



Downtown Revitalization Initiative

APPLICATION

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at www.ny.gov/dri.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: **Town of Southampton**

Downtown Name: **Riverside**

County Name: Suffolk

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

The vision of the Riverside Revitalization Action Plan is to leverage the economic, environmental and community assets on Long Island's East End, including the scenic Peconic River waterfront, regional employment and transportation hubs, and major East End tourist destinations, to transform Riverside into a vibrant, mixed use, walkable waterfront neighborhood that meets local and regional demand for housing, jobs and recreational opportunities.

The community's vision is shaped by the fact that Riverside is, by many measures, the most economically distressed community on Long Island. Residents have organized to address in a holistic manner the issues of blight, crime, poverty, disinvestment and environmental harm brought on by decades of neighborhood decline and the presence of brownfields. The community is now poised for transformative change.

The Riverside Revitalization Action Plan (RRAP), along with a modern form-based code and zoning overlay district adopted by the Town of Southampton in 2015, was developed through an intensive, community-centered planning process. DRI investments will be driven by the RRAP and will spur community transformation, resulting in a vibrant, diverse waterfront community that provides economic opportunity, affordable housing, enhances the regional arts and culture scene. Environmentally sustainable development projects will protect the Peconic River waterfront, which will become the hub of community activity.

JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

The Riverside downtown encompasses a contiguous, compact neighborhood located at the gateway to Long Island's East End region. This transitional 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 the downtown is the Peconic River, which is part of the Peconic Estuary, a designated Estuary of National Significance by the US Environmental Protection Agency. The downtown also features approximately 1,000 square acres of preserved land and wetland areas along the northeastern border of Pine Barrens region and Peconic Estuary.

While the downtown has suffered from years of decline, disinvestment, crime, and blight – by many measures it is Long Island's most economically distressed community – Riverside's residents comprise a diverse and close-knit community that has worked tirelessly to develop and advance an ambitious, holistic, and socially conscious revitalization strategy that is now attracting widespread recognition and investment from local, county, state, federal, and private sources.

Community members, businesses, government stakeholders, master developer Renaissance Downtowns and the Town of Southampton collaborated for over two years to develop Riverside's revitalization plan, which consists of the Riverside Revitalization Action Plan (RRAP), a modern form-based code overlay, and Environmental Impact Statements adopted in 2015. The plan supports environmentally sustainable, context-sensitive development along the scenic Peconic River waterfront and addresses local and regional demand for housing, jobs and walkable communities. It provides for 2,300 new housing units, half of which are required to be attainable, over 192,000 SF of new commercial space, park improvements, environmental projects and community arts and culture initiatives.

Riverside now stands at the cusp of transformation. DRI investments will support the critically important next steps in the revitalization process, consisting of the following:

- New Riverside Sewer District – a map and plan is 90% complete; support will be needed for district formation, construction plans and specifications, land acquisition and construction.
- Wetland reconstruction, living shoreline and innovative nitrogen reduction projects
- New pedestrian pathways for downtown connectivity
- Maritime Trail and waterfront boardwalk for downtown connectivity, waterfront access, and park access
- Streetscape, lighting, and traffic calming enhancements
- Gateway park facility at the Riverside traffic circle for attractive public space and community events
- Environmental initiatives for water quality and sustainability
- Parking management plan and implement parking improvements
- Arts, cultural and community projects
- Community outreach and engagement activities

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

1) Boundaries of the proposed DRI area. Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

The DRI area is the Riverside downtown, a commercial business district defined by its existing infrastructure core and strong community identity. Riverside is represented by some of the largest and most active civic organizations in the region, and is distinguished by the growing sense of neighborhood and belonging that has been generated through grassroots community organizing. In more technical terms, the downtown is described as follows:

- It is the “core Riverside development area” as defined in the Riverside Revitalization Action Plan (RRAP) and Riverside Overlay District, a form-based code overlay adopted by the Town of Southampton in 2015. The downtown is also a NYS designated Brownfield Opportunity Area and has been defined in a hamlet map adopted by the Town.
- Its .42 square mile land area is comprised of an older, moderately dense community consisting of commercial and industrial buildings, scattered institutional uses, parklands and nature preserves dotted by a mix of mostly one- to two-story single-family neighborhoods and three mobile home parks. Most commercial uses are located along State Route 24, and near the Riverside traffic circle where five State and County arterial roads intersect. Riverside is currently characterized by this blighted commercial corridor, vacant and abandoned properties, substandard housing, traffic congestion, illegal dumping, pervasive crime, disinvestment and a vastly underutilized waterfront.
- It is described in the Riverside Revitalization Action Plan in terms of walking distance from the Riverside traffic circle. The portion of downtown slated in the form-based code for the most dense land uses is located within a ¼ mile of the traffic circle, a five (5) minute walk. The outer edge of the downtown boundary is about a 15 minute walk from the traffic circle, or roughly ¾ mile.
- Its northern boundary is the shoreline of the Peconic River. Beginning at the western end, the boundary begins at the Peconic River just west of the County Road 63 traffic circle, runs down County Road 63, then eastward toward County Road 104, around the Riverside Enterprise Zone, then north across County Road 24 and back up to the Peconic River.

2) **Description of catchment area.** Outline why the proposed DRI area, 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 destination.



CENTRAL LOCATION: Riverside is:

- Centrally located at the eastern end of Long Island near the terminus of the Long Island Expressway.
- Walkable to the Riverhead Long Island Railroad (LIRR) station, which is three stops away from the LIRR Ronkonkoma branch, where commuters access frequent express service to Manhattan (1 hour). The Riverhead station also serves as a transportation hub with Suffolk County bus and the Hampton Jitney private bus line that provides direct routes to New York City.

- Immediately adjacent to Riverhead, the County Seat of Suffolk County, and a business, banking and retail center.
- Ideally located as a gateway to the East End. 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.
- Within a short commuting distance to major government and institutional employers, 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 Gabreski in Westhampton, municipal facilities operated by Town of Southampton and Town of Riverhead, and more.



EASILY ACCESSIBLE TO REGIONAL POPULATION: Due to its geographic 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). The summer and fall tourism population surge 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).

The Riverside traffic circle is a hub for all major arterial roadways serving the East End, putting it in easy reach of all of the surrounding region. The downtown is also within reach of employment centers and destinations across Suffolk County, population 1.5M:

- 44 miles to Melville, at Suffolk’s border with Nassau County
- 42 miles to Montauk, the eastern most point on the South Fork
- 30 miles to Stony Brook University, Long Island’s largest single-site employer

- 30 miles to Orient, the eastern most point on the North Fork
- 16 miles to Brookhaven National Lab
- 14 miles to campus of SUNY Stony Brook Southampton
- 8 miles to Enterprise Park Calverton (EPCAL), a NYS designated Opportunity Zone
- 5 miles to Hampton Business District in Westhampton Beach (440,000 SF business park on 50 acres)
- 4 miles to Suffolk County Community College eastern campus
- 2 miles to Riverhead’s Route 58 commercial district (banks, institutional uses, Tanger outlets)

CAPACITY TO MEET REGIONAL DEMAND FOR SUSTAINABLE GROWTH: Riverside’s revitalization plans call for substantial growth in mixed use development. Buildout projections are driven by market analyses performed by Master Developer Renaissance Downtowns and detailed in the Riverside Revitalization Action Plan and associated Environmental Impact Statement. SEQRA analysis for the plan and form-based code are complete.

Currently, Riverside contains 840 housing units, many of which are substandard. Buildout projections for this portion of the downtown exceed 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.

Planned development projects in Riverside include two strategic redevelopment sites identified in the Riverside Brownfield Opportunity Area Nomination Study (BOA) and RRAP. They are among the highest visibility properties in the Riverside downtown area and deemed high priority for redevelopment due to their blighted condition.

- 20 Riverleigh Avenue – Demolish existing blighted former diner and build mixed use 10,000 SF facility for first floor medical offices and attainable rate apartments on second floor. Supported by \$500,000 RESTORE NY incentive funding.
- 89 Peconic Avenue – Demolish 1,500 SF dilapidated former gas and build 10,000 SF commercial space for outdoor kayaking recreation facility along with a restaurant serving customer traffic from the recreation facility and area businesses. Supported by \$500,000 RESTORE NY incentive funding.

In addition, Suffolk County has invested over \$5M in redesign and reconstruction of the Riverside traffic Circle, which is currently underway. Significant community input was incorporated into the design to reflect priorities around environmental sustainability, walkability and access to adjacent communities.

These are the first major developments to occur under the RRAP, and are anticipated to catalyze additional investment.

Development in Riverside will also complement and amplify existing and planned development in adjacent Riverhead, which is under separate municipal authority (Town of Riverhead) than Riverside (Town of

Southampton). In the Riverhead DC-1 Zoning District, 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.

Current planned development in Riverhead includes:

- Georgica Green Ventures –118 apartments, 5,000 SF retail, and 6,000 SF restaurant
- 203-213 E. Main St. – three retail spaces of 910 sq. ft., 1,000 sq. ft., and 1,532 sq. ft.
- Preston House, a historic facility restoration for a 20 room boutique hotel and 200 seat restaurant in the historic district

Projects under construction and recently completed in Riverhead:

- Peconic Crossing: 45 apartment units
- Summerwind Square: 52 apartments
- Woolworth building: 18 apartments, all workforce housing

Additionally, Riverhead’s Main Street area is developing into a destination for restaurants, and breweries, including Diggers, Spicys, Perabell, Jerry and the Mermaid, Shadees Jamaican, Turquaz, Mazi, Vines and Hops, Blue Duck Bakery, Sweetart Yogurt, Ralphs Italian Ices, Farmer's Kitchen, and more as well as the Long Island Aquarium, Hyatt hotel and Suffolk Theater, a meticulously restored Art Deco era theatre. The Town is hoping to attract specialty retail and restaurants to complement the existing base. Continued revitalization north and south of the Peconic River will support success of these existing business enterprises.

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 cultural and recreation opportunities for all segments of a culturally, ethnically, racially and linguistically diverse population, from young workers to families to seniors.

3) Past Investment, future investment potential. Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

Prior investments by multiple stakeholders – New York State, Suffolk County, Town of Southampton, Town of Riverhead, the Master Developer, federal sources and private equity – have contributed significantly to Riverside’s readiness for DRI funding. The downtown 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.

PRIOR INVESTMENTS IN RIVERSIDE – PLANNING, CAPITAL, COMMUNITY ENGAGEMENT:

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 County initiatives, ran community programs, and secured programming collaboration with Children’s Museum of East End (CMEE) that has contributed to early childhood education for 300 children.
- Provided conceptual designs for new community facility to serve Riverside youth that will include year round CMEE programming and other youth initiatives provided by Town of Southampton Recreation Department.
- Raised \$4,000 for SEPA Mujer civic leadership training, with outcomes including: 20 Latina women graduated from a Civic Leadership Academy community organization Flanders, Riverside Northampton Community Association (FRNCA elected a Latina (one of the graduates) to its board) for the first time in 19 years.
- Helped raise \$25,000 of unrestricted funds to support legal services for victims of domestic violence, crime, and human trafficking.
- Helped raise \$3,000 to support operations for community organizations that provided people with felony convictions information on how to seal their records; and a credit repair/housing workshop.
- Supported Food Truck Festival that raised \$8,000 to support ongoing community programs.
- Supported community events including Hope Day and Juneteenth celebrations.

Federal:

- US EPA Brownfields Assessment Grant of \$265,000 awarded April 2018 for Environmental Site Assessments and Cleanup Plans at Riverside Hazardous and Petroleum contamination sites.

New York State:

- Empire State Development RESTORE NY Program: \$1,000,000 awarded to Town of Southampton in 2018 for redevelopment projects at two blighted properties in downtown Riverside.
- NYS Department of State: \$236,900 grant awarded in 2013 for BOA Step II Nomination Study Revitalization Action Plan and Zoning Map and Code Amendments Findings Statement. BOA designation approved 2017.
- NYS Department of Environmental Conservation: \$50,000 Environmental Justice grant awarded to Flanders, Riverside and Northampton Community Alliance (FRNCA) and Town of Southampton in 2017 to conduct waterfront revitalization planning and a community engaged public health survey.
- NYS Department of State: \$85,875 grant from NYS Local Waterfront Revitalization Program in 2014 to design a pedestrian bridge to span the Peconic River.
- Local Initiatives Support Corporation: 2017 Vacant and Abandoned property initiative awarded \$175,000 for code enforcement and community outreach to prevent and remediate “zombie” properties.

Suffolk County:

- Purchased the waterfront 14 acre Riverside Park for \$2.4M.

- 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.
- As part of the DEC Environmental Justice grant, the Town is investing staff resources in supporting development of plans for the Riverside Maritime Trail, which will provide pedestrian connectivity in and between the downtown, the Peconic River waterfront, and waterfront parklands.
- \$32,000 is budgeted for a Tiger Salamander study. The Town will work with the NYS DEC to establish location of habitats in order to inform setback requirements. This will streamline the application process for new development applications, and comply with SEQRA requirements.
- 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; \$50,000 NYS DEC Environmental Justice.
- \$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.
- Community Development Block Grant and pending NYS legislative award to establish a community recreational facility at Ludlam Park in Riverside. Estimated total investment \$425,000.

PRIOR INVESTMENTS IN RIVERHEAD DOWNTOWN:

Downtown Riverhead is immediately adjacent to Riverside along the north shore of the Peconic River. The Town of Riverhead has invested local funds and secured external funding for numerous revitalization projects. Despite the separation of municipal authority, Riverside revitalization will leverage these investments due to their geographic proximity and alignment of community revitalization goals.

- 2012 NYS Department of Housing and Community Renewal Main Street Grant \$250,000
- 2010 NYS Department of Housing and Community Renewal Main Street Grant \$500,000
- 2009 NYS Department of Housing and Community Renewal Main Street Grant \$200,000
- 2004 NYS Department of Housing and Community Renewal Main Street Grant \$200,000
- Multi-million NYS Parks/Community Preservation Fund acquisitions to create green space.

- \$1.5 Million NYS DOT 2011 award to support renovation to 3-acre Grangebel Park overlooking Peconic River & connecting Riverhead to Southampton to provide community space with event stage.
- 2011 NYS Brownfield Opportunity Area grant for Step II Nomination Study (\$567,000).
- 2017 Vacant and Abandoned property initiative awarded \$100,000 for code enforcement and community outreach to prevent and remediate “zombie” properties.
- \$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.
- Long Island Aquarium Expansion - New mixed use hotel project (\$2.4 Million NYS Empire State Development Corporation award towards Atlantis Marine World Grand Hyatt Hotel).
- Summerwind Square - 52 unit mixed use next generation housing development to replace three abandoned and vacant parcels/buildings (Suffolk County subsidy of approx. \$2M).
- 1 East Main Street – over \$1M renovation to highly visible, anchor gateway property at the heart of the Downtown Business District (corner of East Main Street & Peconic Avenue).
- 10 Peconic Avenue – over \$1M renovation to formerly vacant building on Peconic Avenue to create community event space & 10 live/work unit artist units above.
- Approximately 770 municipally owned parking spaces walkable to downtown.
- Coordination with newly formed East End Tourism Alliance between North & South Forks.
- \$750,000 Habitat Restoration (fish passage) NYS DEC Peconic Estuary Program.
- \$2.2 Million Peconic River Walk improvement.
- Suffolk County Downtown Revitalization Grant for Peconic Avenue Crosswalk (\$85,000) to connect Peconic River Walk to Grangebel Park.
- Grangebel Park improvements: \$1.1M in 2008, \$300,000 in 2013 and \$135,000 in 2016.
- Suffolk County Downtown Revitalization Grant for Information Kiosks (\$85,000).
- Suffolk County Downtown Revitalization Grant for Grangebel Park Comfort Station Upgrade (\$30,852).
- Suffolk County Downtown Revitalization Grant for East End Arts Council Site Improvements (\$180,000).
- Suffolk County Downtown Revitalization Grant for Boathouse Improvements (\$90,000).
- Downtown Historic District designation.
- 2009 Downtown Historic Guidelines/Bulk Study (NYS Department of State Quality Communities grant project).
- Multi-million NYS Parks/Community Preservation Fund acquisitions to create Green space.
- 2008 Town of Riverhead East Main Street Urban Renewal Plan Update & GEIS (\$850,000).
- New York Metropolitan Planning Council Parking Management Workshop and Summary.

FUTURE POTENTIAL TO BE CATALYZED BY DRI INVESTMENTS:

The proposed DRI investments will reverse historical conditions of blight and disinvestment, and catalyze community transformation as envisioned in the Riverside Redevelopment Action Plan. The RRAP and supporting GEIS indicates that new construction in Riverside is projected to generate:

- Total economic impact of over \$1.1 billion during the 10 year construction period
- 1,971 FTEs regionally, generating approximately \$88.9M annually in labor income

Riverside Development Scenario buildout projections are:

- Over 2,300 new housing units, many affordable and with universal design features
- More than 192,000 SF of retail and professional space

DRI investments will help to ensure achievement of RRAP goals around context sensitive development:

- Transit oriented, walkable neighborhood in close proximity to rail/bus hub in Riverhead
- Community engaged revitalization to avoid negative impacts and maximize positive results for the diverse population
- Environmental sustainability, including pedestrian amenities to reduce reliance on automobiles, advanced wastewater treatment, wetland restoration, living shoreline and other and water quality improvement projects to protect and enhance the Peconic River.
- Arts and culture investments to be catalyzed through partnerships with community organizations including the Children’s Museum of the East End. Planned park development will support community events on the Peconic River waterfront.
- Redevelopment of strategic Brownfield sites identified in the Riverside BOA study and EPA Brownfield Assessment grant.

In Riverhead’s adjacent downtown, the build out for residential units in the Riverhead DC-1 Zoning District is 500 units. The Riverhead BOA study indicates that buildout under existing zoning is 1,059,575 SF. Revitalization in Riverside and Riverhead will be mutually beneficial for achieving community revitalization goals for both towns. In addition, intermunicipal shared services opportunities will be pursued as they become available.

- 4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Recent job growth in nearby communities:

Proximal employment hubs include Calverton Enterprise Industrial Park in Riverhead, 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 downtown. 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, Stony Brook 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. Riverhead's 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 now 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 for downtown Riverside:

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 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. Assisted and independent living facilities are supported uses in the RRAP.

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.

Future growth identified by Riverhead Brownfield Opportunity Area study:

An analysis of market demand in the historic Riverhead downtown (adjacent to Riverside but within a separate municipal boundary) determined that by 2020, a projected increase in households by 343 will result in an additional \$17,152,831 available to be spent within the downtown, which would support approximately 60,334 SF of retail and commercial space.

5) Attractiveness of physical environment. Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The most unique feature – and most underutilized asset – of the downtown is the Peconic River, which is part of the Peconic Estuary, a designated Estuary of National Significance by the US Environmental Protection Agency. The downtown also features approximately 1,000 square acres of preserved land and wetland areas along the northeastern border of Pine Barrens region and Peconic Estuary.

The Riverside Revitalization Action Plan (RRAP) and Riverside Overlay District (ROD), a form-based code overlay in 2015 have established a market driven vision for a revitalized Riverside community that will re-orient land use and community life around the 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.

Riverhead’s Grangebél Park, 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. While Grangebél Park is a significant amenity for the downtown, it will not achieve its full potential until Riverside’s blighted neighborhood conditions are addressed. DRI investment in Riverside will complement and bolster the burgeoning revitalization in Riverhead.

Riverside’s vision for a master-planned, mixed use, compact community will offer everything that the DRI initiative seeks to support:

- Mixed-use spaces – supported under the RRAP and form-based code
- Commercial and retail businesses development - over 192,000 SF of retail and professional spaces projected
- Mix of housing types and costs – Buildout projections exceed 2,300 new housing units, half of which are required to be attainable, and includes senior living facility
- Multiple means of transportation – Walkable to Riverhead LIRR station, a multimodal hub
- Walkable/bikeable pathways – Planned pedestrian pathways will: connect Riverside and Riverhead downtowns; provide access to Peconic River waterfront and parks; connect Riverside County Center to the downtown area
- Recreational/cultural amenities – Planned partnerships with arts/culture organizations; new waterfront parks for community events; water dependent recreation businesses such as kayak rentals

- Healthy, affordable food – farmers markets and new retail development will increase access to healthy food options

6) Quality of Life policies. 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, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

There are a lot of disenfranchised people in Riverside who will benefit from revitalization. Riverside is by many measures the most economically distressed community on Long Island. Its 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 Suffolk County rate 6.8% (ACS 2014). 69% of students receive free/reduced lunch at the Riverside elementary school.¹ Median household income \$37,292, the lowest countywide. The unemployment rate is 15.5% -- 174% of the NYS rate (ACS 2014).

Environmental and public health problems experienced by Riverside residents include:

- 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. Nine of these sites have been approved by the US EPA for preparation of environmental site assessments and cleanup plans.
- 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 Stony Brook Medicine is currently conducting a

¹ NYS School Report Card

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

³ New York State Department of Transportation Traffic Data Viewer. <https://www.dot.ny.gov/tdv>.

⁴ New York State Department of Health Environmental Facilities and Cancer Map.

https://apps.health.ny.gov/statistics/cancer/environmental_facilities/mapping/map/

community health needs assessment with targeted attention on the Riverside community to provide insights into unmet community health needs.

- 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.

Form-based code and community benefit policies

To provide a plan for revitalization, 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 revitalization and 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). The remaining critical path investment items for achieving revitalization goals are reflected in the proposed DRI projects and relate to infrastructure, community engagement and environmental projects to protect the Peconic River.

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.

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

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

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 Town 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 Southampton's investments are being directed to the Riverside downtown area in the form of code enforcement actions, property investigation, and community outreach.

Problem Oriented Policing

Southampton Town Police Department (SHPD) 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 community stakeholders.

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. Currently 25 abandoned properties are being maintained through the fund to maintain their appearance and prevent them from causing public safety concerns.

Senior assisted living and universal design

The 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. In the spirit of supporting 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, work and play.

Community engagement

Community groups, Town and County governments, and Master Developer Renaissance Downtowns have made great strides toward engaging residents in the revitalization effort.

Riverside Rediscovered is the community-driven, crowdsourced placemaking initiative that was instrumental in development of the Riverside Revitalization Action Plan. Door-to-door outreach by bilingual outreach workers, social media campaigns, community meetings, and literature distribution are among the strategies employed to keep the community connected to the revitalization effort. 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.

The Long Island Community Foundation provided a grant of \$20,000 to FRNCA to hire bilingual community outreach workers to develop and implement a grassroots community engagement plan. Project outcomes include a database of community organizations and residents used for resource mapping and regular email and mail outreach; a project website and active social media presence; productive new community partnerships; increased community participation at civic and community meetings; increased diversity of participants at those meetings; and creation of a diverse working group to plan creative placemaking projects on the waterfront.

The NYS Department of Environmental Conservation awarded a \$50,000 Environmental Justice grant to FRNCA to produce a community-driven park design for Riverside Maritime Trail Park. This park, envisioned in the RRAP, will be an anchoring feature for the revitalized downtown that will re-orient land use and community life around the scenic Peconic River, and provide opportunities for redevelopment and brownfield cleanup, as well as passive recreation, education and healthy activities in a safe public space. The project is currently being implemented. Its objectives are:

- (1) Engage a consultant to prepare the park plan, including a model shoreline restoration/ environmental remediation plan that will be replicable at other locations along the river.
- (2) Engage a public health professional to conduct a community-based participatory public health survey, and use the survey findings to inform the park design and to assess the community’s health status. The aggregated data will be shared with local health providers for health promotion purposes.

7) Public Support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

The projects proposed in this DRI application are supported by the extensive public participation and engagement efforts that were undertaken to prepare the Riverside Revitalization Action Plan.

The Town of Southampton, community groups and Master Developer Renaissance Downtowns spent two years developing the Riverside Revitalization Action Plan (RRAP), culminating in the 2015 adoption of the RRAP and a modern form based zoning (Riverside Overlay District), Brownfield Opportunity Area Step II study, associated environmental studies, zoning overlay district and modern, form-based code. The Town of Southampton established an Advisory Committee made up of staff from various Town departments. There was continuous coordination between the Advisory Committee, Town, Master Developer Renaissance Downtowns, and its Riverside Rediscovered initiative to lead a Crowd Source Place Making (CSPM) effort.

The Crowd Source Place Making process is guided by the principles of Social, Environmental, and Economic responsibility which is emphasized to community members that participate in the process. CSPM utilizes in-person meetings and internet-based tools to allow community members to upload and vote on ideas, uses, retail concepts, types of commercial/retail tenants, and amenities. Since the summer of 2014, Renaissance Downtowns, through its Riverside Rediscovered initiative, has employed a full time outreach coordinator to work with the community on this project. A community based office was established to encourage community participation and provide a base for the crowd sourced placemaking efforts. During the process, a number of methods were utilized to reach as many people within the community as possible, including population segments that normally do not participate in official meetings. Renaissance Downtowns employs social media and networking tools that include proprietary web-based applications designed to engage the community in meaningful dialogue, which is essential to the planning and implementation process. Monthly meetups and community events are ongoing to allow community members to learn about how they can continue to help shape their community begin to fully understand the potential of the redevelopment vision. Door to door knocking is occasionally performed to reach the population that is not responsive to other methods.

Community Stakeholders include:

- Federal, State, and County elected officials
- Renaissance Downtowns
- Riverside Rediscovered
- Butterfly Effect Project

- East End Tourism Alliance
- Flanders, Riverside, and Northampton Community Association
- Peconic River Community Development Alliance
- Riverwoods Manufactured Home Community
- SEPA Mujer

Initial Local Lead:

The local lead who will be responsible for convening the DRI Local Planning Committee is Francis Zappone, Deputy Supervisor, Town of Southampton.

- 8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

The proposed DRI investments are driven by the RRAP and will be ready for implementation well within a 1-2 year timeframe. 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 supported by the community. Intensive community outreach and engagement efforts spanning more than two years are documented in the Riverside Revitalization Action Plan and associated Generic Environmental Impact Statement.

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 are at 90% completion and projected for December 2018 completion. The map and plan will address Clean Water State Revolving Fund financing requirements as well as NYS Article 12A requirements for establishing a sewer district. DRI investment would provide leveraged support for next steps including district formation, construction plans and specifications, land acquisition and construction.

- (b) Reconstruct wetland areas** for (1) discharge with multiple benefits of further effluent treatment and nitrogen reduction; and (2) 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 example, grant matching funds) for planning and implementation.
- 2. Establish new pedestrian pathway** for beautification and to drive foot traffic to the Peconic River waterfront from County offices in Riverside. The Southampton 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, and additionally spur private investment in redevelopment projects. The walkway will connect with future walkways planned by the Town of Riverhead on the north shore of the Peconic River.
 - 3. Create a Maritime Trail and waterfront boardwalk** along the southern shore of the Peconic River to improve connectivity with Riverhead, public access, and viewsheds, and to connect the downtown area to underutilized public park lands in Riverside. A NYS DEC Environmental Justice grant is currently supporting design tasks and community outreach for the Maritime Trail. A design consultant was hired in May 2018. DRI funds for implementation of the trail and boardwalk would leverage potential external grant funding such as NYS Environmental Protection Fund and Empire State Development.
 - 4. Complete streetscape, lighting, and traffic calming enhancements** for beautification and pedestrian safety. The Southampton 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 will leverage a current County investment of \$5M in the Riverside Traffic Circle reconstruction, and Town resources committed to a townwide LED streetlighting conversion project to support pedestrian safety, sustainability.
 - 5. 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 parkland was acquired by the Town of Southampton Community Preservation Fund in 2002 for \$350,000. DRI support for planning and implementation could attract leveraged support from other funding sources including the NYS Local Waterfront Revitalization Program and NYS Environmental Protection Fund.
 - 6. Advance environmental initiatives** that are mandatory for development under the Riverside Overlay District, such as reduction of impacts to water resources through advanced wastewater treatment, living shoreline projects, heat island reduction, and provisions of form-based open public and private space.

The Southampton 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.

- 7. Develop a parking management plan and implement parking improvements** to increase capacity and improve traffic flow.
- 8. Support continued partnerships with arts, cultural and community organizations** for events at the waterfront. Partnerships with organizations such as East End Arts Council, 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.
- 9. 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, health promotion and environmental needs.

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. An 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.

- 9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

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.

10) Other. Provide any other information that informs the nomination of this downtown for a DRI award.

Riverside’s vision for a master-planned, mixed use, compact community will offer everything that the DRI initiative seeks to support:

- Mixed-use spaces – supported under the RRAP and form-based code
- Commercial and retail businesses development - over 192,000 SF of retail and professional spaces projected
- Mix of housing types and costs – Buildout projections exceed 2,300 new housing units, half of which are required to be attainable
- Multiple means of transportation – Walkable to Riverhead rail station on the Ronkonkoma line; a multimodal hub with Suffolk County bus and Hampton Jitney
- Walkable/bikeable pathways – Planned pedestrian pathways will: connect Riverside and Riverhead downtowns; provide access to Peconic River waterfront and parks; connect Riverside County Center to the downtown area
- Recreational/cultural amenities – Planned partnerships with arts/culture organizations; new waterfront parks for community events; water dependent recreation businesses such as kayak rentals
- Healthy, affordable food – farmers markets and new retail development will increase access to healthy food options

External funding is critical for achieving Riverside’s revitalization goals. The Town is unable to support the cost of the DRI projects without external support due to (1) property tax implications and (2) extensive resources committed to Riverside.

(1) The Town is challenged to serve a diverse population in a community where the cost of living is among the highest in the country,⁶ and where regional economic data mask community disparities, including those in Riverside. Due to its depressed property values, Riverside has the lowest total evaluation and highest tax rate in the Town. Any cost absorbed by the Town could result in some tax increase. This is untenable as it

⁶ The High Cost of Earning a Living in the Hamptons. Southampton Patch, 7/13/2014. <https://tinyurl.com/yay84gu2>

would add to the financial burden of the very community we are trying to assist. Currently, 180 property owners in Riverside and adjacent communities are more than three years in tax arrears, putting them at risk of foreclosure.⁷

(2) As is the case in many towns, municipal resources are prioritized to sustain operational levels and address public safety and environmental issues. Substantial Town resources are allocated to Riverside to support proactive and reactive strategies to the blight conditions. Planning, engineering, environmental, and legal staff effort totaling thousands of hours as well as professional services were invested over the past 4+ years to develop the Riverside Revitalization Action Plan, BOA study, environmental reviews, and form based code. These personnel continue to work toward revitalization in partnership with the Town’s master developer, community partners and other government agencies. Many Town departments experience disproportionate demand for services in Riverside, including the Police Department; Code Enforcement (25% of 2016 property violations townwide were issued in Riverside, but 0.5% of the Town population lives there⁷); Town Attorney and Justice Court for adjudication of violations; Public Works for cleanup of illegal dumping and providing engineering support for community projects; and others.

*Don’t forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

EMAIL SUBMISSION ADDRESSES

Please submit your application as a Word Document to the Regional Council for your region.

Capital Region	NYS-CapitalDist@esd.ny.gov
Central New York	NYS-CentralNY@esd.ny.gov
Finger Lakes	NYS-FingerLakes@esd.ny.gov
Long Island	LIREDC@esd.ny.gov
Mid-Hudson	NYS-MidHudson@esd.ny.gov
Mohawk Valley	NYS-MohawkVal@esd.ny.gov
New York City	NYC-DRI@esd.ny.gov
North Country	NYS-NorthCountry@esd.ny.gov
Southern Tier	NYS-SouthernTier@esd.ny.gov
Western New York	NYS-WNY-REDC@esd.ny.gov

⁷ Town of Southampton Code Enforcement data.