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May 20, 2016

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

Re: Downtown Revitalization Initiative

Dear Mr. Law and Mr. Rabinowitz,

On behalf of the Riverside community and the Town of Southampton, I am pleased to submit the attached Downtown Revitalization Initiative (DRI) application to the Long Island Regional Economic Development Council. This project will transform Riverside, the most economically distressed hamlet in all of Long Island, to create a gateway to the East End and yield significant environmental and socioeconomic benefits to a community long underserved. The Town of Southampton, the Riverside community and master developer Renaissance Downtowns are fully prepared and committed to implement DRI strategic investments immediately upon award.

Decades of decline and disinvestment have resulted in a Riverside downtown riddled with blight and crime, and poor use of the scenic Peconic River waterfront. In 2013, a public-private partnership formed to address Riverside's dire need for revitalization. With strong community engagement and support, the Town of Southampton and master developer Renaissance Downtowns developed and adopted a master plan and form-based code in December 2015. These new partnerships and adoption of the plan in Town code make downtown Riverside ripe for development.

The master plan provides a streamlined development application process that will fast track Riverside's transformation to a beautiful, compact, transit oriented, walkable community with plentiful job opportunities, affordable housing options, and a renewed Peconic River waterfront. The vision for the new downtown is one that offers scenic vistas and recreational, arts, cultural and environmental events for the whole community. The plan also provides support for human services programs to ensure local residents share in the benefits of redevelopment.

DRI investments will catalyze and incentive additional private and public investment to revitalize the downtown and achieve the following key goals of Riverside Rediscovered:

- Create a true sense of place, utilizing smart growth and sustainable development principles that meet the needs of current residents while attracting future residents and businesses.
- Facilitate the creation of a mixed-use and walkable Gateway Center to enhance the vibrancy of the Riverside Hamlet Center for living, working, shopping, learning, and playing.
- Encourage young professionals and the innovation and knowledge economies to live and do business in the Town.
- Complement Riverhead's downtown area and leverage the proximity of the Long Island Rail Road station and availability of bus service.
- Promote housing choices with a broad range of housing types and price points including attainable and market-rate housing options.
- Leverage existing assets and proximity to maritime resources along the Peconic waterfront, natural resources, recreation areas, and preserved open spaces of the Pine Barrens region.

The time is right for reinvestment. This project is a rebirth for Riverside, and together we will return the town to its roots as a vibrant, family-oriented community. *Riverside is reclaiming* a sense of community and neighborhood identity, and we hope LIREDC will help support our efforts. *I welcome the opportunity to make a presentation to LIREDC members and answer any questions you may have.*

Sincerely yours,

A handwritten signature in black ink, appearing to read 'JS', with a long horizontal flourish extending to the right.

Jay Schneiderman
Supervisor

DOWNTOWN REVITALIZATION INITIATIVE – LIREDC

Due on Friday, May 20, 2016 to LIREDC@esd.ny.gov

BASIC INFORMATION

Municipality Name: Town of Southampton

Downtown Name: Riverside

County: Suffolk

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

Riverside is the most economically distressed community on Long Island, with disparate rates of crime and blight and a vastly underutilized scenic Peconic River waterfront. Past revitalization efforts have been hampered by zoning and infrastructure limitations resulting in poor land use. Thanks to new zoning codes adopted within Town code and crowdsourced placemaking strategies, Riverside is now ripe for development; a master planned, form-based revitalization district will create a vibrant, compact, mixed use waterfront downtown. Over \$1.1B in economic impact is projected over 10 years of construction. Once the project reaches full buildout, it will generate 1,971 jobs annually; total economic impact is projected to total \$239M annually.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

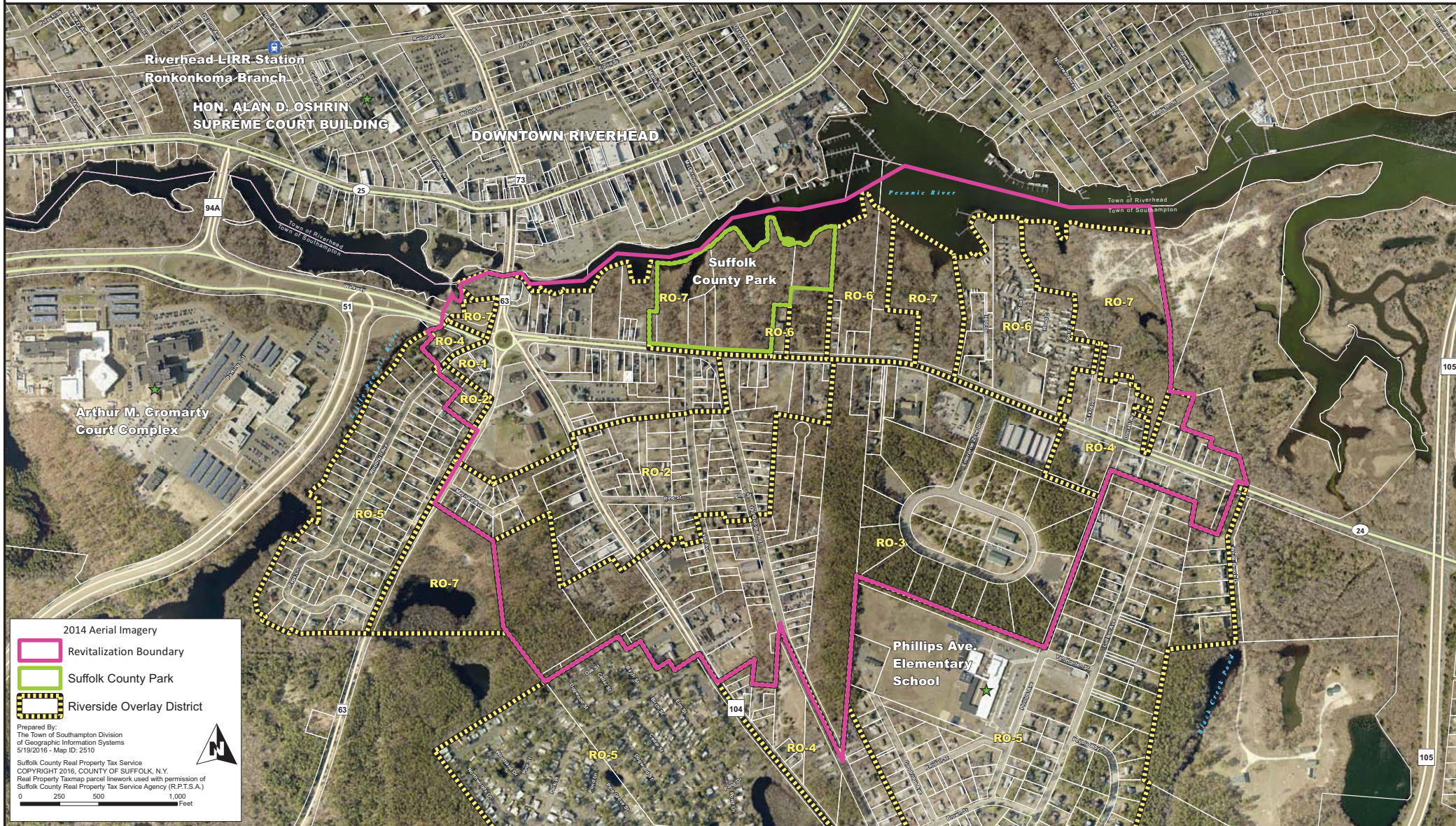
With a total area of .42 square miles, Downtown Riverside aligns with overlay districts RO-1, 2, 3, 4, 6 and 7 as defined in the recently adopted Riverside Revitalization Action Plan (RRAP). The downtown is bordered to the north by the Peconic River and County owned waterfront parkland. The boundary begins, roughly, at the Riverside traffic circle, extends south along County Route 63, proceeds southeast to encompass residential and commercial areas targeted for development near County Road 104, Old Quogue Road, and Ludlam Avenue, then extends north across NYS Route 24 through Suffolk County parkland to the Peconic River.

Attach color map clearly identifying areas within the defined downtown.



RIVERSIDE REDISCOVERED

Downtown Revitalization Initiative Program



- 2) Size.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown. Describe how investments in your downtown could positively impact surrounding communities.

The .42 square mile downtown will support a high density and diversity of planned residential and non-residential uses. The Riverside Revitalization Action Plan (RRAP) envisions 2,267 new housing units, 50% affordable, and 192,000 SF of professional and retail space. The Development Scenario is driven by local and regional market research conducted by Master Developer Renaissance Downtowns and is supported by environmental impact studies. Market research findings include: projected demand of 3,100+ new rental units between 2010-2030 by Millennials and Boomers in Southampton and Riverhead Towns; and strong demand for retail, hospitality and office uses. The Development Scenario is projected to generate 1,971 FTEs annually in the region.

- 3) Past Investments & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

Master Developer Renaissance Downtowns invested \$1M to date to prepare RRAP. Suffolk County: waterfront 14 acre Riverside Park purchased at \$2.4M; 50% grant for pedestrian park access \$15,000; \$250,000 sewer study conducted; budgeted \$4M to reconstruct the Riverside traffic circle; plans \$35M set aside for wastewater treatment. Town of Southampton: grant match; roadway/pedestrian improvements; community policing; thousands of staff hours (planning, outreach, DPW, other).

Construction is projected to generate total economic impact of over \$1.1 billion during the 10 year construction period 2016-2025. The Riverside Development Scenario is projected to generate 1,971 FTEs regionally, generating approx. \$88.9M annually in labor income.

Leveraged Resources: Public \$42,264,750.00 Private \$1,000,000.00
Prior NYS Funding/REDC Funding: Amount \$322,775.00
Please identify use(s) of prior funding \$85,875 LWRP planning (50% funding for project total \$171,750); \$236,900 Brownfield Opp Area study.

- 4) Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Growing job centers near Riverside: North & South Fork wineries, agribusiness, commercial fishing fleets, tourism destinations; Hamptons Business District at Gabreski, a 440,000 SF business and technology center; Riverhead commercial district with aquarium, hotels, restaurants, retail/professional, courts; County offices; Enterprise Park at Calverton; SUNY & Suffolk Comm. College campuses.

Riverside is a future 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 will generate 306 FTEs per year over 10 years. Under a Community Benefit Policy, priority consideration will go to residents of Riverside.

- 5) Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

Riverside 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. This stunning natural resource is underutilized and limited by blighted neighborhood conditions and lack of access. Riverside Rediscovered, the crowdsourced placemaking initiative undertaken by the Town, community groups and Master Developer Renaissance Downtowns, envisions a new downtown oriented around the riverfront. The master-planned, mixed use, compact, form based revitalization area will connect attractive, walkable neighborhoods to Peconic River parks for arts/culture/environment events, recreation, farmers markets and more.

- 6) Policies to Enhance Quality of Life.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

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 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 master plan 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 infrastructure and ongoing community engagement.

- 7) Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

The Town of Southampton is the local lead. The Town Supervisor and the Town Planning and Development Administrator will work with the NYS experts to convene the DRI Planning Committee. Riverside Rediscovered has strong community and business support. The Renaissance Downtowns Community Liaison, bilingual in Spanish and English, has conducted extensive community outreach to engage residents in the crowdsourced placemaking initiative. Web and social media complement the extensive calendar of community meetings to disseminate and collect information. Flanders, Northampton Riverside Community Association (FRNCA) and Peconic River Community Development Alliance (PRCDA) are community nonprofits that strongly support the RRAP.

- 8) Other.** Provide any other information you feel would be relevant to help this committee to make an informed decision to nominate this downtown for a DRI award.

The Peconic Estuary, a US EPA designated Estuary of National Significance and part of the National Estuary Program, forms the northern border Riverside's downtown. It is also an Impaired waterbody (per DEC Priority Waterbody Listing for Peconic River, Lower, and tidal tribs (1701-0259)) with an established Total Maximum Daily Load for Nitrogen. Planned advanced wastewater treatment systems and stormwater management measures will benefit water quality by removing existing development from failing on-site systems, introducing state of the art technologies (such as living machine), and reducing urban storm runoff. Other planned projects include wetland restoration and creation of a maritime heritage trail in the County owned Riverside Park.

- 9) Identify.** Current infrastructure challenges or other impediments facing downtown development initiatives.

Infrastructure: lack of sewage treatment capacity; blighted neighborhood conditions; underutilized waterfront.

Economic distress and marginalization among local residents: There is a very high correlation between poverty and race/ethnicity. Riverside residents are 57.2% White, 20.7% Hispanic or Latino, and 34.1% Black/African American. By contrast, Suffolk County is 85.2% White, 18.2% Hispanic/Latino and 8.3% Black/African American. Riverside has the lowest median housing value and lowest median household income on Long Island. Its poverty rate of 23.7% and unemployment of 15.2% exceeds Wyandanch (13.4%, 12.2%) and Hempstead Village (21.5%, 10.8%) (ACS 2014). It is a food desert. Community engagement efforts must continue and expand.

- 10) Describe.** How an existing downtown master plan (if it exists) could coordinate and optimize available resources through a revitalization initiative.

The RRAP and Overlay District established a streamlined process of development application review and approval intended to expedite economic development. The Town is positioned to coordinate and optimize available resources, including continued community engagement; staff effort; Master Developer Renaissance Downtowns; community partners including FRNCA, PRCDA, arts, culture, historical and environmental institutions; County, State and municipal partners; and the business community.

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.



Attachments

Riverside Rediscovered Fact Sheet

Town of Southampton planning documents (web links)

Riverside Revitalization Action Plan (excerpts)

Letters of Support



Riverside is the most economically distressed community on Long Island:

- Lowest median housing value: \$75,900, compared to \$251,000 in Wyandanch and \$409,400 in Hempstead Village
- Lowest median household income: \$40,971 compared to \$60,673 in Wyandanch and \$51,174 in Hempstead Village.
- Highest unemployment: 15.2% compared to 12.2% in Wyandanch and 10.8% in Hempstead Village.
- Poverty rate 23.7%, compared to 13.4% in Wyandanch and 21.5% in Hempstead Village
- Lack of essential infrastructure, housing options, community services; food desert
- Struggling local economy, stagnant population growth, lack of jobs, few opportunities for upward social mobility

Riverside lies within one of the most scenic and environmentally significant areas of Long Island, and is ripe for redevelopment:

- Borders the Peconic River with over four miles of waterfront and nearly 1,000 acres of preserved land
- Close alignment with revitalization efforts in downtown Riverhead, including focus on Peconic River and community placemaking through arts and culture initiatives
- Riverside Revitalization Action Plan² (RRAP) and supporting form based code adopted by Town of Southampton in December 2015. RRAP is the product of Riverside Rediscovered, a crowdsourced placemaking program by Master Developer Renaissance Downtowns, the Town of Southampton and Riverside residents
- Brownfields Opportunity Area Phase I Nomination Study complete; preliminary sewer study complete
- The RRAP and form-based code provides for a compact downtown area featuring:
 - 2,267 new housing units where 50% will meet affordability guidelines, many with universal design features, to generate 3,899 residents (Draft Generic Environmental Impact Statement (DGEIS))
 - Over 130,000 SF of retail space and 62,000 SF of professional offices
 - Affordable assisted living center to support aging-in-place for local residents
 - Walkability and close proximity to downtown Riverhead, Long Island Railroad and bus routes
 - Community life oriented around the scenic Peconic River and the riverfront 14 acre Riverside Park, acquired by Suffolk County in 2011 for \$2.4M. Arts, culture, recreation and environmental education events in focus
- Located at the gateway to Long Island's East End in close proximity to employment centers
 - North and South Fork wineries, agricultural businesses, commercial fishing fleets and tourism destinations
 - Hamptons Business District at Gabreski, a 440,000 SF business and technology center
 - Downtown Riverhead commercial district - Atlantis Aquarium, hotels, restaurants, retail/professional, courts; Riverhead is the County seat
 - Enterprise Park at Calverton (EPCAL)
 - Suffolk County Center offices
 - Suffolk Community College Eastern campus and Culinary Arts & Hospitality Center in Riverhead;
 - SUNY Stony Brook Southampton campus, currently expanding graduate level training and providing employment opportunities in medical, environmental and humanities fields
- Over \$42M in public funding leveraged for planning, community engagement and infrastructure
- Near term strategic investments include sewer, roadway, beautification, parks, human services
- \$1.1 billion total projected economic input of construction from 2016-2025.
- \$239 million in annual economic impact upon project buildout²
- Community engagement initiatives underway, supported by Long Island Community Foundation, to ensure an inclusive process to extend economic and social benefits of revitalization to existing residents

¹ 2014 American Community Survey

² RRAP and DGEIS available at <http://www.southamptontownny.gov/858/Riverside-Revitalization-Action-Plan---R>

Riverside Rediscovered Planning Documents

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)

All are available at: [http://www.southamptontownny.gov/408/Town Studies Reports](http://www.southamptontownny.gov/408/Town_Studies_Reports)

“Embrace the Peconic Riverfront – and you lift up all of Riverside. Period.”

-CHRIS SHELDON

“To me, revitalization of Riverside means that the Town is doing something to address the residents in the poorest section of the town and that the town is looking out for its residents most in economic despair. Revitalizing Riverside will raise the quality of life for so many people.”

-RON FISHER

“The efforts of the Riverside Revitalization Committee have been outstanding. I am truly grateful to have them revitalize our community...Things certainly have changed and I am looking forward to being part of the new community that awaits us.”

-TANYA COLLINS

“The revitalization of Riverside is the top priority of me and the entire board of the Flanders, Riverside and Northampton Community Association. We have been working for many years to see the existing blighted commercial properties replaced by a vibrant, economically successful business center - a center that brings new business and job opportunities to local residents and businesses. And, we have long sought to see substandard housing eliminated with new housing options for our hard working residents. And finally, we feel that the overall redevelopment initiative by the town will generate increased safety, beautification and important new recreational facilities with the planned Riverside Park bringing residents to the riverfront to enjoy their natural treasures.”

“The Children's Museum is a wonderful asset to any community and will well serve the residents and visitors to the Riverside and downtown Riverhead community. Riverside has been underserved for too many years and I think that bringing such terrific institutions of learning to the local residents is of particular importance.”

“My vision of the revitalized Riverside is a beautiful, transit oriented, walkable community with new recreational opportunities and activities for families. I see housing alternatives for young, old and new families combined with affordable options for the hard working and retired members of the community and region. That vision includes many new businesses to provide needed services to residents and visitors and, very importantly, adds commercial tax base that will help fund our schools.”

-VINCE TALDONE, PRESIDENT OF FRNCA

“There is nothing here to stay for...we need vibrancy that will improve the quality of life of all residents.”

“I want a cozy and comfortable community where residents work together for the betterment of the neighborhood.”

“I want property value to increase for homeowners in proximity to the project.”

-STEVEN SCHREIBER

Introduction

Searching for Riverside

The Tale of Two Towns: The Hamlet of Riverside, Paradise Found... If You Can Find it!

The 2.8 square miles of the Hamlet of Riverside is one of THE MOST BUCOLIC LAND MASSES in all of Long Island.

It stands at the precipice of the Peconic Estuary, dead center on the split between the twin forks of the East End. Containing over four miles of waterfront, nearly 1,000 acres of virgin, preserved property and the Northeastern Boundary of the Long Island Pine Barrens, Riverside should provide a visitor with the best that Long Island has to offer. Within a 15 minute drive one can visit: spectacular ocean, bay, sound and fresh water beaches; world class vineyards, farms, artisan food production venues and micro-breweries; live music, the Long Island Aquarium and world class shopping. Employment opportunities include the Suffolk County Center, State & County Courts, Suffolk Community College, local public schools, banks, restaurants, and construction firms.



The 2.8 square miles of the Hamlet of Riverside is one of THE MOST DISINVESTED COMMUNITIES in all of Long Island.

It is the most ignored, underserved, voiceless community on Long Island. Ranked as the most economically distressed community in Suffolk County, its property values are one third of Gordon Heights and the median income of its residents is \$20,000 per year less than Wyandanch, the second and third most distressed communities, respectively. Riverside is one of seventeen hamlets within the Town of Southampton yet most people, if they even know where Riverside is, will tell you it is in the Town of Riverhead. All of the County facilities advertise their address as Riverhead, the residents are served by Riverhead Schools and Riverhead Library and all addresses come with a Riverhead 11901 Zip Code, yet it is not Riverhead. A trip to Riverside provides a visitor with open air drug markets, prostitution, litter, and a general feeling of total disinvestment. Many residents are forced to reside in deplorable housing conditions and the immediate area offers a few gas stations, a handful of local shops whose owners work very hard to stay open, and a plethora of blighted and vacant buildings. The good people who live here are a diverse working class with a rich history of acceptance and entrepreneurship. These "Champions" are holding on to what's left of the great place they call home.

All that is about to change...

You, as a visitor to Riverside by virtue of opening this document, have embarked on a journey detailing the unyielding commitment of the residents of Riverside, Flanders & Northampton as well as the Elected Officials and Staff of the Town of Southampton to Rediscovering Riverside. Welcome!



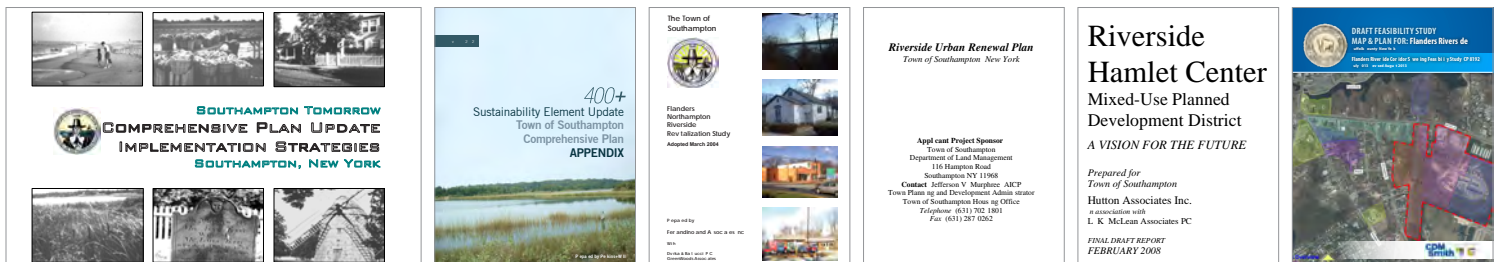
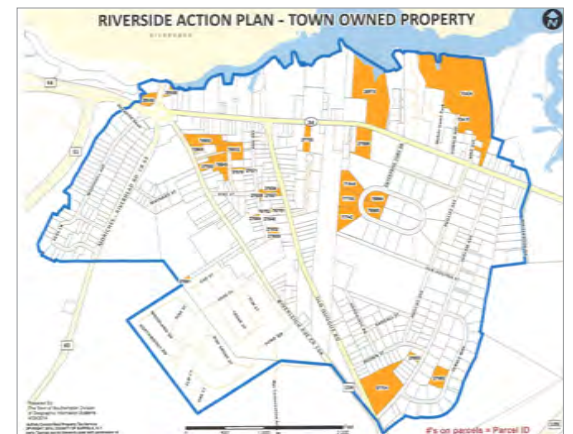
Riverside Action Plan

On August 22, 2013, the Town of Southampton issued a Request for Qualifications (RFQ) which sought responses by qualified and eligible organizations to guide the Municipality with the formulation of a Revitalization Action Plan in order to implement all of the past efforts to help the Hamlet of Riverside. The Town sought a Master Developer to work with the Municipality to implement the selected strategies for such revitalization. After responding to the RFQ and attending subsequent interviews, Renaissance Downtowns was selected by a unanimous bi-partisan vote. Renaissance entered into a Public-Private Partnership with the Town of Southampton by signing a Master Developer Agreement on April 16, 2014, again unanimously approved by the Supervisor and the Town Board. The MDA required Renaissance to work with the Town and the community to create the Riverside Revitalization Action Plan (RRAP).

This Riverside Revitalization Action Plan builds on all of the existing and past planning efforts in a manner that is consistent with the needs and desires of a vibrant, ethnically and culturally diverse community. The Town should be applauded for its proactive initiatives and its partnership in the co-creation of RRAP.

EXISTING AND PAST PLANNING EFFORTS THAT HAVE INFORMED THIS RRAP INCLUDE:

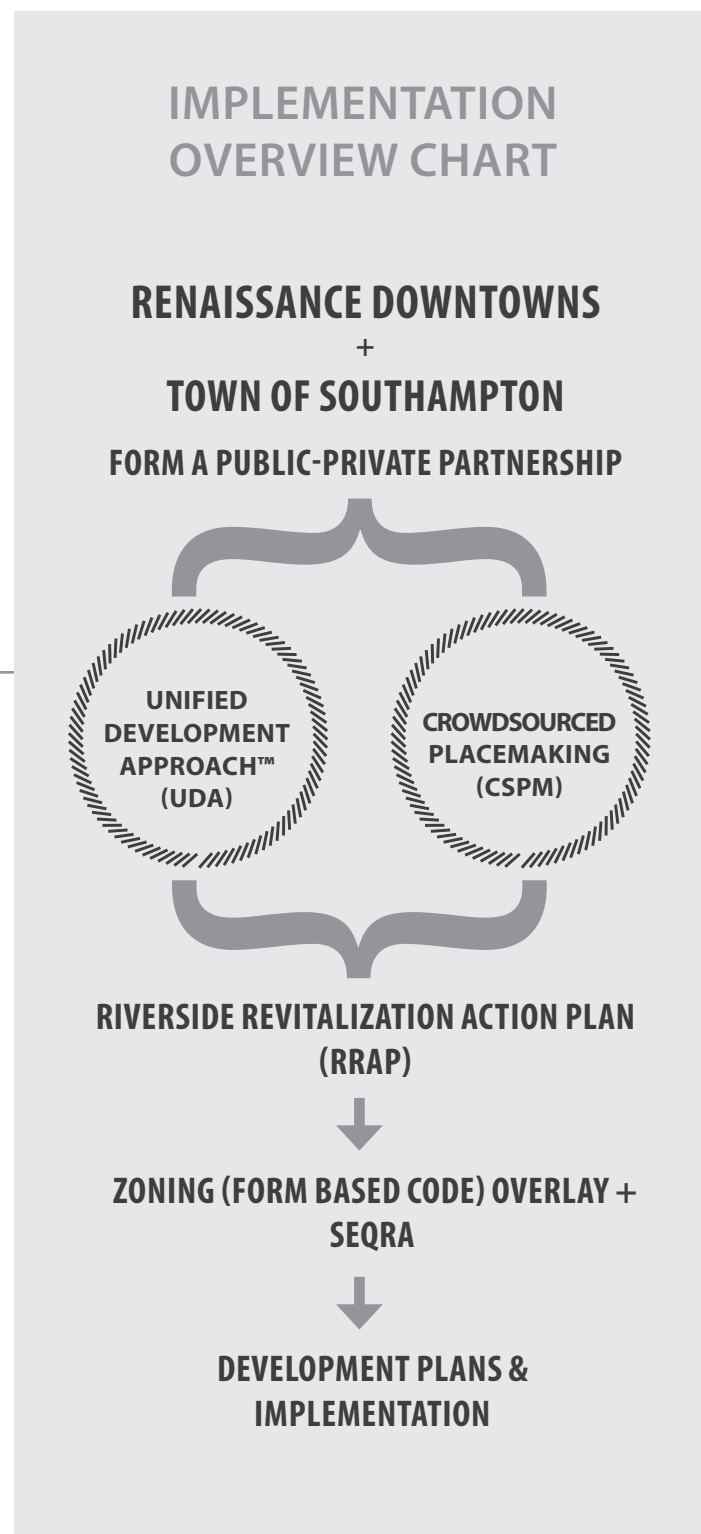
- Town of Southampton Comprehensive Plan Update
- Comprehensive Plan Sustainability Element Update
- Riverside Northampton Flanders Revitalization Study
- Riverside Urban Renewal Plan
- Riverside Hamlet Center Study
- Flanders Riverside Corridor Sewering Feasibility Study



Timeline



- **UNIFIED DEVELOPMENT APPROACH™ (UDA)**
RD reaches out to Private Property owners, Key Community Stakeholders and Other Agencies.
- **CROWDSOURCED PLACEMAKING (CSPM)**
RD initiates CSPM process of Community input.
- **RRAP**
This document describes the development strategies that will achieve the goals and objectives of the Community and the Public-Private Partnership for a sustainable revitalization of Riverside. In addition, it provides the outline of next steps to effectuate development strategies including necessary entitlements.
- **SEQRA & ZONING OVERLAY (COORDINATE WITH BOA)**
BOA Step II study, zoning recommendations and SEQRA process all work together in order to streamline the process and resources
- **DEVELOPMENT PLANS & IMPLEMENTATION**
If the recommendations and strategies contained in the RRAP are adopted by the Town, immediate development opportunities will be created and development will begin.



Overview of the Project Area



Riverside is currently the single most economically distressed community on all of Long Island. Riverside has the lowest median housing value and median household income, and is more distressed in 5 of the 6 indicators than the next 2 distressed communities in Suffolk County.

The lack of long term solutions to support community revitalization has resulted in a general disinterest on the part of the business community to invest in Riverside. In addition, lack of essential infrastructure, housing options, community services, and easy access to food and goods has only exacerbated the problem. The end result is a struggling local economy, lack of jobs and few opportunities for upward social mobility

In comparison with other distressed communities in Suffolk County such as Gordon Heights and Wyandanch, ranked as 2nd and 3rd most distressed respectively, Riverside has significantly higher unemployment (nearly 4% higher than Gordon Heights) and a substantially lower median income (More than \$20,000 less than Wyandanch), but receives comparatively less public

assistance income. Riverside's median home value is only 19% of that of Suffolk County (\$395,200), 12% of the Town of Southampton's (\$612,700), 20% of the neighboring Riverhead's (\$372,700) and 26% of the next most distressed community.

It is the only community in Suffolk County with a median home value below \$200,000. The next lowest community, Mastic Beach, has a median home value of \$224,900, more than three times that of Riverside.

Investment into this community is significantly hampered by zoning and infrastructure deficiencies that limit the ability of land to be used to its highest and best use.

In its role as Master Developer, Renaissance Downtowns (RD) was selected by the Town to work with the community and its many stakeholders to implement proven planning strategies and placemaking techniques. Through the use of its proprietary Unified Development Approach, RD has created a platform whereby community driven ideas for revitalization can be analyzed and properly vetted. This process is culminated through the creation of this RRAP.

| ECONOMIC DISTRESS INDICATORS FOR RIVERSIDE CDP (CENSUS DESIGNATED PLACE) | | | | | | | |
|--|-------------------------------|-------------------------|-----------------------|-------------------------|----------------|----------------------|--------------|
| Place | % W/ Public Assistance Income | % High School Graduates | % Below Poverty Level | Median Household Income | % Unemployment | Median Housing Value | Overall Rank |
| Riverside | 7.05% | 63.34% | 24.59% | \$33,308 | 18.39% | \$73,900 | 1 |
| Gordon Heights | 8.65% | 85.17% | 22.18% | \$56,157 | 14.46% | \$281,600 | 2 |
| Wyandanch | 11.78% | 75.75% | 13.99% | \$53,948 | 9.93% | \$270,000 | 3 |

According to Economic Distress Indicators, 2008-2012 (Places in Suffolk County, New York), Riverside is the most disinvested community in Suffolk County.

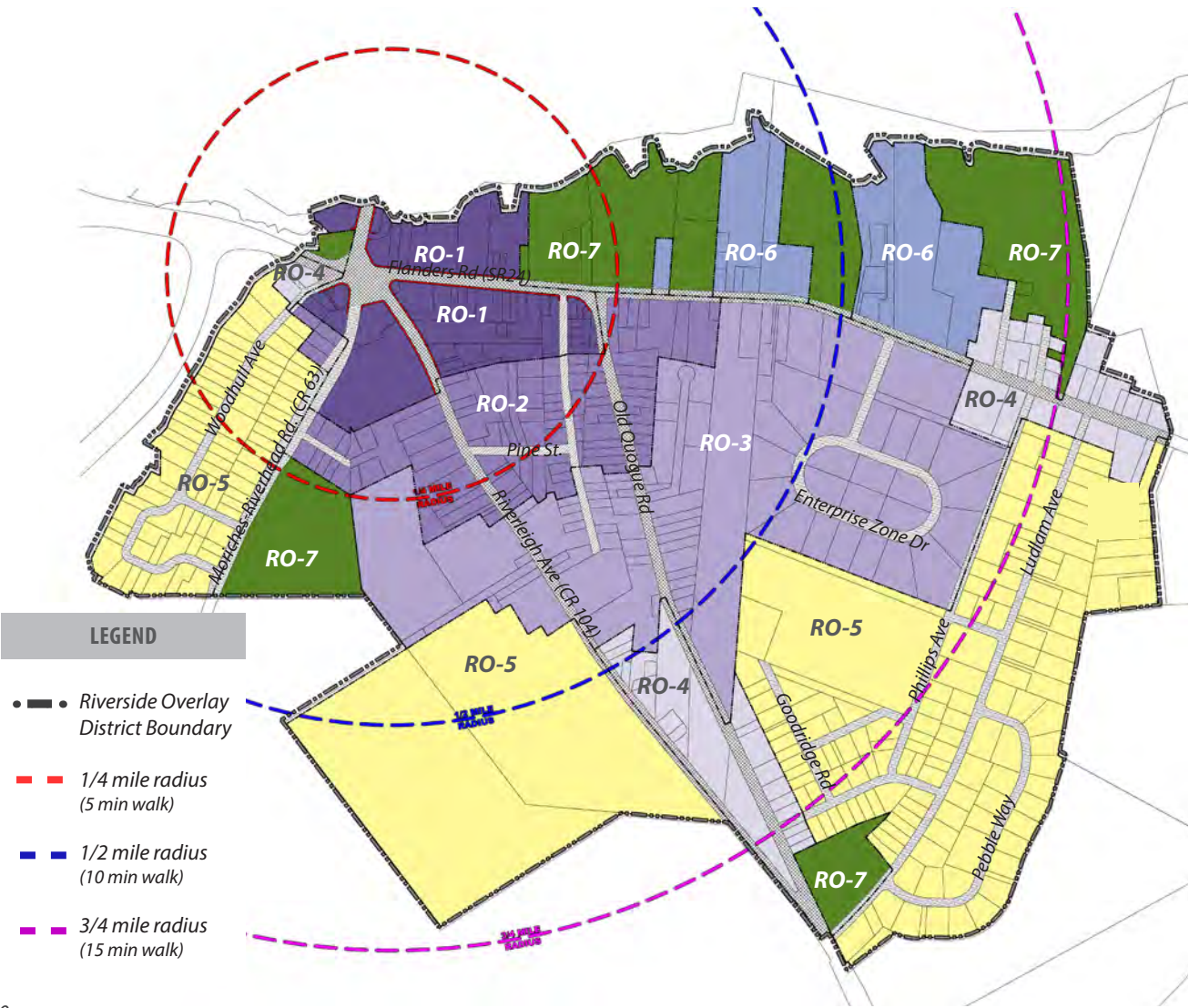


Executive Summary

Riverside Land Use Plan (RLP)

The proposed Riverside Overlay Districts (ROD) Map depicts the strategy for Riverside's redevelopment and revitalization utilizing the Transect, where the densest area is concentrated 1/4 mile (5 min walk) from the traffic circle on NY24, and scales down in density as it radiates away.

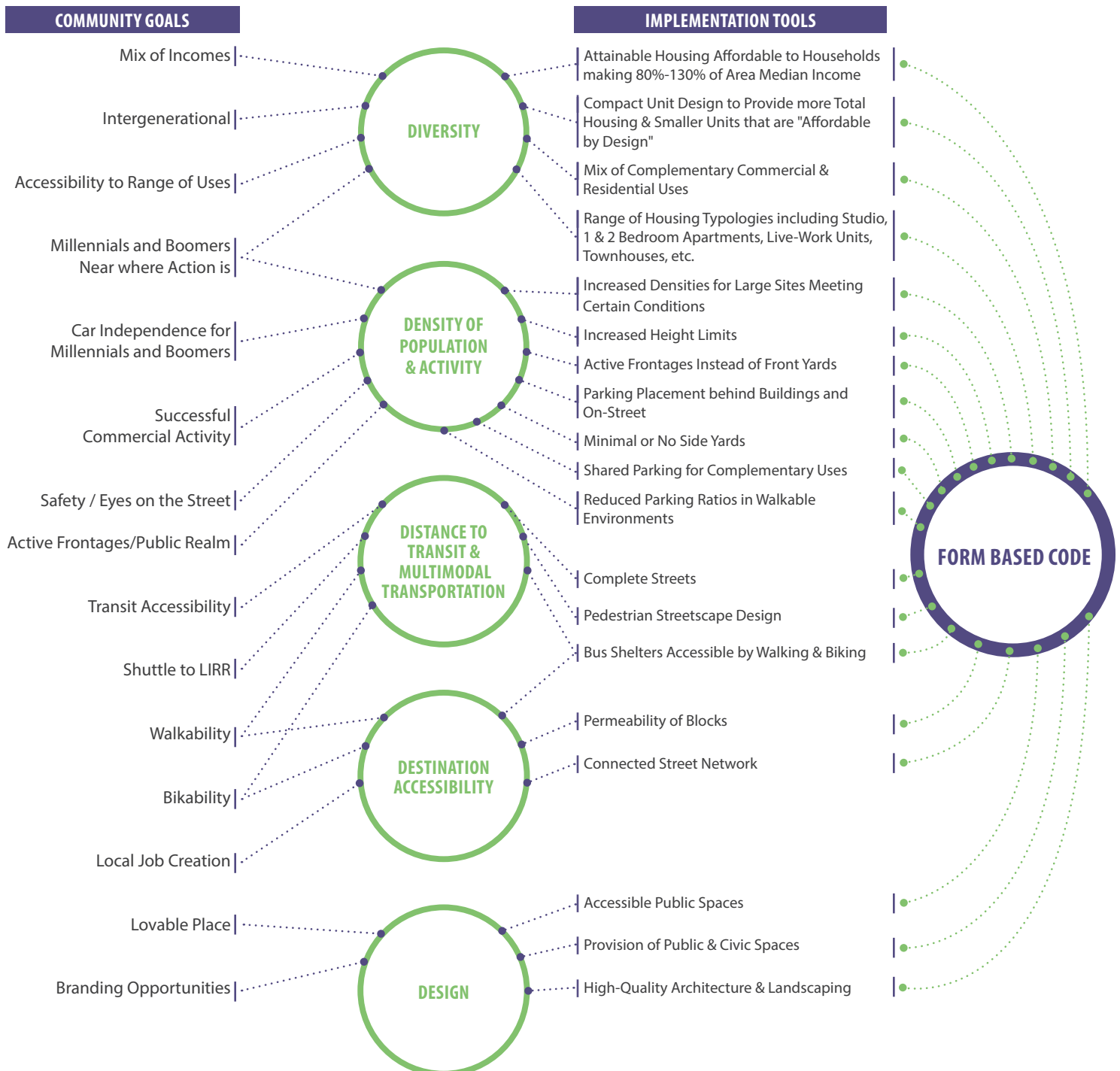
This plan and corresponding key represent the planning principles detailed within the Revitalization Toolkit. Specifically, they list which principles are appropriate to be incorporated into the revitalization plan. A comprehensive approach with a singular Master Developer is recommended for the area's revitalization and redevelopment is with a singular Master Developer, as this enables the proper placement of complementary uses to best meet the principles of responsible economic development and placemaking. **Section 1** describes in detail all of those areas, and lists which principles are appropriate to be incorporated into the revitalization plan. Specific zoning changes are described in **Section 3**.



- Riverside Hamlet Center
RO-1
- Riverside Hamlet Neighborhood
RO-2
- Riverside Special District
RO-3
- Riverside Gateway District
RO-4
- Riverside Suburban District
RO-5
- Riverside Waterfront District
RO-6
- RPL Riverside Parkland
RO-7

PROPOSED DOWNTOWN OVERLAY FORM BASED CODE DEVELOPMENT BULK STANDARDS▶





**Flanders Riverside and Northampton Community
Association, Inc.
P.O. Box 602, Riverside, N.Y. 11901**

Resolution No. 2-2016, Adopted May 9, 2016

WHEREAS, The Flanders, Riverside and Northampton Community Association, Inc. (FRNCA) is a 501 (c)(3) community organization founded in 1999 to, among other purposes (see FRNCA.org), unite the community, promote and advance the social relations within the three hamlet area and with its neighboring communities and, foster economic and cultural improvement for the three hamlets of Flanders, Riverside and Northampton;

WHEREAS, FRNCA has participated in and fully supported the overall, multi-year Riverside revitalization effort by the Town of Southampton, with support from the County of Suffolk and the State of New York. Further, FRNCA fully supports the Town of Southampton regarding its December 2015 adoption of the extensively and publicly vetted Overlay Zoning District along with its related Riverside Revitalization Action Plan (RRAP See www.TownofSouthamptonNY.gov), and;

WHEREAS, the Town Board of the Town of Southampton, in pursuit of its revitalization of the hamlet center of Riverside, has approved a resolution to authorize application to the State of New York, Downtown Revitalization Initiative (DRI) grant program (Southampton Town Resolution 2016-512), and;

WHEREAS, the executive board of FRNCA presented the program and its grant opportunity to the membership at the organization's general meeting on May 9, 2016. Further, all members present expressed their desire to support the application and provide whatever FRNCA volunteer services and resources available to the

page 2 of 2

municipality to assist in outreach and implementation of the grant in the event that the grant is awarded to the municipality;

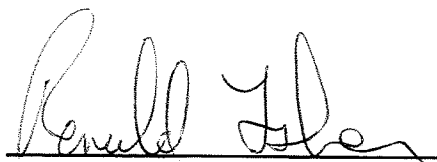
THEREFORE, BE IT RESOLVED THAT, the Board of the Flanders, Riverside and Northampton Community Association, Inc., hereby states its support for the municipal application to NYS under the DRI program and, does hereby offer its participation as needed to obtain and implement said grant program and,

FURTHER, BE IT RESOLVED THAT, FRNCA believes that the commercial and residential revival of Riverside is critical to the well being of area residents and businesses in both the Town of Southampton and its sister community, Downtown Riverhead.

By motion offered by Vince Taldone, seconded by Ron Fisher and adopted by vote of the Board of Directors on May 9, 2016.

| | |
|-------------------------------|---------------|
| Ron Fisher, President | Yes |
| Steven Schreiber, VP, | Absent |
| Patty Hopkins, Sec. | Yes |
| Vince Taldone, Treas., | Yes |
| Sandy Adams, Gen. Mem. | Yes |

Resolution Certified By:


Ronald Fisher, President

PECONIC RIVER COMMUNITY DEVELOPMENT ALLIANCE

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

May 19, 2016

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

Re: Downtown Revitalization Initiative In Support of Riverside

Dear Mr. Law and Mr. Rabinowitz,

I am writing to encourage you and the Long Island Regional Economic Development Council to nominate the Riverside community to receive Downtown Revitalization Initiative (DRI) funding. By many measures, Riverside is the single most economically distressed community on all of Long Island, having suffered from years of decline and disinvestment. Past revitalization efforts have been significantly hampered by zoning and infrastructure deficiencies that limited the ability of land to be used to its highest and best use. These trends have given rise to crime-ridden neighborhoods, rife with open air drug markets, prostitution, litter, and blight.

Despite these challenges, Riverside is now at the cusp of transformative change. Located at the gateway to Long Island's East End, Riverside has 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 neighborhood where tomorrow's workforce will want to live, work and raise their families.

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 Town of Southampton, the community and the Master Developer have worked together to co-create the Riverside Revitalization Action Plan, with the strong desire to implement meaningful change. The Action Plan was adopted along with a modern form-based code in December 2015, and will create a true sense of place, utilizing smart growth and sustainable development principles that meet the needs of current residents and will attract future residents and businesses. The goal is to retain and attract a diverse and multicultural population, including young professionals and members of the innovation and knowledge economies.

PECONIC RIVER COMMUNITY DEVELOPMENT ALLIANCE

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

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.

Riverside is undoubtedly ripe for development and is extremely well positioned to make the best use of DRI funding on an aggressive timeline. I hope you will give the Town's proposal every consideration.

Sincerely yours,

A handwritten signature in black ink, reading "Francis Zappone". The signature is fluid and cursive, with the first name "Francis" and last name "Zappone" clearly legible.

Francis Zappone, President, Peconic River Community Development Alliance



May 19, 2016

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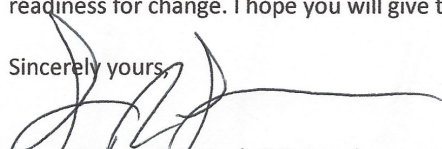
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Riverside is undoubtedly ripe for development and is extremely well positioned to make the best use of DRI funding on an aggressive timeline. I invite you to review the attached fact sheet which demonstrates the community's need and readiness for change. I hope you will give the Town's proposal every consideration.

Sincerely yours,



Sean McLean, Principal, EVP Development
Renaissance Downtowns LLC