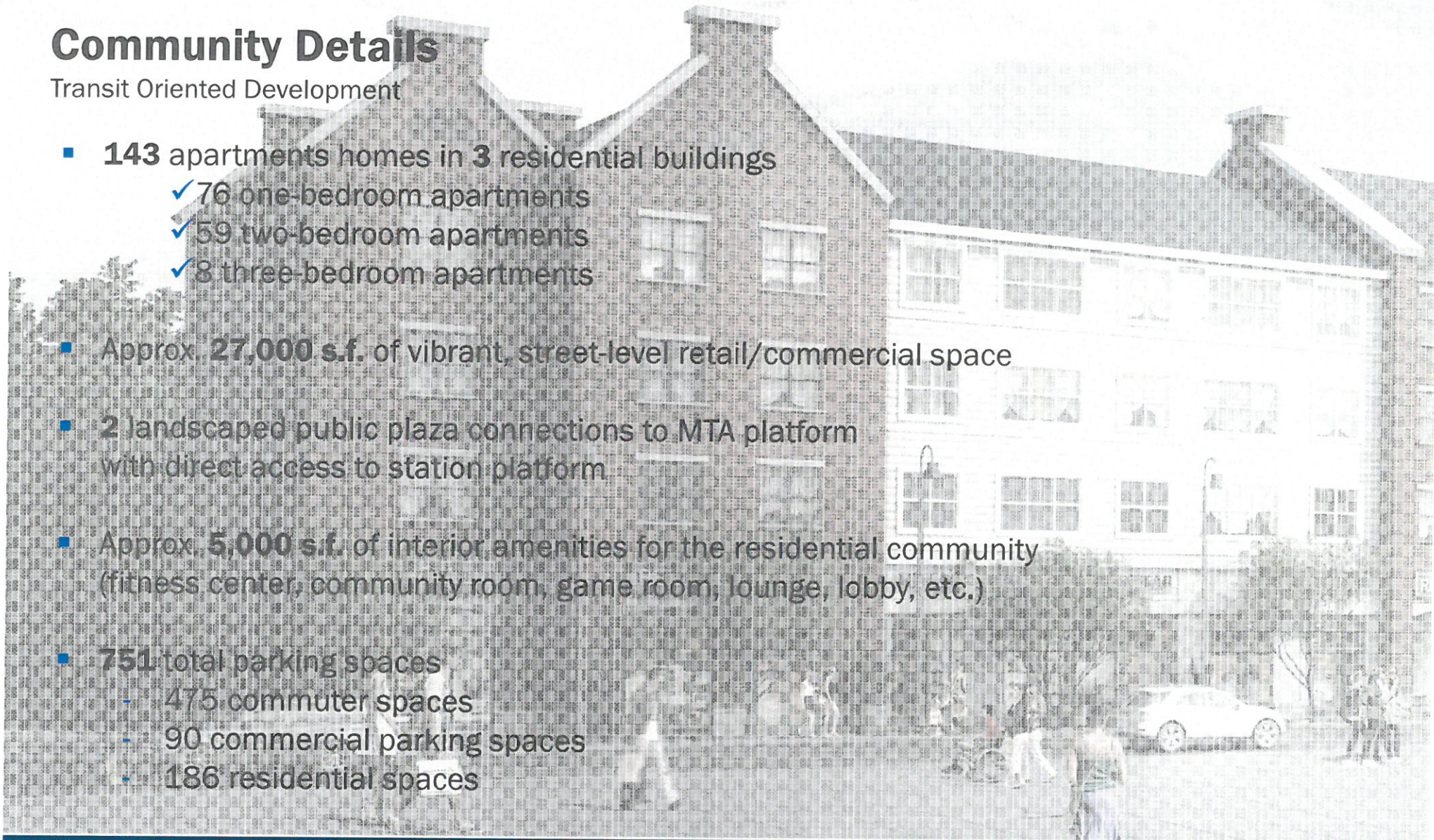
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Community Details

Transit Oriented Development

- **143** apartments homes in **3** residential buildings
 - ✓ 76 one-bedroom apartments
 - ✓ 59 two-bedroom apartments
 - ✓ 8 three-bedroom apartments
- Approx. **27,000 s.f.** of vibrant, street-level retail/commercial space
- **2** landscaped public plaza connections to MTA platform with direct access to station platform
- Approx. **5,000 s.f.** of interior amenities for the residential community (fitness center, community room, game room, lounge, lobby, etc.)
- **751** total parking spaces
 - 475 commuter spaces
 - 90 commercial parking spaces
 - 186 residential spaces



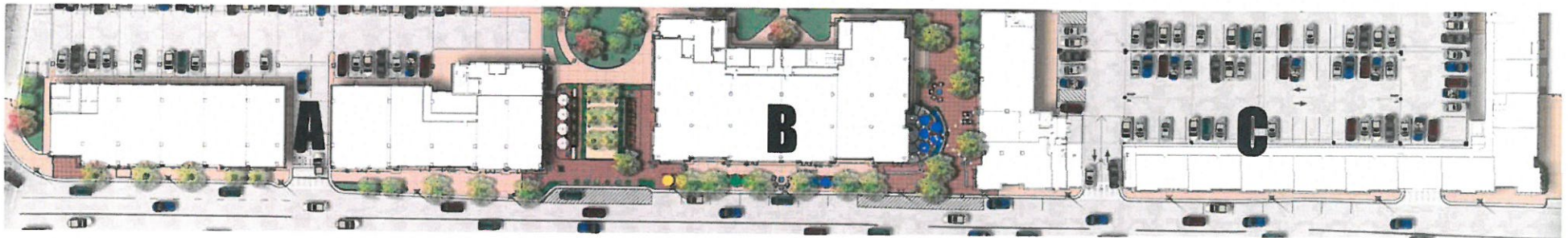
Site Plan – Ground Level

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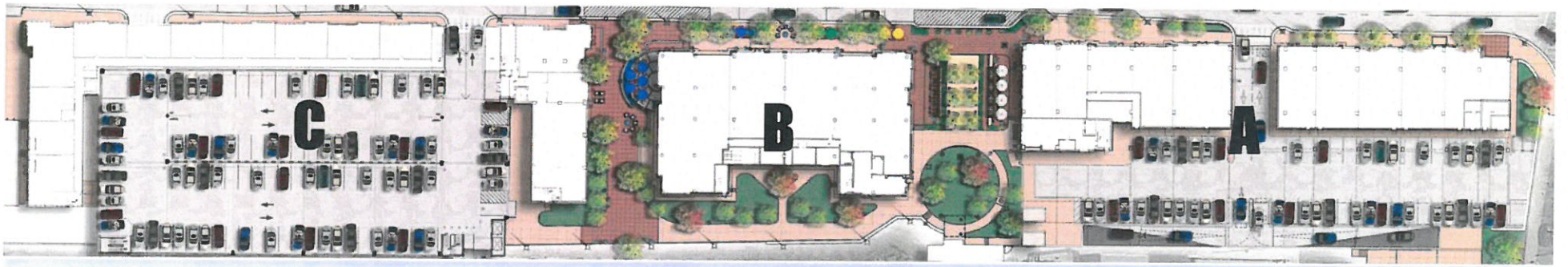
Halstead Avenue Elevations

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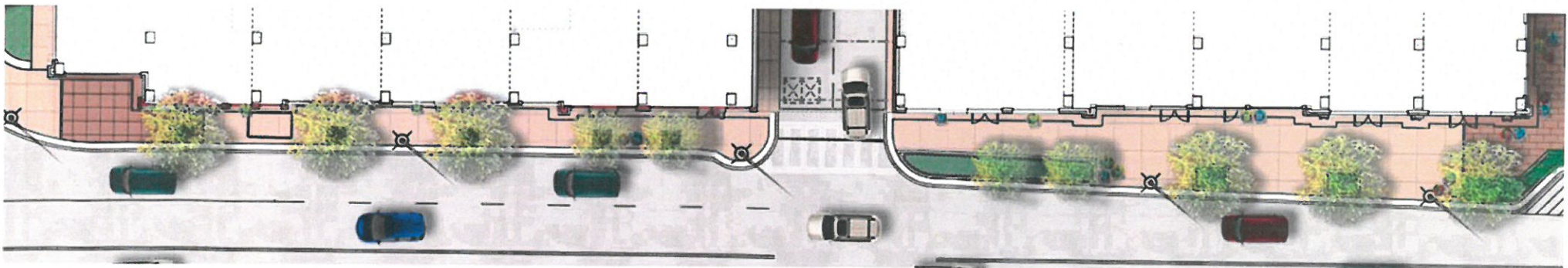
West Plaza Elevation

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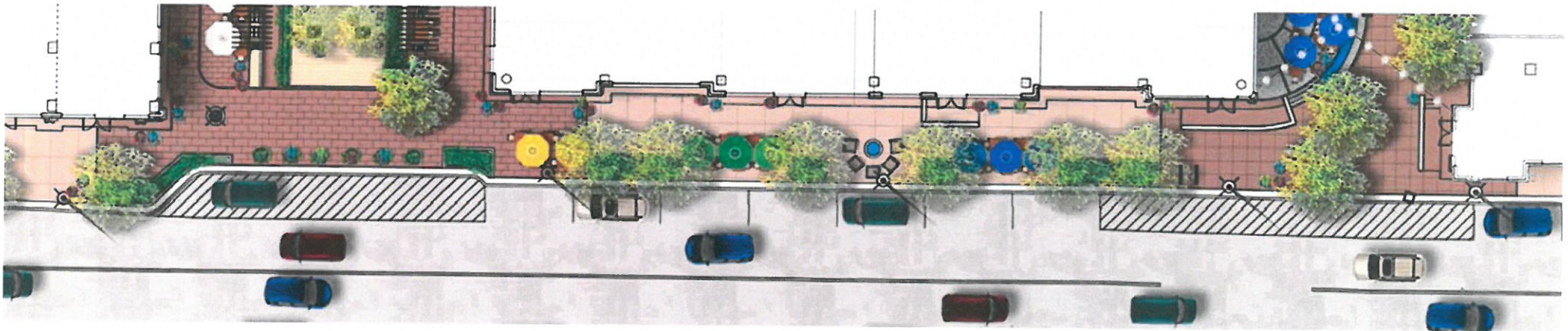
Building A South Elevation

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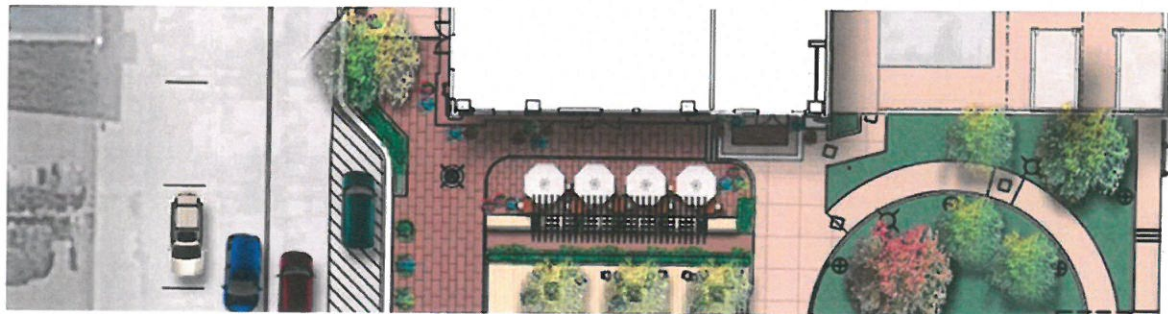
Building B South Elevation

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Building A East Elevation

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Building B West Elevation

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Halstead Avenue View

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Key Plan



West Plaza View

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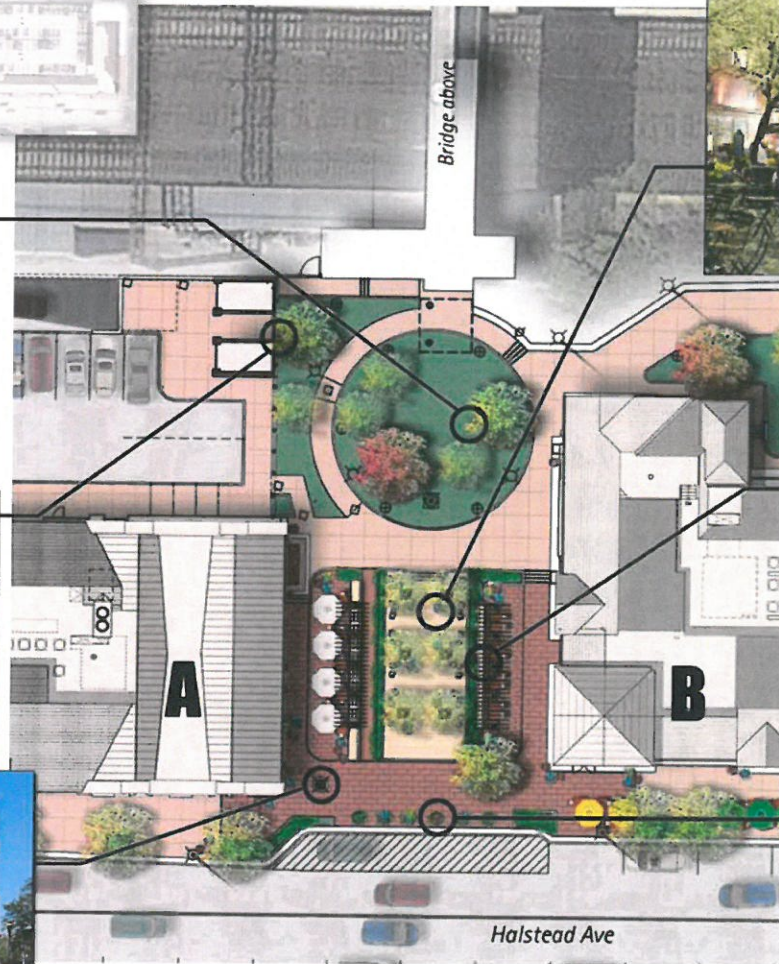
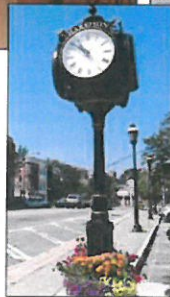
Key Plan



West Plaza Imagery



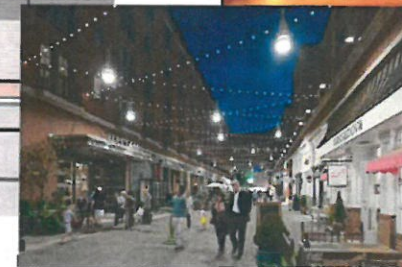
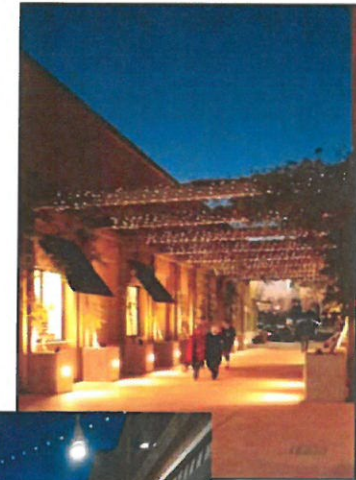
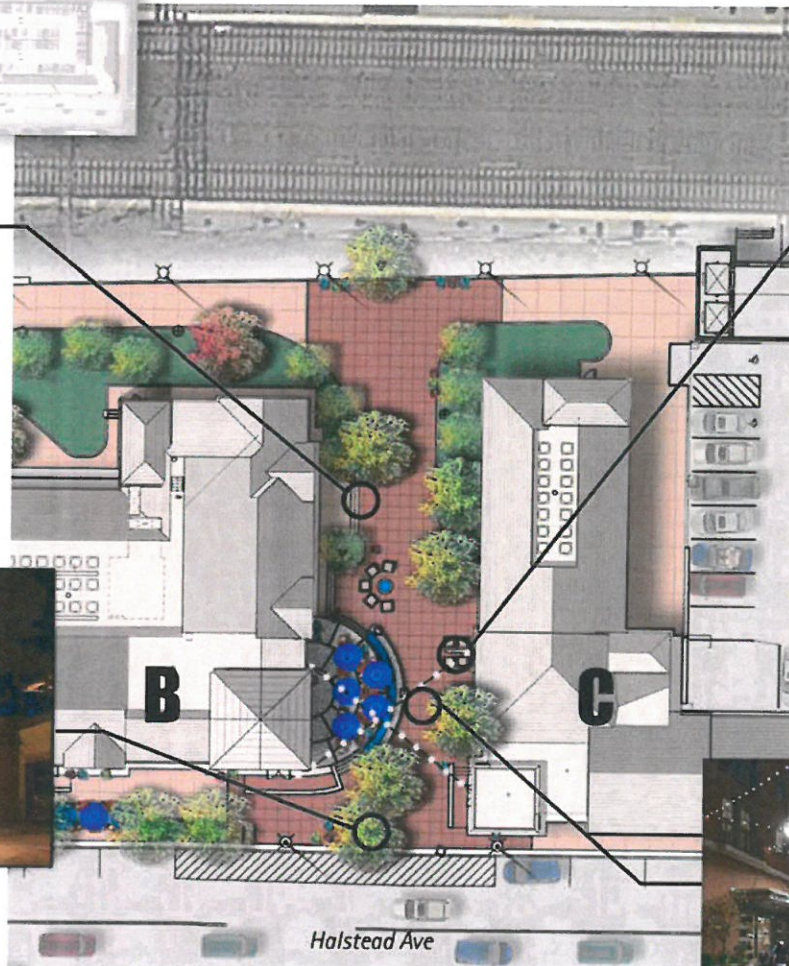
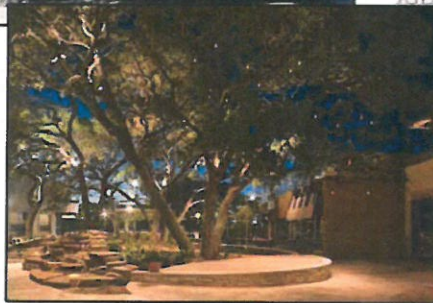
Key Plan



East Plaza Imagery



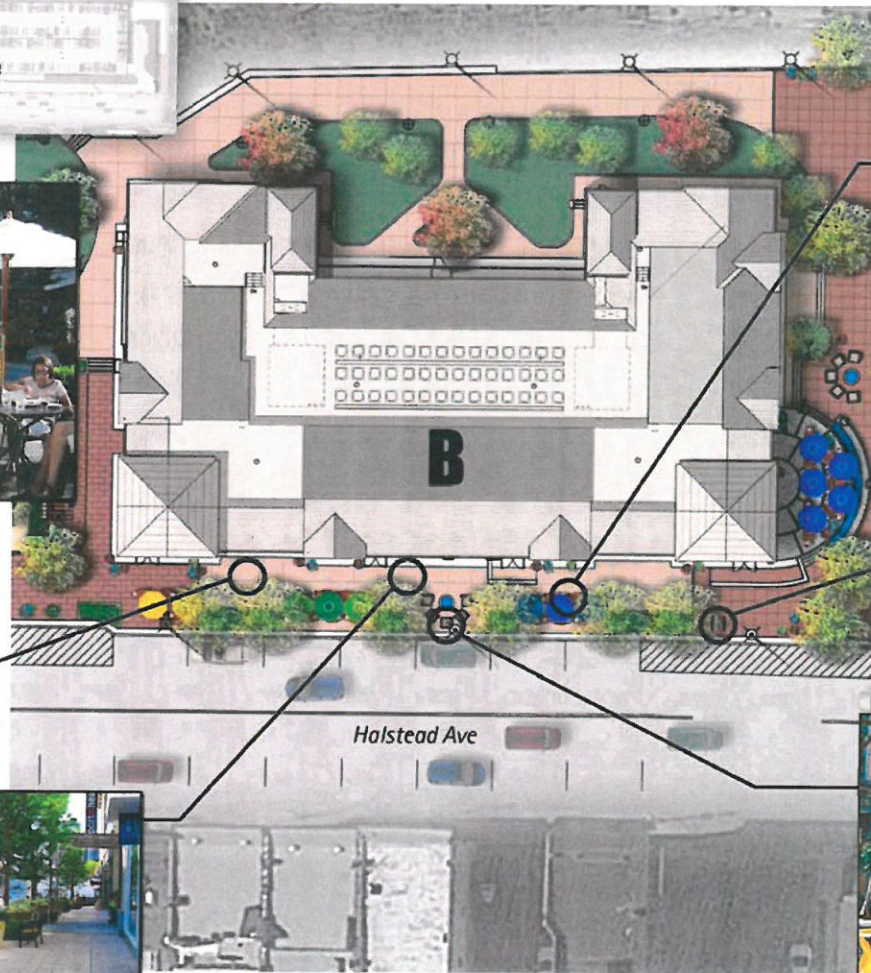
Key Plan



Streetscape Precedent Images



Key Plan



2 bike racks

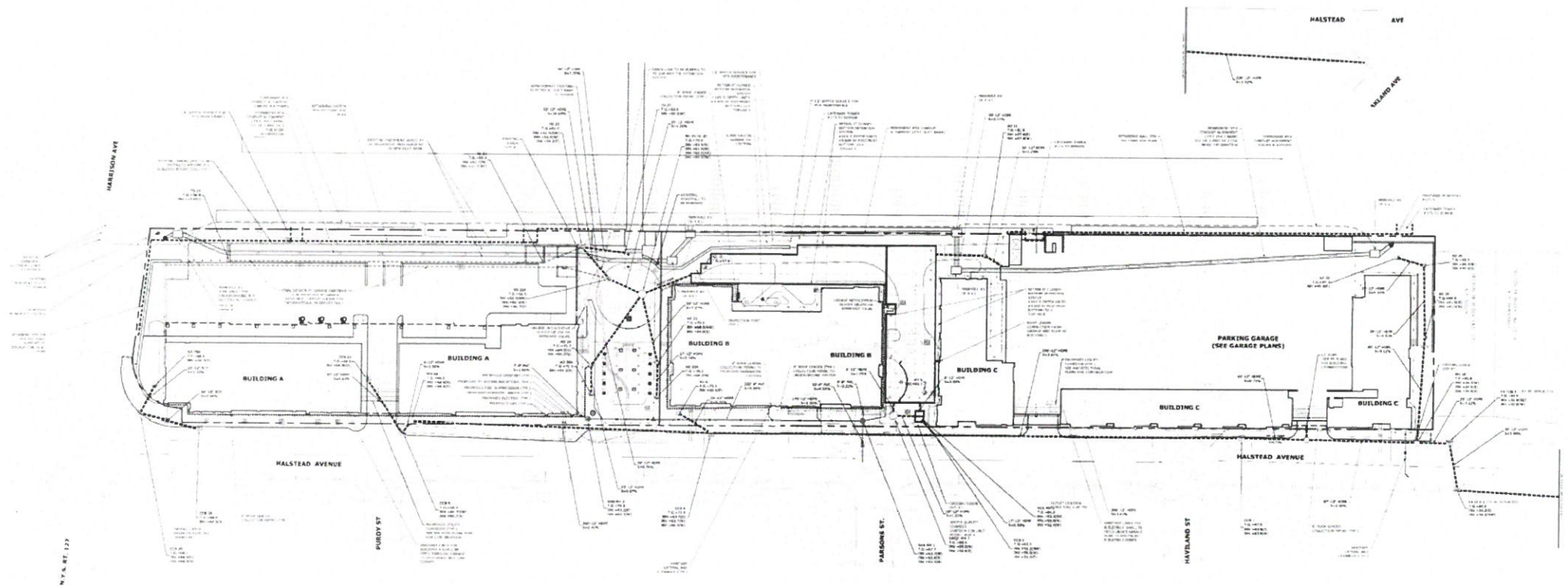


Retail Vision

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Site Plan – Utilities



Community Benefits



Avalon Harrison will:

- Add retail to downtown.
- Provide streetscape improvements.
- Create additional commuter parking/activity in the downtown area.
- Create **7** Affordable Housing Units.
- Create approximately **6** permanent property management, **68** permanent retail, and **287** full-time equivalent construction jobs.
- Bring approximately **294** new residents.



QUESTIONS AND ANSWERS