



**Town of Southamptown
Downtown Revitalization Initiative 2019
RIVERSIDE**



Table of Contents

BASIC INFORMATION 3

VISION FOR DOWNTOWN..... 4

JUSTIFICATION..... 5

DOWNTOWN IDENTIFICATION 11

1) Boundaries of the proposed DRI area.....11

2) Past investment, future investment potential.....11

3) Recent or impending job growth14

4) Attractiveness of physical environment.....22

5) Quality of Life policies.....24

6) Public support.....26

7) Transformative opportunities.....28

8) Administrative Capacity.....32

9) Other.....32





Streetscape design precedent



Commercial redevelopment opportunity at 11 Flanders Road – vacant gas station on the newly reconstructed Riverside Traffic Circle

BASIC INFORMATION

REDC Region: Long Island
Municipality Name: Town of Southampton
Downtown Name: Riverside
County Name: Suffolk
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VISION FOR DOWNTOWN

The vision for downtown Riverside is to create a regional destination and gateway to the East End of Long Island, while addressing the most pertinent issues of economic development and sustainability at the Peconic River waterfront. The community envisions a vibrant, mixed-use walkable neighborhood oriented along the Peconic River waterfront with a multitude of assets: community diversity; attainable housing; scenic viewsheds; environmental sustainability; regional arts and culture attractions; and proximity to destination retail, tourism, hotels, employment centers, and multi-modal transportation.

Building on progress from community-centered planning activities, Riverside is on the cusp of becoming a new recreational and cultural hub on Long Island’s East End. Revitalization will attract young workers, families and seniors seeking an affordable, safe and inviting neighborhood that is close to job centers in Riverhead and the north and south forks, and which provides plentiful shopping, dining and recreation options walking distance from home. The scenic Peconic River waterfront, currently obscured behind vacant and blighted properties, will become the center of community life once planned park development and shoreline restoration projects are completed.

The vision for Riverside is informed by the Riverside Revitalization Action Plan, a years-long, community-engaged planning effort that centers on the following key elements:

MODERN, FORM-BASED CODE: Encompasses streetscape, roadway, pedestrian, environmental, recreation and wastewater infrastructure improvements.

WATERFRONT REVITALIZATION: Honor the East End’s maritime history and assets by orienting the downtown around a revitalized Peconic River waterfront.

AFFORDABLE HOUSING: Buildout projections exceed 2,300 new housing units, half of which are required to be attainable.

COMMERCIAL DEVELOPMENT: Buildout projections call for over 192,000 SF of retail and professional spaces to spur business investment, visitation and economic activity in a mixed-use, walkable downtown.

ENVIRONMENTAL SUSTAINABILITY: Stormwater and wastewater infrastructure will align with goals for stewardship of the Peconic Estuary and Pine Barrens.

BROWNFIELD REDEVELOPMENT: Underutilized, blighted properties in this NYS designated Brownfield Opportunity Area and Environmental Justice community will be returned to productive use.

COMMUNITY ENGAGEMENT: Partnerships with community based organizations will address residents' needs relating to walkability, beautification, health concerns, access to healthy foods, recreation, arts and culture.



The Peconic River kayak launch and its scenic viewshed (left) are obscured from view by this commercial building on Peconic Avenue (right).

JUSTIFICATION

Overview of the downtown: The Riverside downtown encompasses a single, contiguous, compact mixed use neighborhood at the western end of Southampton township. Located at the gateway to Long Island’s East End region, this transitional downtown is bordered on the north by the Peconic River. The downtown contains a concentration of commercial and residential uses, and is in close proximity to other regional employment, tourism and commercial centers. The most unique feature – and most underutilized asset – of Riverside is the Peconic River, which is part of the Peconic Estuary, a designated Estuary of National Significance by the US Environmental Protection Agency. The area also features approximately 1,000 acres of preserved land and wetland areas along the northeastern border of Pine Barrens region and Peconic Estuary.

Riverside is an older, moderately dense blighted suburban community consisting of single-family neighborhoods, manufactured home parks, and scattered mix of mostly 1-2 story commercial/industrial buildings, parkland, and nature preserve. Most commercial uses are along five arterial roads that intersect at the Riverside traffic circle. There is virtually no waterfront access, and just one small pocket park with a playground, but the neighborhood is so crime ridden that residents are fearful to use it. Pedestrian infrastructure is nearly nonexistent. Existing parkland is underutilized, and illegal dumping is rampant.

Riverside does not share in the relative prosperity of other East End communities. Residents and businesses struggle to make ends meet in a region where the cost of living is among the highest in the country. The population of 2,911 is 47.8% White, 16.7% Hispanic/Latino, and 33.9% Black/African American. Poverty is 23.7%, more than triple the Suffolk County rate 6.8%. 69% of students receive free/reduced lunch at the Riverside elementary school.¹ Median household income is \$37,292, the lowest countywide. The 15.5% unemployment rate is 174% of the NYS rate.

¹ NYS School Report Card at data.nysed.gov



Peconic River waterfront existing conditions (top and left)



Design precedent for planned shoreline restoration, park development and boardwalk (below)



Residents disproportionately experience environmental and public health problems:

- Riverside appears on the NYS Department of Environmental Conservation (DEC) map of “Potential Environmental Justice Areas.”²
- A 468 acre portion of the Riverside hamlet received NYS designation as a Brownfield Opportunity Area (BOA) in August 2016. A BOA Step II Nomination Study, completed October 2015 by the Town of Southampton, identified 20 brownfield sites (hazardous substance and/or petroleum contamination) as well as underutilized and vacant properties that contribute to disinvestment in the community and blight conditions. The brownfield sites are proximal to residences.
- The brownfield sites are disruptive to neighborhood connectivity and general well-being. Their presence negatively impacts accessibility, safety, quality housing, recreation access and social capital.
- Congested roads with Average Annual Daily Traffic of 14,765 on State Route 24 alone³ generate substantial emissions. Existing roadway configurations create potential for vehicle/pedestrian conflicts. Suffolk County is a nonattainment county for EPA 8-hour ozone.
- Incidence of lung cancer is higher than expected and there is a documented concentration of Petroleum Bulk Storage facilities that pose potential health risks.⁴
- Existing development generates nitrogen pollution that negatively impacts the Peconic Estuary, an EPA designated Estuary of National Significance. The waterway is closed for shellfishing and listed by the NYS Department of Environmental Conservation as a 303d Impaired Waterbody for nitrogen due to dissolved oxygen depletion.⁵ After fish kills in 2015 and 2016 residents were observed collecting dead bunker fish to use for food, without regard for any potential health impacts.
- Social isolation occurs as elders experience greater levels of illness and are unable to maintain community-related activities. As younger generations move away from the community, elders often find themselves isolated from family and friends, placing them at greater risk for negative health outcomes.
- Riverside experiences a severely disproportionate share of the region’s violent and property crime, including robbery, assault, rape, sexual assault and homicide. Open air, daytime drug dealing and prostitution are commonplace. Arrests relating to firearms, drugs and prostitution are highly concentrated here.

² http://www.dec.ny.gov/docs/permits_ej_operations_pdf/suffolkejeast.pdf

³ New York State Department of Transportation Traffic Data Viewer. Last updated with traffic data from 2015. Accessed 12/21/2016 at <https://www.dot.ny.gov/tdv>.

⁴ New York State Department of Health Environmental Facilities and Cancer Map. Accessed 12/21/2016 at https://apps.health.ny.gov/statistics/cancer/environmental_facilities/mapping/map/

⁵ http://www.dec.ny.gov/docs/water_pdf/wiatllisrpb.pdf

Progress toward revitalization and readiness for DRI

Investment: For decades, revitalization efforts were hampered by zoning and infrastructure limitations resulting in poor land use. In 2015 the Town of Southampton and Master Developer Renaissance Downtowns, working closely with residents, completed a comprehensive, community-driven, crowdsourced placemaking initiative that culminated in the Riverside Revitalization Action Plan (RRAP) and adoption of the Riverside Overlay District, a form-based code overlay in 2015. The plan and code have established a market-driven vision for a revitalized Riverside community that will re-orient land use and community life around the scenic Peconic River, and provide opportunities for redevelopment and brownfield cleanup, economic prosperity, new jobs, as well as passive recreation, education and healthy activities in a safe public space.



Riverside is now ripe for development; a master planned, form-based revitalization district will support development of a vibrant, compact, mixed use waterfront downtown with significantly expanded residential and commercial uses that will increase the resident population, expand the tax base, and support the downtown economy. Critical path infrastructure improvements required for implementing the RRAP include sewage and wastewater treatment, transportation, and pedestrian-oriented facilities.

The persistent blight that historically affected Riverside has kept it from reaching the “tipping point” of economic viability needed for a true renaissance to occur. DRI investment will bring the community to this tipping point.

Should DRI funding be approved, the following investments have been identified as critical for catalyzing and incentivizing development. These investments are directly supported by the town’s Brownfield Opportunity Area plan, Riverside Revitalization Action Plan, and other revitalization plans for the downtown. They are also supported by prior investments by both towns, Suffolk County, New York State, federal sources and private equity as detailed in this application.

1. **Wastewater treatment:**
 - (a) Create and locate a new sewer district and facilities in Riverside to support future build-out and to remove existing residential and commercial development from on-site systems. The new sewer district is essential for supporting planned development.
 - (b) Reconstruct wetland areas for discharge with multiple benefits of further effluent treatment and nitrogen reduction, and establishment of beneficial wetlands habitat at a site that has been identified is the dredge spoil area in the northeast part of the Riverside Overlay District Area, owned by the Town of Southampton. The new sewer district is essential for supporting the planned development. Removal of existing development from on-site systems will reduce the flow of contaminants to the Peconic Estuary, and improve surface water quality.
2. **Establish new pedestrian pathways and branded signage themes** in the downtown core on for beautification, branding and to drive foot traffic to the waterfront.
3. **Establish a New Maritime Trail**, including a waterfront boardwalk along the southern shore of the Peconic River, to improve connectivity with Riverhead’s existing boardwalk and to improve public access to the waterfront and downtown parklands. This improvement will serve to reorient the community around the waterfront, create recreational opportunities for visitors and families, encourage recreational boating, and contribute to a strong sense of place.
4. **Complete streetscape, lighting, and traffic calming enhancements** for beautification and pedestrian safety.
5. **Develop a gateway park** on a parcel owned by the Town of Southampton at the entrance to the downtown area abutting the traffic circle. This will beautify the area, provide improved public access to the waterfront, and provide a bucolic setting for the adjacent waterfront property, which is envisioned to be developed into a hotel and restaurant.
6. **Advance environmental initiatives** mandatory for development under the Riverside Overlay District, such as reduction of impacts to water resources through advanced wastewater treatment and limited irrigation and pesticide applications to landscaped areas, heat island reduction, reduction to carbon emissions, clearing strategies, and provisions of form-based open public and private space.

7. **Implement parking improvements** to increase capacity and improve traffic flow.
8. **Support continued partnerships with arts, cultural and community organizations** for community events at the waterfront. This will help to build a new brand and create a strong sense of place. Partnerships with the Children’s Museum of the East End will be leveraged. Live performances, boat races at the waterfront, and public art installations are among the past successful initiatives that will be used as models for future programs and partnerships.
9. **Provide for additional community outreach and engagement** activities around health, environmental, cultural and civic projects to address environmental and social justice needs. Partnerships with community organizations will be leveraged to extend the impact of ongoing outreach initiatives.

DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area.

The Riverside downtown encompasses the core Riverside development area, measuring approximately .40 square mile, as defined in the Riverside Revitalization Action Plan (RRAP) (2015), and identified by the Riverside Overlay District map. The northern boundary of the southern downtown area begins at the Peconic River just west of the County Road 63 traffic circle, runs down CR 63, then eastward toward CR 104, around the Riverside Enterprise Zone, then north across County Road 24 and back up to the Peconic River. This portion of the downtown is in a NYS designated Brownfield Opportunity Area, and is characterized by a blighted commercial corridor, vacant and abandoned properties, substandard housing, traffic congestion, illegal dumping, pervasive crime, disinvestment and a vastly underutilized waterfront.

Riverside is ideally located as a gateway to the East End, and arterial roadways direct traffic through the downtown as a waypoint to destinations on the North Fork, famous for its wine and agrotourism industries, and the south fork, home to The Hamptons and its lively summer tourism season. Beaches on the Atlantic Ocean, Long Island Sound and Peconic Bay are all within 15 a minute drive. Major government and institutional employers are within a short commuting distance, including Peconic Bay Medical Center, Suffolk County offices and Community College, Southampton, Riverhead and Hampton Bays School Districts, Enterprise Park at Calverton, SUNY Stony Brook, which houses one of the nation’s premier facilities for marine research, Southampton Hospital, Hamptons Business District at

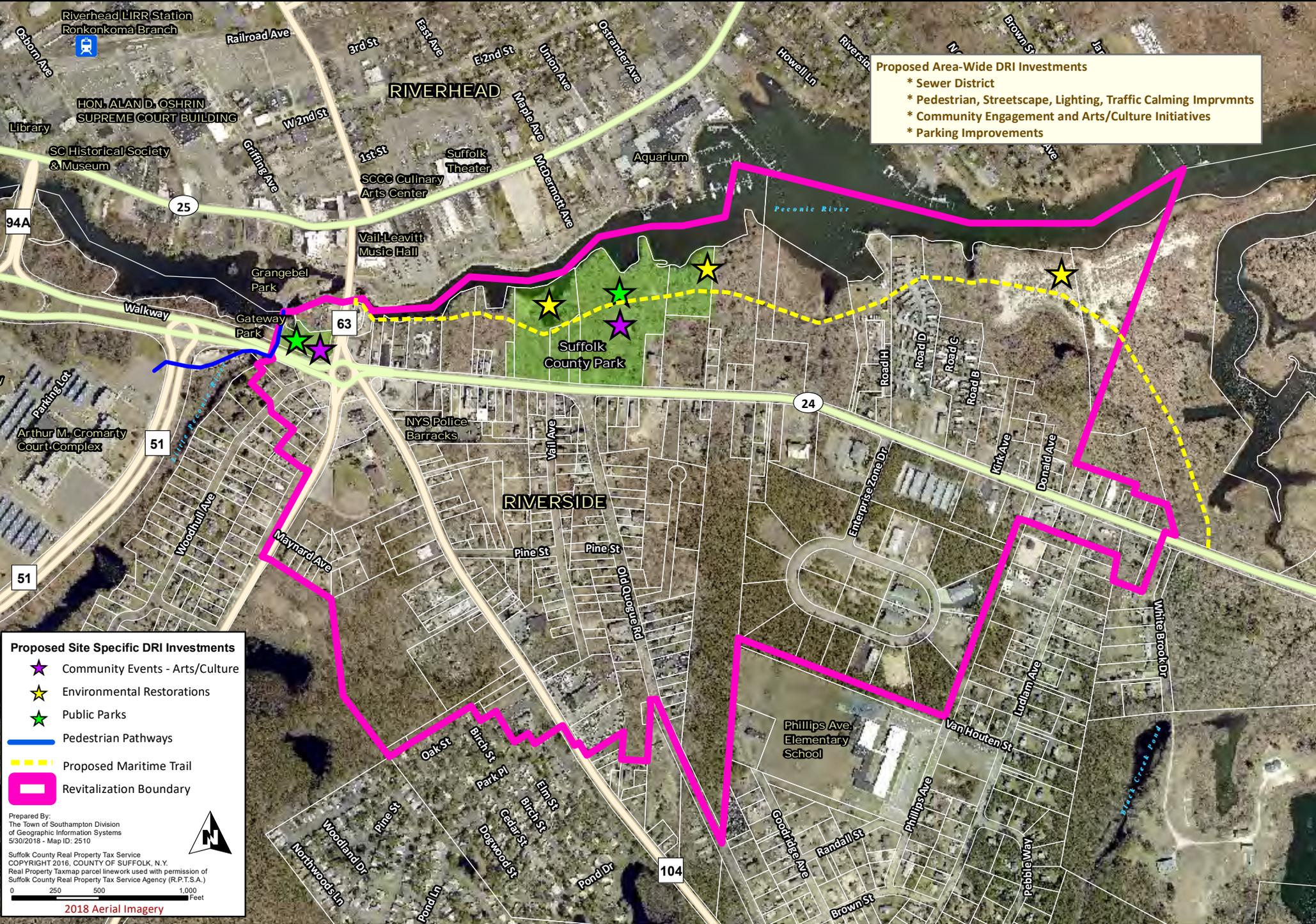


RIVERSIDE DOWNTOWN

Downtown Revitalization Initiative Program

Proposed Area-Wide DRI Investments

- * Sewer District
- * Pedestrian, Streetscape, Lighting, Traffic Calming Imprvmnts
- * Community Engagement and Arts/Culture Initiatives
- * Parking Improvements



Proposed Site Specific DRI Investments

- ★ Community Events - Arts/Culture
- ★ Environmental Restorations
- ★ Public Parks
- Pedestrian Pathways
- Proposed Maritime Trail
- Revitalization Boundary

Prepared By:
The Town of Southampton Division
of Geographic Information Systems
5/30/2018 - Map ID: 2510

Suffolk County Real Property Tax Service
COPYRIGHT 2018, COUNTY OF SUFFOLK, N.Y.
Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

0 250 500 1,000 Feet

2018 Aerial Imagery

Gabreski in Westhampton, municipal facilities operated by Town of Southampton and Town of Riverhead, and more.

The Riverside traffic circle is a hub for all major arterial roadways serving the East End. Quite literally, all East End roads lead to the Riverside/Riverhead downtown.

Due to its geographic and historic centrality, the downtown's catchment area encompasses the entire East End, with a total resident population of 133,721 (Southampton 56,790, Southold 21,968, East Hampton 21,457 and Riverhead 33,506). This does not include the summer and fall tourism population surge, which exponentially increases visitation. There are 51,142 residents and 21,251 housing units within a five mile radius of the downtown, including the downtown area itself (2015 Census Estimate).

Revitalization plans call for substantial growth in mixed use development. Currently, Riverside contains 840 housing units, many of which are substandard. Buildout projections for this portion of the downtown exceeds 2,300 new housing units, half of which are required to be attainable. Given the lack of attainable housing options on the East End for a growing propensity of millennials and boomers wishing to rent in walkable and vibrant downtown settings, the demand for rental housing is quickly growing. New housing units in Riverside alone are projected to generate 3,899 residents. Where land use controls imposed by previous zoning presented an impediment to development of a walkable, vibrant neighborhood, the Riverside Overlay District adopted in 2015 will provide for over 192,000 SF of retail and professional spaces. These buildout projections are driven by market analysis performed by Master Developer Renaissance Downtowns and detailed extensively in the Riverside Revitalization Action Plan and associated Environmental Impact Statement.

SEQRA analysis for the plan and associated form-based code is complete. Development south of the river will complement and amplify existing and planned development on the north side of the river in Riverhead. In the Riverhead DC-1 Zoning District, in the downtown core, the build out for residential units is 500 units. The Riverhead Brownfield Opportunity Area study indicates that buildout in this zone is 1,059,575 SF.

Riverside is likely the only remaining location on the East End that can accommodate the density of development and mix of housing options needed to address regional demand. It will provide housing, jobs and recreation opportunities for all segments of the population, from young workers to families to seniors.



2) Past investment, future investment potential.

Prior investments by multiple stakeholders have contributed significantly to the downtown's readiness for DRI funding. Planning and revitalization investments previously provided by New York State, Suffolk County, Town of Southampton, the Master Developer, federal sources and private equity will be leveraged to accelerate implementation of DRI projects.

Master Developer Renaissance Downtowns:

- Under a Master Developer Agreement with Town of Southampton, Renaissance Downtowns invested in excess of \$1M to date to prepare the Riverside Revitalization Action Plan, which provides a vision and an adopted form-based overlay zoning for the revitalization district on the south side of the Peconic River.
- Provided over \$35,000 for Advanced Sewage Treatment Feasibility Report for CWSRF financing.
- Conducted extensive crowdsourced placemaking efforts in Riverside area, opened a local office and employed community liaisons.
- Supported Town and the County initiatives, ran community programs, and secured collaboration with Children's Museum of East End (CMEE). Provided conceptual designs for new CMEE Riverside building in Riverside, to serve both downtowns as well as other adjacent communities.

New York State:

- \$387,484 grant awarded by the NYS 2018 Local Waterfront Revitalization Program for Riverside Maritime Trail.

- \$236,900 grant awarded in 2013 for BOA Step II Nomination Study Revitalization Action Plan and Zoning Map and Code Amendments Findings Statement
- \$50,000 Environmental Justice grant awarded to Flanders, Riverside and Northampton Community Alliance (FRNCA) and Town of Southampton in 2017 by NYS Department of Environmental Conservation to conduct waterfront revitalization planning and a community engaged public health survey
- \$85,875 grant from NYS Local Waterfront Revitalization Program in 2014 to design a pedestrian bridge to span the Peconic River
- 2017 Vacant and Abandoned property initiative awarded \$175,000 for code enforcement and community outreach to prevent and remediate “zombie” properties
- Multi-million NYS Parks/Community Preservation Fund acquisitions to create green space in adjacent Riverhead downtown
- \$1.5 Million NYS DOT 2011 award to support renovation to 3-acre Grangebelle Park overlooking Peconic River and connecting Riverhead to Southampton to provide community space with event stage in adjacent Riverhead downtown
- 2011 NYS Brownfield Opportunity Area grant for Step II Nomination Study (\$567,000) in Riverhead
- 2017 Vacant and Abandoned property initiative awarded \$100,000 for code enforcement and community outreach to prevent and remediate “zombie” properties in Riverhead, with much enforcement occurring in its downtown
- \$500,000 Restore New York Communities Initiative funding in 2017 for the reconstruction of three buildings, part of a \$30 million project involving the creation of affordable housing, retail space, and food production facility in downtown Riverhead.

Suffolk County:

- Purchased the waterfront 14 acre Riverside Park for \$2.4M
- Provided a grant for pedestrian park access of \$15,000, which was matched dollar for dollar by Southampton Town
- Conducted a \$250,000 sewer study
- Allocated in excess of \$5M to reconstruct the Riverside traffic circle in alignment with redevelopment plans (groundbreaking held May 30, 2017)
- Allocated \$35M for future wastewater treatment improvements

Town of Southampton:

- Thousands of staff hours relating to planning, community outreach, and coordination with Master Developer Renaissance Downtowns
- Roadway/pedestrian improvements

- Community policing initiatives
- Matched \$15,000 Suffolk County grant to develop plan for pedestrian park access
- Support grant seeking efforts of community organizations including Flanders, Riverside and Northampton Community Alliance (FRNCA) and Peconic River Community Development Alliance (PRCDA) for community engagement and planning projects. Grants include \$20,000 awarded by the Long Island Community Foundation in 2016 to address social justice and creative placemaking initiative; and a \$50,000 Environmental Justice award (detailed under NYS funding)
- \$350,000 purchase of gateway park property in 2002 under Community Preservation Fund
- \$35,000 allocated in June 2017 for map and plan to expand Riverhead sewer district to serve a portion of Riverside hamlet
- \$38,890 Blight Fund expenditures to remediate blighted and unsafe conditions

Children’s Museum of the East End

- Pending NYS legislative award, Community Development Block Grant and contributed funds to establish a children’s museum facility at Ludlam Park in Riverside in partnership with Town of Southampton. Estimated total investment \$425,000.
- \$302,400 awarded by New York State Council on the Arts (2018) support construction of the Children’s Museum@Riverside, a new 4000 square foot building to house education programs and interactive exhibits.

Private investment

20 Riverleigh Avenue Corp. acquired and is currently redeveloping the site at 20 Riverleigh Avenue, on the Riverside traffic circle. A vacant, blighted property was demolished and in its place a 12,000 SF mixed use building comprised of medical space and four residential apartments is being constructed. This is the first major redevelopment initiative under the Riverside Revitalization Action Plan. See before and after photos below. This dramatic improvement is representative of the transformation that will be possible under the Riverside Revitalization Action Plan.

Blighted diner property in top center during reconstruction of the Riverside traffic circle in June 2018.



Same view May 2019. Traffic circle construction complete. Abandoned diner replaced by a mixed-use building (medical use on first floor with affordable residential units above)



Future potential to be catalyzed by DRI investments:

Construction in Riverside is projected to generate total economic impact of over \$1.1 billion during the 10 year construction period. The Riverside Development Scenario is projected to generate 1,971 FTEs regionally, generating approx. \$88.9M annually in labor income. Buildout projections exceed 2,300 new housing units, many affordable and with universal design features, and over 192,000 SF of retail and professional space.



Owners of underutilized, blighted properties such as this parcel on Peconic Avenue cannot begin redevelopment projects until sewer infrastructure is in place. This property’s adjacency to the Peconic River and Grangebel Park could then be leveraged to expand beyond the existing kayak rental business to include uses such as retail, a restaurant and hotel.

Redevelopment opportunity at 89 Peconic Avenue.

3) Recent or impending job growth.

Current/recent job growth: Proximal employment hubs include Calverton Enterprise Industrial Park, currently experiencing a reinvigoration of high tech/aerospace industries, with the arrival of Luminati Aerospace and the impending sale of 600 additional industrially zoned acres just minutes from Riverside. Additional jobs are at Brookhaven National Lab, the Calverton Stony Brook incubator, Gabreski Airport Business Park (a 440,000 SF business and technology center 15 minutes away), Peconic Bay Medical Center, Southampton Hospital, Suffolk County Center municipal complex, Suffolk Community College, the New York State Court complex, Southampton, Riverhead and Hampton Bays School Districts, municipal facilities operated by Town of Southampton and Town of Riverhead, and the expanding SUNY Stony Brook campus in Southampton offering programs in fine arts, marine research, health care and more. Retail, hospitality, agritourism and small business opportunities abound with demographics showing the region as a destination for tourism and retail.

Retail destinations proximal to downtown support thousands of jobs but their presence is a double edged sword. Tanger Outlets, located minutes from downtown, attracts 12 million visitors a year. The Route 58 commercial corridor, also minutes north of downtown, drives substantial regional traffic to its many “big box” stores. However, this commercial corridor has negatively impacted the downtown by drawing visitation away. The downtown’s challenge is to reinvent itself as a recreational and cultural hub for residents, shoppers, families and visitors who will want to enjoy the waterfront parkland, attend community events, and patronize smaller mom and pop stores and restaurants. Additionally, there is an opportunity to establish a bed and breakfast industry in private homes and accessory apartments along the waterfront area.

Impending job growth identified in Riverside Revitalization Action Plan:

Retail: Retail specialists use the term “Sales Leakage” to describe economic activity that should remain within a community’s local economy, but occurs elsewhere due to factors such as a void within a certain business type or a lack of an attractive retail environment such as a walkable, mixed-use hamlet center. New development can leverage this lost spending by tapping into undersupplied markets. Riverside exhibits significant leakage due to the relative lack of places for residents to shop, dine and play. Community mapping exercises conducted as a part of the master developer’s Crowdsourced Placemaking process have demonstrated that residents travel, often far, to spend their money at stores and restaurants outside the community. Accounting for the combined existing incomes of Riverside, Flanders and Northampton, there is a substantial opportunity for local entrepreneurs to capture spending that currently takes place outside of these communities, bringing in additional income and job creation. Closing the retail and restaurant sales gap in the Riverside-Flanders-Northampton community could yield nearly 200,000 square feet of new commercial development and create over 200 direct permanent jobs. Indirect and induced economic benefits created by this new development as well as incomes of new residents and employees would add to this, fueling additional market opportunities. \$100 of new resident income could yield a purchasing power of \$24 on retail and services and \$5 on restaurants.

Office: An analysis of the projected need for office space in the future reveals an opportunity to bring employment centers to Riverside, providing much needed economic development, commercial activity and job opportunities to the community, particularly for those residents who lack access to reliable transportation. The analysis projects the growth of office users in a 10 mile radius of Riverside in each industry sector. Employment growth projections (published by the Bureau of Labor Statistics) were applied to determine the

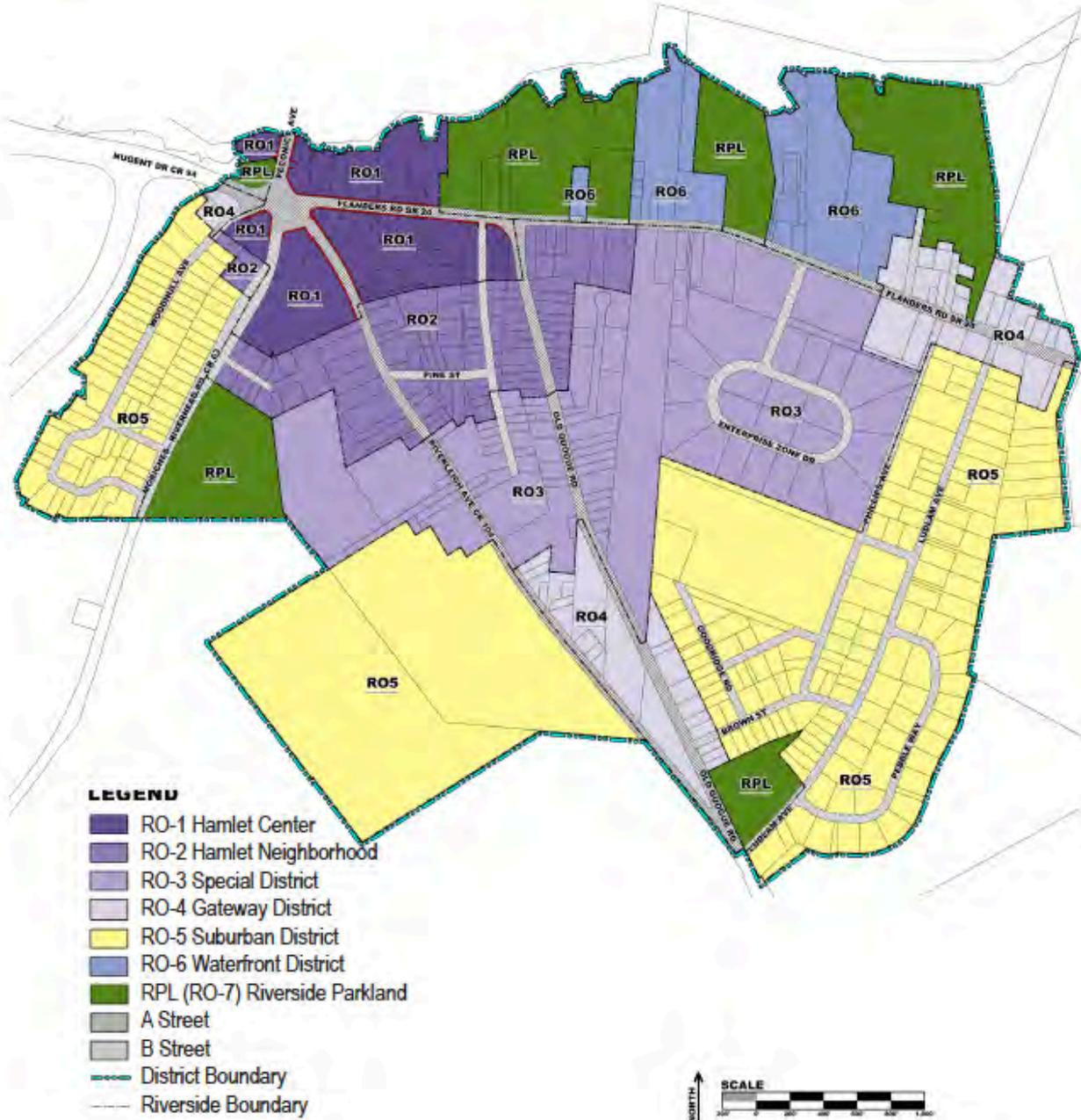
future job growth of the area. Estimates of the percent of employees working in offices for each sector (found in "Market Analysis for Real Estate" by Rena Mourouzi-Sivitanidou, a very conservative estimate of 20% was used where data was not available) were used to extrapolate how many office jobs would be created by 2030. Assuming each worker occupies 150 SF of space, this yields a total demand for nearly 810,000 SF of office. Among the fastest growing sectors in this region (in terms of absolute number of jobs) are "Health Care and Social Assistance" and "Educational Services". Attracting employers in these industries would be particularly feasible.

Hotel: Riverside's scenic natural amenities and strategic position as the gateway to tourist attractions on both forks make it a prime location for a hotel. A hotel that ties into the existing waterfront, planned boardwalk and proposed new bridge could capitalize on the community's local assets and proximity to regional destinations.

Assisted living or similar facility: The closest assisted living facility to Riverside is over 10 miles away in Center Moriches. Between the Towns of Southampton and adjacent Riverhead there are approximately 3,000 seniors classified as having a "self-care" or "independent living" difficulty. Assuming that many of these people do and will continue to reside outside of assisted care facilities, a conservative estimate that 20% of this population can be tapped into yields a demand for roughly 600 beds. Such establishments would provide an important service for a growing demographic in the region and provide significant well-paying career opportunities to local residents.

Overall, redevelopment in Riverside will create abundant job opportunities. It is envisioned as a future regional job center, projected to support 1,971 regional jobs annually (\$88.9M in labor income). Total economic impact is projected at \$239M annually. It is projected that construction in Riverside alone will generate 306 FTEs per year over 10 years. Under a Community Benefit Policy, priority consideration for jobs will go to residents of Riverside.

407.H.(2) RIVERSIDE OVERLAY DISTRICT MAP (COLOR)



4) **Attractiveness of physical environment.**

Peconic River waterfront: The downtown is situated on one of the most bucolic and environmentally significant land masses on Long Island. The Peconic River provides four miles of waterfront and nearly 1,000 acres of preserved property. Its northern shore forms the municipal boundary between Southampton and Riverhead townships.

Riverhead’s Grangebel Park, immediately adjacent to Riverside’s downtown core, has received over \$1,000,000 in federal funding for the replacement of bulkheading, installation of lighting and pedestrian walkways, landscaping and other amenities to improve safety and utilization of the park. The park also contains a fish ladder to promote habitat connectivity, which helps to drive visitation by local environmental groups and education programs.



Peconic Riverfront as seen from Peconic Avenue (looking east)

While Grangebel Park is a significant amenity for Riverhead’s and Riverside’s downtowns, Riverside’s portion of the waterfront continues to be vastly underutilized due to blighted neighborhood conditions and lack of access. The Riverside Revitalization Action Plan and form based code, as well as park development plans currently underway, will re-orient the community around the riverfront. Park development will encompass shoreline restoration, boardwalks and walking trails, and passive recreation spaces for arts/culture/environment events, day visitation, farmers markets and more.

Plentiful redevelopment opportunities: Once sewerage is complete, vacant, blighted and underutilized properties throughout the downtown will be targeted for redevelopment. Thirteen sites have been identified in the Town’s Brownfield Opportunity Area nomination study as strategic sites that are critical to achieving redevelopment aims but due to actual or perceived presence of contamination are not currently commercially viable. Six of these sites have qualified for environmental site assessments under the EPA Brownfield

Community-Wide Assessment grant program. These assessments will support development of plans for returnig the properties to productive use.

Inclusivity: The Riverside Revitalization Action Plan (RRAP) envisions 2,267 new housing units where 50% will meet affordability guidelines, and many will have

universal design features. The built environment will be designed to support pedestrian connectivity, and design features will honor the Peconic River and eastern Long Island’s maritime history.



48 Old Quogue Road - potential redevelopment opportunity

In the spirit of supporting the the whole community, including an aging population, an affordable assisted living center is also envisioned in the RRAP. This will enable the region’s growing senior population to age in place.

Renewal in Riverside is expected to complement Riverhead’s growth and will strengthen both communities’ efforts to become safe, vibrant and desirable places to live in and visit.

Community Engagement: Community groups, Town and County governments, and Master Developer Renaissance Downtowns have made great strides toward engaging residents in the revitalization effort, but more work remains to be done. Attendance at community meetings has increased overall but much of the community, particularly African American, Hispanic and Latino residents, continues to be underrepresented. Younger residents are also underrepresented. Families in economic distress are the least able to make the time to attend community meetings due to work commitments and transportation barriers.

Ongoing efforts to strengthen engagement include the following:

- **Riverside Rediscovered** is the community-driven, crowdsourced placemaking initiative that has led to adoption of the landmark Town of Southampton Riverside Revitalization Action Plan in December 2015. The initiative is a transparent,

inclusionary partnership with master developer Renaissance Downtowns LLC that is spurring investment by Town, County and private developers to address the complex and interrelated shortcomings that have long stifled economic development. Door-to-door outreach by bilingual outreach workers, social media campaigns, community meetings, and literature distribution are among the strategies employed. Riverside Rediscovered also works closely with community organizations including Flanders, Riverside, Northampton Community Association (FRNCA), Peconic River Community Development Alliance (PRCDA), SEPA Mujer (Service for the Advancement of Women), and Butterfly Effect Project. Associations for residents of local manufactured home communities Community Parkview Association and Riverwoods are also directly engaged.

- **Grassroots community engagement campaigns by FRNCA.** In addition to the organization's ongoing outreach efforts, the Long Island Community Foundation provided a \$20,000 grant to hire bilingual community outreach workers to develop and implement a grassroots community engagement plan to increase community participation at civic and community meetings. The NYS Department of Environmental Conservation awarded two Environmental Justice grants to produce a community-driven park design for Riverside Maritime Trail Park and advance the initial phase of construction.

5) [Quality of Life policies.](#)

To provide a plan for development south of the river, the Town of Southampton, community groups and Master Developer Renaissance Downtowns spent two years developing the Riverside Revitalization Action Plan (RRAP), culminating in the December 2015 adoption of the RRAP, associated environmental studies and a Riverside zoning Overlay District that clears away longstanding regulatory barriers to development. A new modern, form-based code will guide future development as it is envisioned by the RRAP. This overlay code is adopted in Town code and supports development of complete streets and walkable linkages to multimodal transportation (LIRR in Riverhead, Suffolk County bus). Planning is 100% complete; the remaining critical path investment items are related to infrastructure and mitigation of negative impacts to water quality. ongoing community engagement. The ongoing community engagement is planned to continue.

A fair share mitigation fee structure is in place as part of the form-based code and will bring in millions of dollars from developers for environmental and social initiatives to support

revitalization, such as wetland restoration, job programs and more. Under a Community Benefit Policy, priority consideration for construction jobs in Riverside will go to residents.

Additionally, the estimated \$636.1M of private equity investments in Riverside as direct output is projected to generate an indirect impact of over \$254.1 million, and an induced impact of over \$242.2 million, bringing the total economic impact on output to \$1.1 billion during the 10-year long construction period, or the equivalent of \$113.2 million per year.

Vacant and abandoned property remediation initiatives: In 2017, Southampton received grant funding of \$175,000 through the NYS Attorney General to support targeted efforts to prevent and remediate vacant and abandoned properties. Due to the concentration of blight and vacancy, the majority of these investments are being directed to the downtown area in the form of code enforcement actions, property investigation, and community outreach.

Community Policing: Southampton Town Police Department has instituted two community based policing programs to enhance enforcement efforts and to address problematic conditions underlying crime activity in Riverside. The Community Response Unit (CRU) consists of specially trained officers who respond with focused and intense investigative and enforcement measures to address criminal activity. Illustrative of the success of the CRU is a recorded 70% drop in reported criminal activity and two 2 major Drug Trafficking Investigation focusing on East End communities including Flanders, Riverside, and Northampton resulting in 32 arrests, 7 kilos of heroin and cocaine and over \$250,000 seized. The Problem Oriented Policing (POP) program recently introduced by the SHPD works closely with community groups, other agencies such as County enforcement agencies, local municipalities, business groups, and religious leaders to address underlying conditions that may contribute to criminal activity. In this effort, a trained police officer initiates the interaction between and among all relevant community stakeholders. The Town of Riverhead's Community Oriented Policing Enforcement (COPE) Unit performs a similar function north of the River. The two departments regularly collaborate and share information.

Blight Mitigation Fund: The Town of Southampton has established a blight mitigation fund in 2013 which is funded through fines and fees generated from code violators. The fund is used to prevent and remedy damage and/or disrepair on publicly owned properties as well as to remediate blighted conditions. While this is a townwide fund, its expenditures have been used almost exclusively to address blight in the Riverside area. To date, \$56,410 has been expended for this purpose.

6) Public support.

In August 2013, The Town of Southampton began a process to develop what has become known as the Riverside Redevelopment Action Plan (RRAP). Integral to the development of this plan, eventually adopted by the Town Board as part of the Town's Comprehensive Plan, is community involvement in the plan development and the support for the plan's recommendations. The process began with a crowd sourced placemaking program and has continued as a formalized process of community engagement of all community stakeholders including civic groups, non-profit community organizations, local churches and state, county and local government officials. Over the past several months, this community engagement process has placed a sharper focus on projects that will advance the vision of the RRAP.

1. Riverside Economic Development Council (REDC) - formally established in 2011 as the Steering Committee for Economic Development in the Hamlet of Riverside (see attached resolution), this committee continues to meet on monthly basis and is engaged in decision making about long range planning activities as well as daily quality of life concerns. In the April 2019 meeting, the committee focused on projects suitable for support from the funding available through the DRI. These projects were unanimous front runners among the committee members: 1. A wastewater treatment facility, 2. Creation of the Maritime Park and Trail and waterfront boardwalk, and 3. Complete streetscape enhancements. Each of these projects are described in great detail in section 7 of this application.
2. Flanders, Riverside, Northampton Civic Association (FRNCA) – the largest and oldest membership civic organization in the community meets monthly at a local community center operated by the Town. The DRI application was an agenda topic at their April meeting. FRNCA is the recipient of two Environmental Justice Grants from the NYSDEC both of which have been utilized to advance the development of the Maritime Trail and Park. It comes as no surprise that this project (also described in greater detail in Section 7) was of the highest priority of the members present at this meeting. This community is heavily affected by traffic conditions on NYS Route 24, the main arterial traversing Riverside. The members present at this meeting placed a strong emphasis on the need for creating traffic calming enhancements and pedestrian safety.
3. Riverside Rediscovered (RR) – born as a direct outgrowth of the RRAP, RR is a community based not for profit that occupies a store front in the heart of the Riverside community. Seen as a trusted advocate for community members, RR meets regularly and has been successful in drawing members from the community who have otherwise not engaged in community activity, particularly among the African/American and Latino members of the community. In their May meeting, RR also focused its discussion on the DRI grant

opportunity. Their discussion has slightly different focus than both RDC and FRNCA. RR members reiterated the need for traffic calming measures and on pedestrian safety, but they also felt that an emphasis should be placed on the development of partnerships with the arts and on community cultural events. Such events do exist in the greater area, but transportation to and cost of these events often make them inaccessible to members of this community. Indirectly, RR discussion also supported the development of the Maritime Trail and Parks because a number of members felt that the central location of the park would make it an ideal location for such events.

Letters of support for this DRI proposal have been provided by the Flanders, Riverside, and Northampton Community Association (FRNCA) and Peconic River Community Development Alliance (PRCDA). Additional letters are on file from dozens of community stakeholders – state and local elected officials, business leaders, civic groups, community members – that have provided letters for all prior DRI submittals for Riverside. These include: Lee M. Zeldin, 1st Congressional District; Kenneth P. LaValle, NY Senate 1st District; Anthony Palumbo, NYS Assembly 2nd District; Fred W. Thiele, NYS 1st Assembly District; Bridget Fleming, Suffolk County 2nd District; Al Krupski, Suffolk County 1st District; Master Developer Renaissance Downtowns; and community stakeholders Butterfly Effect Project, East End Arts Council, East End Tourism Alliance, Riverside Rediscovered, Riverwoods Manufactured Home Community, and SEPA Mujer. Community support remains as strong as ever.

The DRI Local Planning Committee will be convened by Francis Zappone, Deputy Supervisor, Town of Southampton. The Steering Committee for Economic Development in the hamlet of Riverside (see attached resolution for membership), community and civic groups including FRNCA, PRCDA and Riverside Rediscovered, and others, will participate as well.



Civic group meetings and grassroots outreach.

7) Transformative opportunities.

The proposed DRI investments will be shovel ready within 1-2 years. Prior investments by the Town of Southampton, New York State, Suffolk County, the Master Developer, federal agencies and private equity have positioned the downtown to immediately pursue the transformative projects that are needed to catalyze revitalization. Zoning is in place and SEQRA reviews are complete. These projects are:

1. Wastewater Treatment:

(a) New Riverside Sewer District: The Town of Southampton will create and locate a new sewer district in Riverside to support future build-out and to remove existing residential and commercial development from on-site systems. The town, Master Developer and Suffolk County have invested in sewer studies to define requirements for the new sewer district. A map and plan has been completed and is under review by the Town of Southampton. The map and plan addresses Clean Water State Revolving Fund financing requirements as well as NYS Article 12A requirements for establishing a sewer district. DRI investment will provide funding for district formation in years 1 and 2. In years 2 and 3 DRI will support site acquisition and wastewater infrastructure. Leveraged resources will include Clean Water State Revolving Fund, NYS Clean Water Infrastructure Act funding and other available sources. The new sewer district is essential for supporting the planned development and will protect water quality in the Peconic Estuary, furthering BOA objectives for both Riverhead and Southampton towns. Removing existing development from on-site systems will also benefit water quality.

(b) Reconstruct wetland areas for discharge with multiple benefits of further effluent treatment and nitrogen reduction, and establish beneficial wetlands habitat at a site that has been identified as the dredge spoil area in the northeast part of the Riverside Overlay District Area, owned by the Town of Southampton. DRI will leverage support for planning and implementation.

2. Establish new pedestrian pathways and branded signage themes for beautification and to drive foot traffic to the waterfront. This includes a prominent network of pedestrian pathways. The BOA study and the Riverside Revitalization Action Plan call for these improvements. SEQRA and zoning support the improvements. A DRI investment in engineering and implementation can spur additional investment by Suffolk County and NYS grant funding sources.

4. Create a Maritime Trail and waterfront boardwalk along the southern shore of the Peconic River (below) to improve connectivity with Riverhead, public access, and viewsheds, and to connect the downtown area to underutilized public park lands in Riverside. NYS DEC

Environmental Justice funds are currently supporting planning, design and community outreach for the Maritime Trail. DRI funds for implementation can leverage external grant funding such as NYS Environmental Protection Fund and Empire State Development.



Peconic River aerial view in downtown Riverside.

5. Complete streetscape, lighting, and traffic calming enhancements for beautification and pedestrian safety. The BOA study and Riverside Revitalization Action Plan (RRAP) call for these improvements. As with the other projects listed here, SEQRA reviews for these improvements are complete as they are addressed in the RRAP. DRI investments for planning and implementation can leverage County and NYS grant funding sources.

6. Develop a gateway park facility at a publicly owned parcel at the gateway to the downtown area abutting the traffic circle. This will link downtown employment centers, including the Suffolk County municipal complex, to the waterfront, and will provide a scenic location to attract hotel and restaurant uses to the adjacent waterfront parcel to the north. The park land was acquired by the Town of Southampton Community Preservation Fund in 2002 for \$350,000. DRI support for planning and implementation may leverage other funding sources including Local Waterfront Revitalization Program and Environmental Protection fund.

7. Advance environmental initiatives mandatory for development under the Riverside Overlay District, such as reduction of impacts to water resources through advanced wastewater treatment and limited irrigation and pesticide applications to landscaped areas, heat island reduction, reduction to carbon emissions, clearing strategies, and provisions of form-based open public and private space. The Riverside BOA study and Riverside Revitalization Action Plan call for water quality improvement projects. The Town of Southampton's Community Preservation Fund (CPF) Water Quality Improvement Program permits up to 20% of annual CPF revenues to be used for water quality projects and may be allocated to leverage DRI investments. In addition, NYS Environmental Protection fund and NYS Department of Environmental Conservation programs may be available to leverage DRI investment.

8. Implement parking improvements to increase capacity and improve traffic flow. The Riverside Revitalization Action Plan also calls for parking improvements; support for both planning and implementation will be needed.

9. Support continued partnerships with arts, cultural and community organizations for events at the waterfront. Existing partnerships with organizations such as the Children’s Museum of the East End and other community organizations will contribute to activation of the waterfront. DRI investments will help to position the downtown and the partner organizations to attract support for program development from various sources, including contributed income and grant funding through New York State Council on the Arts. Projects would be driven by the Local Planning Committee.

10. Provide for additional community outreach and engagement activities around health, environmental, cultural and civic projects. The extensive outreach already undertaken in relation to grant funded creative placemaking and environmental justice projects will be further enhanced by DRI investments in projects that provide additional opportunities for meaningful community engagement initiatives around social and environmental needs. Projects will be driven by the Local Planning Committee.

Ultimately, the goal of these DRI investments is to spur private investments that will implement the revitalization plans for the downtown area, including brownfield redevelopment. A vibrant, compact, walkable, mixed-use, and environmentally sustainable community is imminently possible once the final barriers to redevelopment are addressed.

In Riverside, the estimated \$636.1M of private equity investments, as direct output is projected to generate an indirect impact of over \$254.1 million, and an induced impact of over \$242.2 million, bringing the total economic impact on output to \$1.1 billion during the 10-year long construction period, or the equivalent of \$113.2 million per year.



Riverside redevelopment opportunities.

Redevelopment opportunities. There is an abundance of redevelopment opportunities throughout the downtown. They include:

- 27 Town-owned parcels, totaling 40.3 acres, that have been set aside for redevelopment. These include Peconic River waterfront areas planned for a waterfront promenade that will connect to County-owned parkland; and sites for environmental projects.
- 13 privately owned sites that were identified in the Brownfield Opportunity Area Step II Nomination Study as strategic sites of environmental concern. The sites are considered strategic in that the properties are situated in areas that are programmed for redevelopment activities as per the Riverside Redevelopment Action Plan. Six of these are currently undergoing EPA-funded Environmental Site Assessments to address actual or perceived site contamination that has historically affected the sites' redevelopment potential. Cleanup plans to be developed will lead to activities that will return the sites to productive use. 35 Flanders Road is shown below.
- Numerous underutilized, blighted sites that are programmed for redevelopment under the Riverside Revitalization Action Plan.



35 Flanders Road (at right) and adjacent blighted parcels on a prominent stretch of County Road 24 near the Riverside traffic circle.

8) Administrative Capacity.

The Town Land Management division, Comptroller, and Deputy Supervisor will have oversight of project contracts. Kyle Collins, AICP, Town Planning and Development Administrator in the Town Land Management division, and his staff are highly experienced in managing community engaged projects and continue to be heavily involved in downtown revitalization. Francis Zappone, Deputy Supervisor, will be responsible for, in collaboration with Kyle Collins, ensuring continued community involvement in implementation of DRI initiatives. He has facilitated community charrettes and engaged numerous stakeholders in the ongoing conversation about Riverside revitalization, and has worked to build consensus around the community vision. Leonard Marchese, MBA, CPA, Town Comptroller, provides the financial management component of all contracts administered by the Town. All audit and control functions reside in the Comptroller office and will ensure disbursement of grant funds in accordance with grant requirements and limitations.

9) Other.

All revitalization plans referenced in this proposal are available on the Town of Southampton website at: <http://www.southamptontownny.gov/995/Riverside>

- Riverside Revitalization Action Plan (RRAP) (Adopted December 2015)
- Draft Generic Environmental Impact Statement (October 2015)
- Final Generic Environmental Impact Statement (December 2015)
- SEQRA – RRAP and Zoning Amendments (December 2015)
- Riverside Overlay District – Zoning Code (Adopted December 2015)
- Brownfields Opportunity Area Step II Nomination Study (February 2016)

Flanders, Riverside and Northampton Community Association

P.O. Box 602, Flanders, N.Y. 11901 | FRNCA.org

May 14, 2019

Stuart Rabinowitz, Co-Chair
Kevin Law, Co-Chair
Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, NY 11788

Re: Downtown Revitalization Initiative Round IV In Support of Riverside Nomination

Dear Mr. Law and Mr. Rabinowitz,

As president of the Flanders, Riverside and Northampton Community Association, Inc., I am writing to encourage you and the Long Island Regional Economic Development Council to nominate the Riverside downtown community to receive Downtown Revitalization Initiative (DRI) funding.

The Flanders, Riverside, & Northampton Community Association, Inc. (FRNCA) is a 501(c)(3) community service organization with over 200 members including residents, institutions and local businesses. FRNCA's mission is to unite the three hamlet communities of Flanders, Riverside and Northampton to promote and advance their collective social, economic, environmental and cultural well-being. FRNCA has monthly open community meetings, conducts annual food drives for area seniors, a coat drive for our youth and a toy drive for grade school aged children during the holiday season. It also provides support to local food pantries.

In addition to the above noted civic activities, FRNCA has focused on the revitalization of its historic commercial center of Riverside. Our team has successfully filed for state, county and town grants that are already advancing our community. Specifically, FRNCA has obtained state, county and town grants for the design, construction and operations of a new Children's Museum of the East End at Riverside as well as design and construction grants for a new 14-acre, riverfront park located at the heart of our commercial center. Additionally, grant funds have been awarded to FRNCA and its municipal partner, the Town of Southampton, for an enhanced Riverside entrance to downtown Riverhead's Grangebel Park. It is anticipated that both park projects as well as the new Children's Museum facility will strongly support Riverside and strengthen the community's bonds with our neighbor, Downtown Riverhead.

FRNCA recently led a major fundraising effort under a matching grant program for the construction of a new playground for middle school children. It supported the Town of Southampton's efforts to bring seasonal Green Markets to the Riverside area, regarded locally as a food desert.

A significant recent accomplishment is the NYS Department of Environmental Conservation, Division of Environmental Justice, awarding FRNCA 2018 & 2019 community impact grants totaling \$100,000.

In 2018, FRNCA used some of the funding to partner with Stony Brook University to conduct a public health survey that supported park and shoreline restoration. The park development will provide for substantial environmental remediation and public accessibility needs along the Peconic River waterfront.

The 2019 grant will allow FRNCA, in partnership with the Town of Southampton, to complete the design and programming of this new waterfront park amenity. Park construction will begin in late winter 2020.

By many measures, Riverside is the single most economically distressed community on all of Long Island, having suffered from years of decline and disinvestment. However, the community is now at the cusp of transformative change. Located at the gateway to Long Island's East End, the Town of Southampton and the Riverside community have conducted an intensive, community-centered planning process that has cleared away regulatory barriers to the creation of a vibrant, mixed-use, master planned, form-based revitalization district.

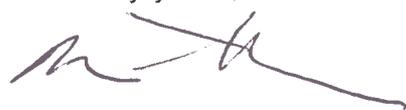
The time is right for an infusion of DRI funds that will catalyze and incentivize redevelopment, transforming Riverside into a desirable, affordable, vibrant, transit-oriented neighborhood where tomorrow's workforce will want to live, work and raise their families.

This project is as important to Riverside as it is to the greater region. It will promote housing choices with a broad range of housing types and attainable price points. It will expand the property tax base, infuse local schools with increased funding, and provide new employment opportunities. It will revitalize underutilized natural assets and protect the critically important Peconic Estuary.

At its monthly meeting of May 13, 2019, FRNCA's membership understood the importance of this DRI application and unanimously voted to support it. On behalf of FRNCA and our community partners, I ask for your favorable consideration.

If you would like additional information, please contact me at 631-369-3535 or by email at Vtaldone@optonline.net

Sincerely yours,



Vince Taldone
President

cc: Jay Schneiderman, Southampton Town Supervisor
Sandy Adams, FRNCA Secretary

May 22, 2019

Stuart Rabinowitz, Co-Chair
Kevin Law, Co-Chair
Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, NY 11788

**Re: Downtown Revitalization Initiative Round IV
In Support of Riverside Nomination**

Dear Mr. Law and Mr. Rabinowitz,

I am an officer of the Flanders, Riverside and Northampton Community Association, Inc., and am writing to you as a resident of Riverside. I strongly encourage the Long Island Regional Economic Development Council to nominate the Riverside downtown community to receive NYS Downtown Revitalization Initiative (DRI) funding.

I am a resident of the Riverwoods Mobile Home Community, a 55-year and older community, located on Riverleigh Avenue in Riverside. My community is a manufactured home park with 376 units. I am also an employee in the park's office and get to talk, at some point every month, with nearly all of the park residents. Most are not native residents of this area, but have settled here from other parts of Long Island and are looking forward to waterfront access to our Peconic River, among other improvements to the hamlet center in which we are located.

Now that our new traffic circle is completed and construction nearly completed on the first new building on the circle, the "face" of Riverside is changing. We have learned that businesses now show an interest in investing in our community. The Riverside entrance to Grangebél Park is nearly finished and the Riverside Maritime Trail, Park and Shoreline Restoration project is getting ready to move into its construction phase. I know that so many of my fellow mobile home park residents continue to look forward to area improvements that will enhance the quality of life for all Riverside residents.

My neighbors and I have many hopes and dreams for our hamlet and the Downtown Revitalization Initiative (DRI) funding would be a tremendous help to keep us moving toward our goals.

Sincerely,



Sandy Adams
525 Riverleigh Ave #90
Riverside, NY 11901
sandya@optonline.net

PECONIC RIVER COMMUNITY DEVELOPMENT ALLIANCE

100A Peconic Ave., Riverhead (Riverside), New York 11901

May 31, 2019

Stuart Rabinowitz, Co-Chair
Kevin Law, Co-Chair
Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, NY 11788

**Re: Downtown Revitalization Initiative Round IV
In Support of Riverside Downtown Nomination**

Dear Mr. Law and Mr. Rabinowitz,

I am writing to encourage you and the Long Island Regional Economic Development Council to nominate the Riverside downtown for Downtown Revitalization Initiative (DRI) Round IV funding.

The Peconic River Community Development Alliance, Inc. (PRCDA) is a community based organization whose goal is to facilitate social change and economic development in the adjacent communities of the Hamlet of Riverside in the Town of Southampton and the Riverhead community joined together by the Peconic River. It is the mission of PRCDA to facilitate that change and development through the arts, education, the coordination of broad range community resources including local businesses, municipalities, and other non-for-profit organizations. The PRCDA believes that economic development and social change are intrinsically linked to broad based community engagement.

The Riverside community has worked tirelessly with Town, County, State and Federal stakeholders to complete revitalization plans and move forward with infrastructure investments. While much has been achieved, the community has more work to do before revitalization goals can be achieved. An investment of \$10M in DRI funds will enable the community to advance critical projects:

- Sewer system
- Wetlands restoration and water quality improvement
- Pedestrian pathways and wayfinding
- Maritime Trail and waterfront boardwalk along the Peconic River
- Streetscape, lighting, traffic calming enhancements
- Public Park development
- Environmental initiatives such as advanced wastewater, heat island reduction,
- Parking improvements
- Arts and culture initiatives
- Community outreach and engagement initiatives

DRI investment will put Riverside on the fast-track toward achieving the community's vision of a revitalized downtown. I hope you will give the Town's proposal every consideration.

Sincerely yours,


Francis Zappone, President, Peconic River Community Development Alliance



Southampton Town Board

116 Hampton Road
Southampton, NY 11968

Meeting: 01/11/11 01:00 PM

Department: Supervisor

Category: Committees & Advisory Boards

Prepared By: Janice Wilson

Initiator: Anna Throne-Holst

Sponsors: Supervisor Anna Throne-Holst

DOC ID: 12546

ADOPTED

TOWN BOARD RESOLUTION 2010-1278

Establish and Appoint Steering Committee for Economic Development in the Hamlet of Riverside

WHEREAS, in recent years, the Town has undertaken detailed planning studies for the Riverside area, first as part of the Flanders/Northampton/Riverside Revitalization Study of 2003, then as the Riverside Hamlet Revitalization Plan of 2006, the Riverside Hamlet Center Mixed Use Planned Development District Study of 2008 and, most recently, on June 9, 2009, the Town Board of the Town of Southampton adopted the Riverside Urban Renewal Plan as an amendment to the Comprehensive Plan; and

WHEREAS, pursuant to § 680-e of General Municipal Law, a Community Development Agency was established for the Town of Southampton for the purpose of acquiring lands in the Hamlet of Riverside for the elimination of blighting influences of these areas as part of its Urban Renewal Plan; and

WHEREAS, in order to promote the sound growth and development of the Town, it is sometimes necessary to correct substandard, unsanitary, blighted, deteriorated, or deteriorating conditions by the re-planning, reconstruction, redevelopment, rehabilitation, or restoration of such areas through the undertaking of public and private improvement programs and the encouragement of participation in these programs by private enterprise; and

WHEREAS, economic development in the hamlet of Riverside has not yet been fully realized and private sector developers and community members with expertise in this area have expressed a desire to assist the Town in evaluating and formulating plans for future economic development in the hamlet of Riverside; and

WHEREAS, the Town seeks to formalize the input of the Riverside community by creating a Steering Committee for the purpose of considering and evaluating economic development in the hamlet of Riverside; now

THEREFORE BE IT RESOLVED, that pursuant to Chapter 12 of the Town Code, the Town Board hereby establishes a Steering Committee for Economic Development in the hamlet of Riverside, and that the following persons are hereby appointed as members:

Jefferson V. Murphree, Town Planning and Development Administrator, or his designee
David Wilcox, Town Planning Director, or his designee
Yves Michele, Suffolk County liaison
Michael Milligi, business representative
Patrick "Skip" Heaney, community representative
Brad Bender, community representative
John Parker, community representative
Michael Brewer, community representative
Carl Iacone, community representative
Brian Williams, Flanders Fire District
Shirley Coverdale, community representative
Rev. Marvin Dozier, community representative
Rev. Roy Pennon, community representative

Supervisor Anna Throne-Holst, ex officio
Councilwoman Bridget Fleming, ex officio

Financial Impact

None

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Anna Throne-Holst, Supervisor
SECONDER:	Bridget Fleming, Councilwoman
AYES:	Throne-Holst, Malone, Graboski, Fleming, Nuzzi

OFFICE OF THE COUNTY LEGISLATURE
COUNTY OF SUFFOLK

Bridget Fleming
Second Legislative District

Chair
Ways & Means Committee

Vice-Chair
Health Committee



Committee Member
Public Safety
Environment, Planning
and Agriculture
Public Works, Transportation
and Energy

May 22, 2019

Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, NY 11788

RE: Historic Greater Riverhead Downtown Area

Dear Ladies and Gentlemen

I write you today in support of the joint application by the Town of Riverhead and the Town of Southampton requesting funds for the revitalization of the Historic Greater Riverhead Downtown Area. As the county representative for the hamlet of Riverside I can speak to the significant local investment that has been made in the area, how these investments will improve the Historic Greater Riverhead Downtown Area as a whole, and how Downtown Revitalization Initiative dollars will be maximized if invested in this neighborhood.

The hamlet of Riverside, though currently in economic distress, is a community with great potential. Geographically it is positioned adjacent to Downtown Riverhead, a developing area that is walkable and vibrant. This favorable location paired with the willingness of the community and the town and county governments to invest their time and money into improving the area makes the Historic Greater Riverhead Downtown Area an excellent candidate for Downtown Revitalization Initiative funding. Additionally, the Town of Southampton worked closely with the community in 2013 to develop a planning document, the Riverside Revitalization Action Plan (RRAP), which provides a comprehensive planning framework and incentivizes the redevelopment of the hamlet.

Suffolk County, the Town of Southampton and local community organizations have already made significant capital investments to projects that will stimulate the economy in the area and improve quality of life. The reconstruction of the Riverside traffic circle was recently completed in October 2018. The traffic circle has five legs (as opposed to the traditional four), and is located in close proximity to the Peconic River. Suffolk County had invested \$5.3 million for the reconstruction of the circle to accommodate the increase in volume that we have seen in recent years, particularly during summer months when people are traveling out to the Hamptons. Local businesses rely on this traffic circle for a significant portion of their yearly income. The new circle with a larger capacity will benefit existing businesses and attract new business.

Long Island Regional Economic Development Council's environmental concerns, the county funding included \$250,000 in Water Quality Protection and Restoration Program funding for the construction of a vegetated recharge system that will reduce nutrient and pathogen loading to the Peconic River through a variety of stormwater management practices accepted for use in the New York State Department of Environmental Conservation Stormwater Management Design Manual.

A project that is underway in this area is the Riverside Maritime Trail. The trail will run from Flanders Road to the Peconic River in Riverside, and will be constructed on 14 acres of parkland owned by Suffolk County. It will serve as a recreational facility and as a renewed, natural filtration system to assist in the restoration of the Peconic River. Suffolk County contributed \$15,000 in Downtown Revitalization funding to the project, which was matched by the Town of Southampton. The project also received \$20,000 in Community Development Block Grant funding, and is the subject of a cooperative agreement between the County and the Town for the construction and maintenance of the Trail.

Thank you for your consideration of the Historic Greater Riverhead Downtown Area for Downtown Revitalization Initiative funding. Please do not hesitate to call my office should you require any further information.

Best Regards,



Bridget Fleming
Suffolk County Legislator
Second Legislative District

BF/car