

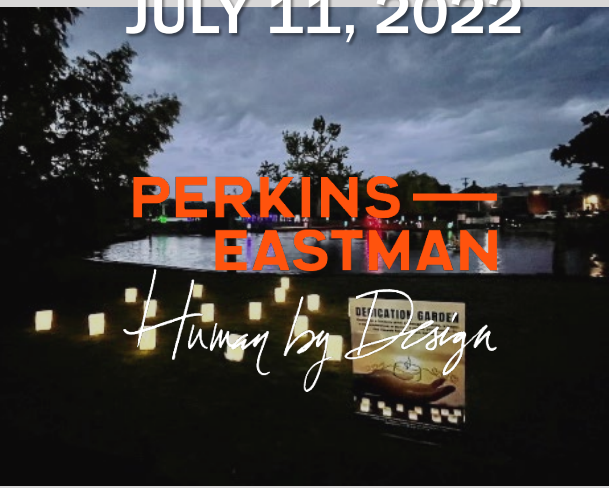


DRI RIVERHEAD



PUBLIC MEETING #3

JULY 11, 2022



PERKINS — EASTMAN

Human by Design



Agenda

- 1. Introductions
- 2. DRI Process
- 3. Project Criteria
- 4. Priority Projects
- 5. Other Projects
- 6. Next Steps



Welcome

LOCAL PLANNING COMMITTEE CO-CHAIRS

DOWNTOWN RIVERHEAD
“Downtown Revitalization Initiative”



YVETTE AGUIAR
TOWN SUPERVISOR



DAVE KAPELL
REDC

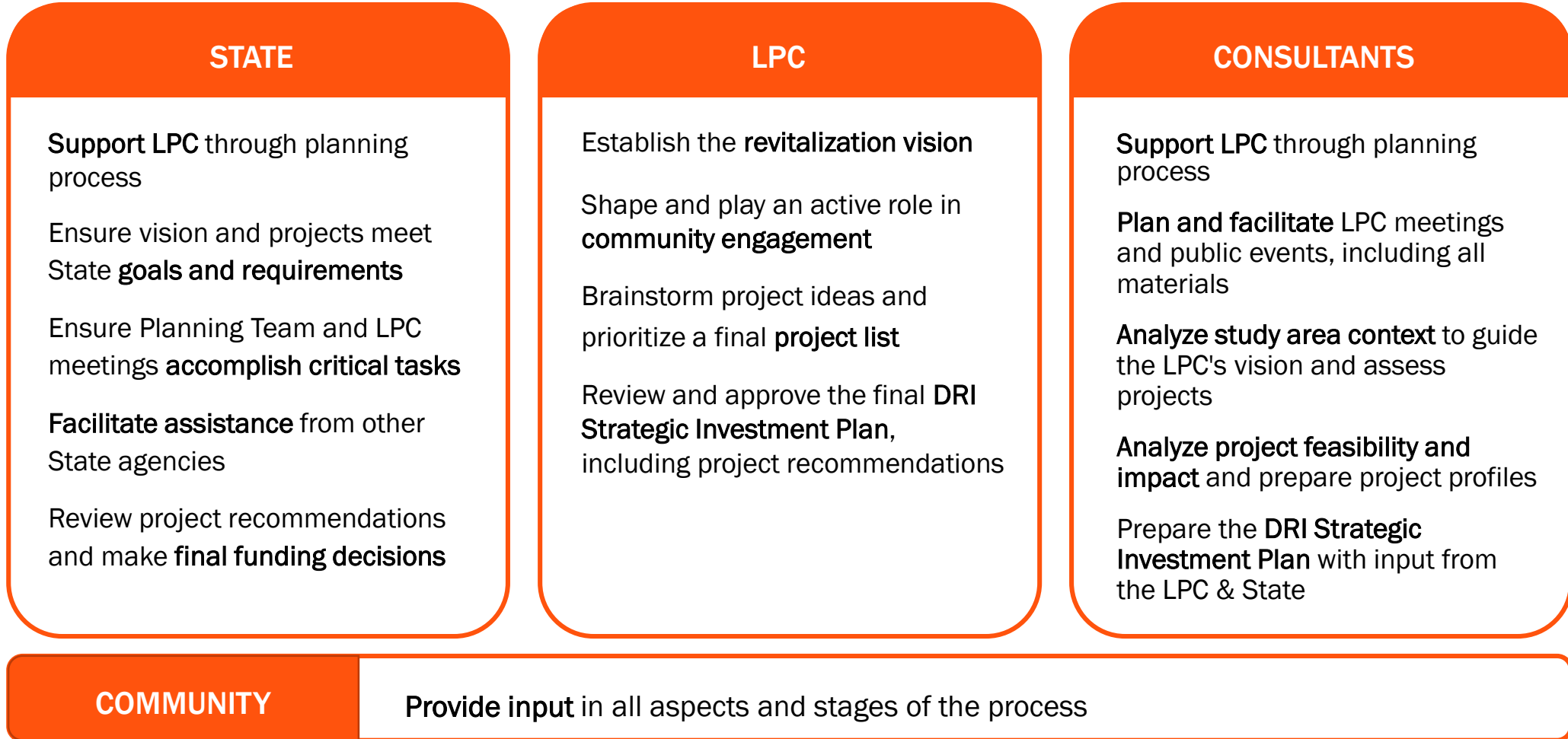
New York State’s Downtown Revitalization Initiative (DRI) seeks to “transform communities ripe for development into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family.”

Selection Criteria

- Physical features that promote a livable, mixed-use downtown.
- Recent or impending job growth.
- Ability to leverage additional public and private investment.
- Commitment from local leaders.

DRI Overview

UNIQUE PARTNERSHIP

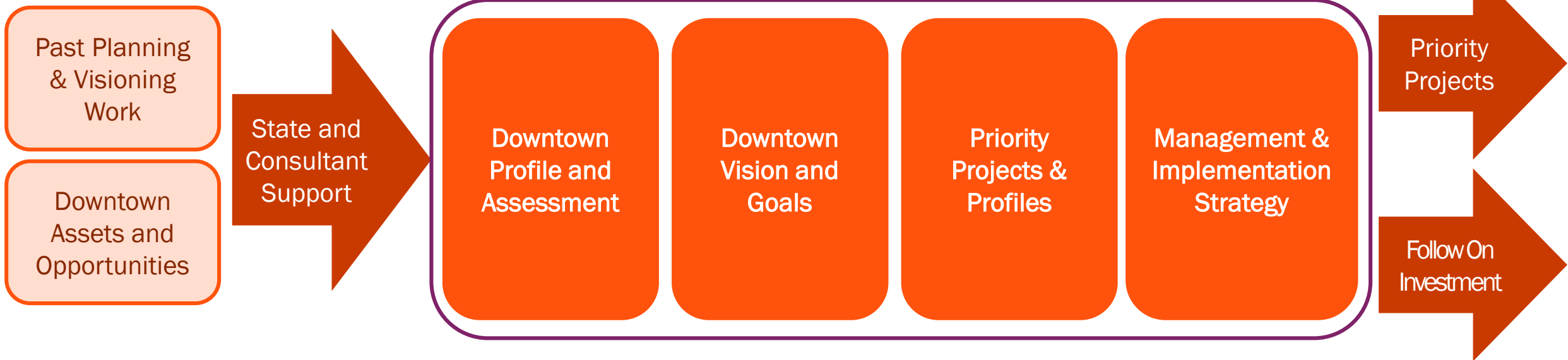


DRI Overview

DRI PROCESS

DRI allocates \$10 million to support the implementation of catalytic investment projects and the development of a longer-term strategy that will attract additional public and private investment.

DOWNTOWN REVITALIZATION INITIATIVE STRATEGIC INVESTMENT PLAN



DRI Overview

STRATEGIC INVESTMENT PLAN

Components Of Strategic Investment Plan:

- Executive Summary
- Downtown Profile and Assessment
- Community Vision, Goals + Strategies
- Downtown Management + Implementation Strategy
- Public Involvement
- Projects Proposed for DRI Funding

GOALS

1

Make the Peconic River a central feature of Downtown Riverhead’s identity with new connections, activities, and development.

Strategy #1: Improve pedestrian connections to the Riverfront

Strategy #2: Create new Town Square to connect Main Street to the River

Strategy #3: Create shared mobility path along Heidi Behr way

How Does Goal #1 Support the Vision?

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2

Capitalize on opportunities of underutilized and blighted properties to create new catalysts downtown.

Strategy #1: Placemaking; improve downtown public realm to help attract new development

Strategy #2: Explore development opportunities on Town-owned parking lots

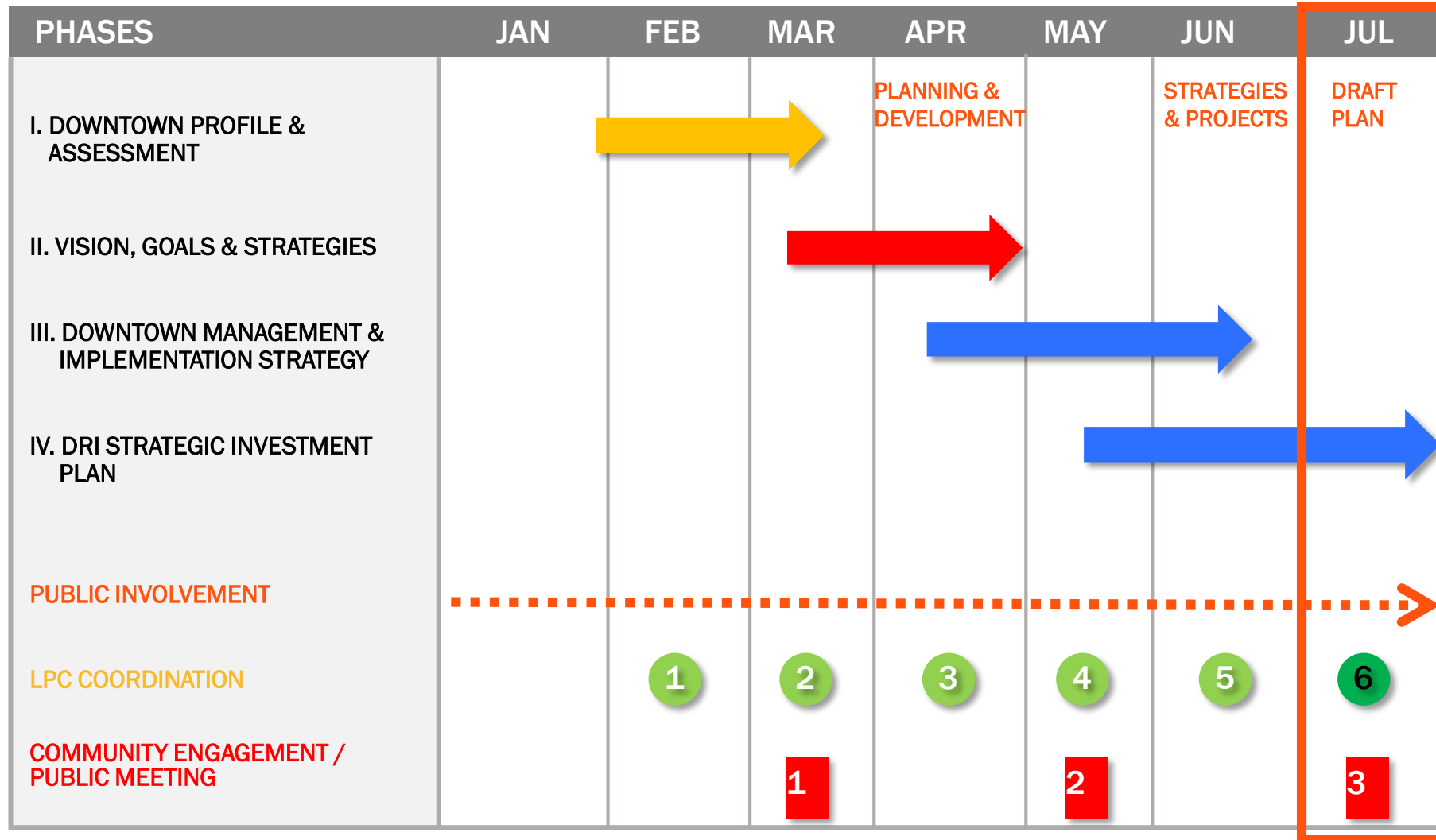
Strategy #3: New Town Square proposal to redevelop vacant sites along Main Street

How Does Goal #2 Support the Vision?

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4 DOWNTOWN REVITALIZATION INITIATIVE STRATEGIC INVESTMENT PLAN | RIVERHEAD, NY

Schedule



Agenda

- 1. Introductions
- 2. DRI Process
- 3. Project Criteria
- 4. Priority Projects
- 5. Other Projects
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DRI Evaluation Criteria

- **State and Local Goals**

- *Is the project aligned with State and local goals?*
- *Does it demonstrate strong community support?*

- **Project Readiness**

Is the project well developed and poised to proceed in the near term in a way that will jumpstart the redevelopment of the neighborhood?

- **Catalytic Effect**

Will the project have a significant positive impact on the revitalization of the downtown by attracting other public and private investment?

- **Co-Benefits**

Will the project result in secondary benefits such as additional economic activity, growing the local property tax base, improving quality of life in the neighborhood?

- **Cost Effectiveness**

Will the project represent an effective and efficient use of public resources?

DRI Overview

PROJECT REQUIREMENTS

- **SIZE & SCALE**
 - All DRI requests must be greater than \$100,000
 - Fully residential projects must include at least 8 units and must include an affordable component
- **PRIVATE or LOCAL MATCH**
 - For privately sponsored projects, DRI awards can cover no more than 40% of costs
 - For public and nonprofit-sponsored projects, leveraging other public and private funds is encouraged
- **DECARBONIZATION**
 - New and substantial rehab projects must meet Stretch Energy Code requirements
 - Private projects that exceed required energy efficiency standards may be eligible for a lower private match

Vision Statement

- A vibrant, compact, walkable, **dynamic neighborhood** oriented toward the Peconic River
- A **regional destination** serving local residents and visitors to the North and South Forks of Long Island
- A **diverse community** welcoming and supporting all ages, races and demographics
- A **growing recreational, cultural, and residential hub** on Long Island’s East End
- A central location for workers, families and visitors to **live, work and play**
- A regionally **connected community** leveraging access to the Long Island Railroad for new transit oriented development

- Make the **Peconic River a central feature** of Downtown Riverhead’s identity with new connections, activities, and development;
- Capitalize on **opportunities of underutilized and blighted properties** to create new catalysts downtown;
- Build on the previous outreach efforts and **engage the diverse local community** and organizations to address social and environmental justice needs;
- Create opportunity for **new business investment, increased tourism and economic activity**;
- Create new and expand existing **transit, pedestrian connections**, as well as, environmental, public space and recreational improvements;
- Implement strategies for **flood mitigation** integrated with the downtown plan and new projects;

DRI Overview

DOWNTOWN RIVERHEAD
"Downtown Revitalization Initiative"

DRI STUDY AREA



Agenda

- 1. Introductions
- 2. DRI Process
- 3. Project Criteria
- 4. **Priority Projects**
- 5. Other Projects
- 6. Next Steps



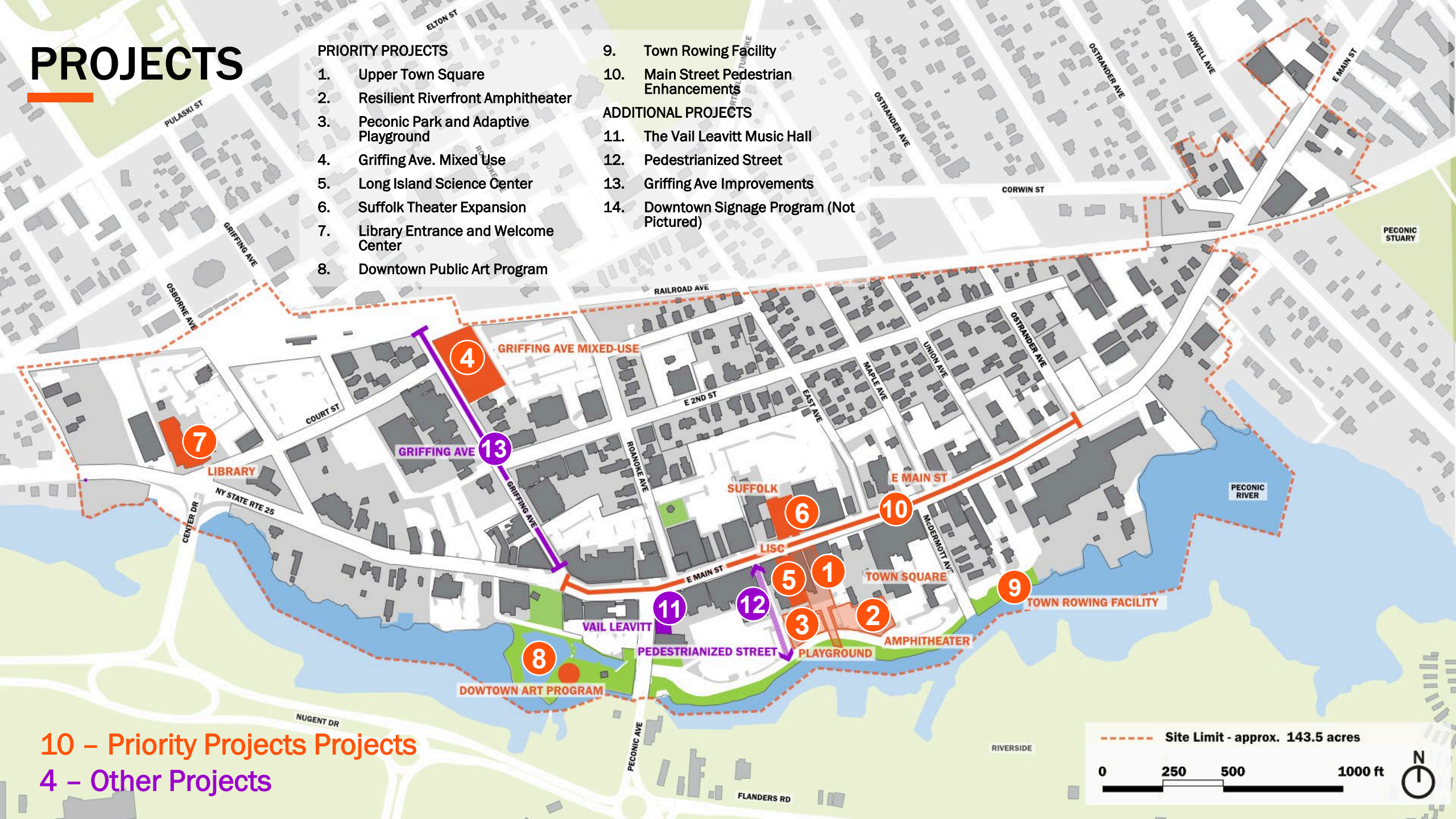
PROJECTS

PRIORITY PROJECTS

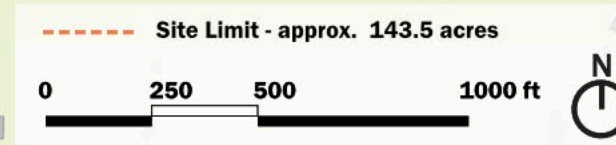
1. Upper Town Square
2. Resilient Riverfront Amphitheater
3. Peconic Park and Adaptive Playground
4. Griffing Ave. Mixed Use
5. Long Island Science Center
6. Suffolk Theater Expansion
7. Library Entrance and Welcome Center
8. Downtown Public Art Program

ADDITIONAL PROJECTS

9. Town Rowing Facility
10. Main Street Pedestrian Enhancements
11. The Vail Leavitt Music Hall
12. Pedestrianized Street
13. Griffing Ave Improvements
14. Downtown Signage Program (Not Pictured)



10 – Priority Projects
4 – Other Projects



Riverhead Town Square

Town Square separated in to 3 projects

- Town Square Plaza
- Waterfront Amphitheater
- Waterfront park/playground

Main Street Improvements and LISC projects will also contribute to the Town Square experience

A boutique hotel will be built to the east of the town square but is not seeking DRI funding

Allows the project to be phased so the Town can be reimbursed after each phase

Allows portions of the project to be funded under other NYS grants if they do not receive DRI funding



1 Upper Town Square

DRI Funding Requested: \$3,600,000

Public Private Partner Contribution: \$75,000,000

Description:

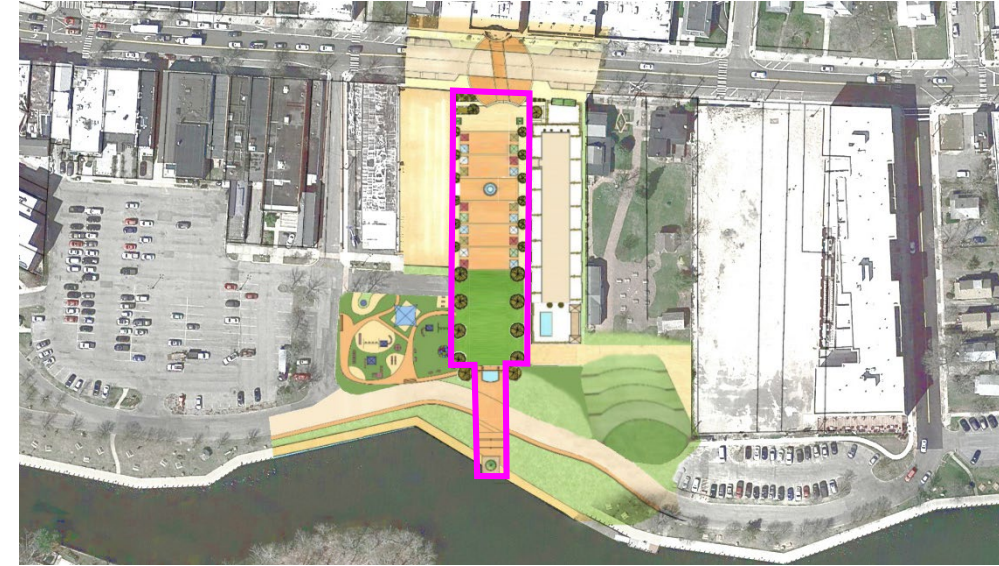
- New town square public open space
- Provide a public gathering space, pedestrian connectivity and open vistas from Main Street to the riverfront
- Open space improvements including hard and softscapes, planting, street furniture, lighting
- Public restroom facility
- Elevators and stairs to waterfront

Project Type:

- Public Improvement Project
- Supports **Goals #1, 2, 4, 5, 6**

Project Sponsor:

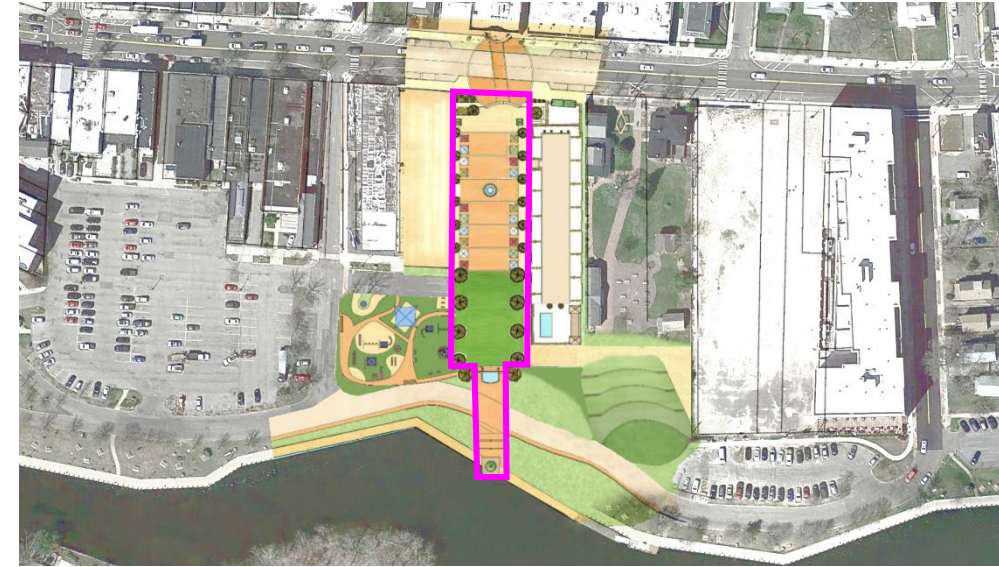
- Town of Riverhead



1 Upper Town Square

Updates:

- The Town of Riverhead is now the project sponsor
- The project will only include funding for the open space improvements to the upper Town Square and connection to riverfront
- Amphitheater and Playground included as separate projects
- Proposed liner building on west side of the square has been removed
- LISC will have direct frontage on the Town Square
- Boathouse has been relocated and submitted as a separate project



2 Resilient Riverfront Amphitheater

DRI Funding Requested: \$1,500,000

Sponsor Contribution: \$TBD

Description:

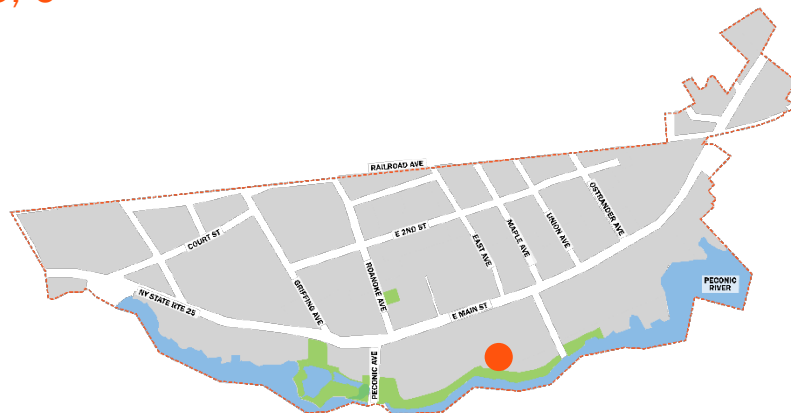
- New amphitheater adjacent to Town Square
- Space for outdoor concerts and shows along the riverfront
- Part of resiliency solution for downtown Riverhead
- Assumes future raising of East End Arts buildings out of flood plain

Project Type:

- Public Improvements
- Supports Goal #1, 2, 4, 5, 6

Project Sponsor:

- Town of Riverhead



3 Peconic Park and Adaptive Playground

DRI Funding Requested: \$1,700,000

Sponsor Contribution: \$TBD

Description:

- New playground and open space along the riverfront
- Raising of the ground plane and construction of playground and park
- Includes a splashpad area with fountains
- Part of resiliency solution for downtown Riverhead
- Design and programming collaboration with LISC

Project Type:

- Public Improvements
- Supports Goal #1, 2, 4, 5, 6

Project Sponsor:

- Town of Riverhead



4 Griffing Ave. Mixed Use

DRI Funding Requested: \$2,750,000

Sponsor Contribution: \$17,250,000

Description:

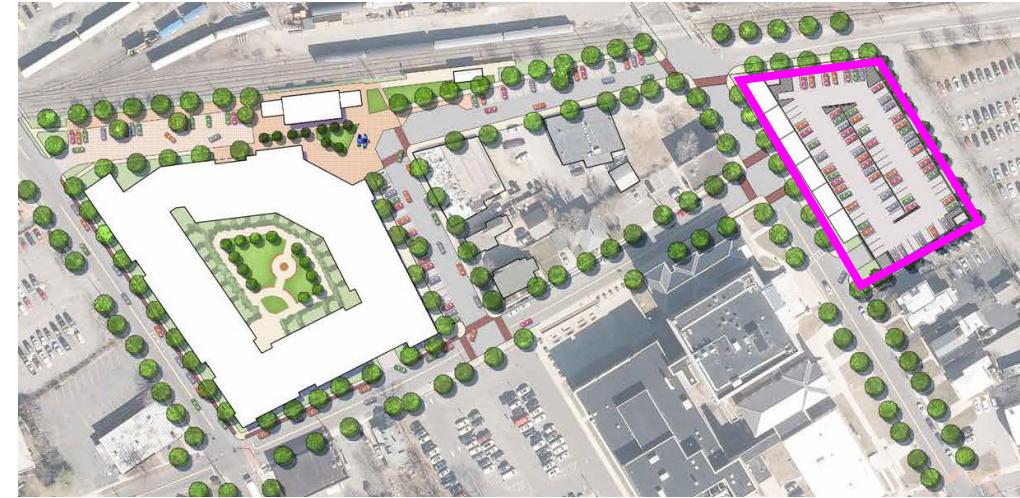
- New public garage and mixed-use building with residential above commercial space
- 333 parking spaces
- 30 units of work force housing
- Commercial space compatible with nearby courthouse

Project Type:

- Downtown buildings - new construction or rehab
- Supports **Goals #2, 5**

Project Sponsor :

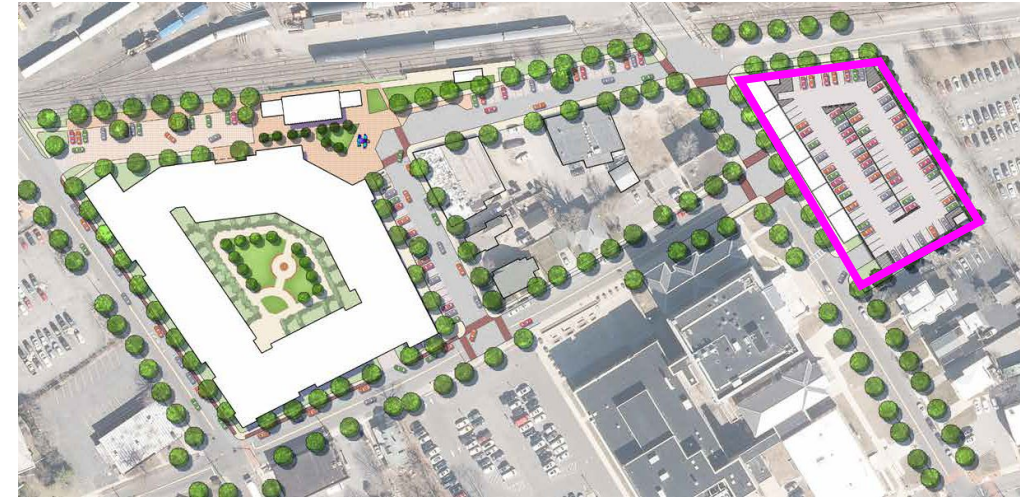
- RXR



4 Griffing Ave. Mixed Use

Updates:

- Project amended to be garage site instead of TOD site
- Reduced DRI funding request



5 Long Island Science Center (LISC)

DRI Funding Requested: \$1,000,000

Sponsor Contribution: \$12,000,000

Description:

- Façade improvements to side of existing building facing the Town Square
- Improve the blank façade facing the future Town Square
- Build out a ground floor maker space, lobby, giftshop with frontage on the Town Square
- Build out new space for Craft'd restaurant

Project Type:

- Downtown buildings - new construction or rehab
- Supports **Goals #2, 4**

Project Sponsor:

- Long Island Science Center



5 Long Island Science Center (LISC)

Updates:

- Reduced DRI funding request
- Scope of project reduced to avoid conflicts with previous rounds of state funding
- Removal of liner building from Town Square proposal opens LISC façade to direct frontage on Town Square
- Clarification of private funding match removed previous state funds



6 Suffolk Theater Expansion

DRI Funding Requested: \$3,000,000

Sponsor Contribution: \$10,250,000

Description:

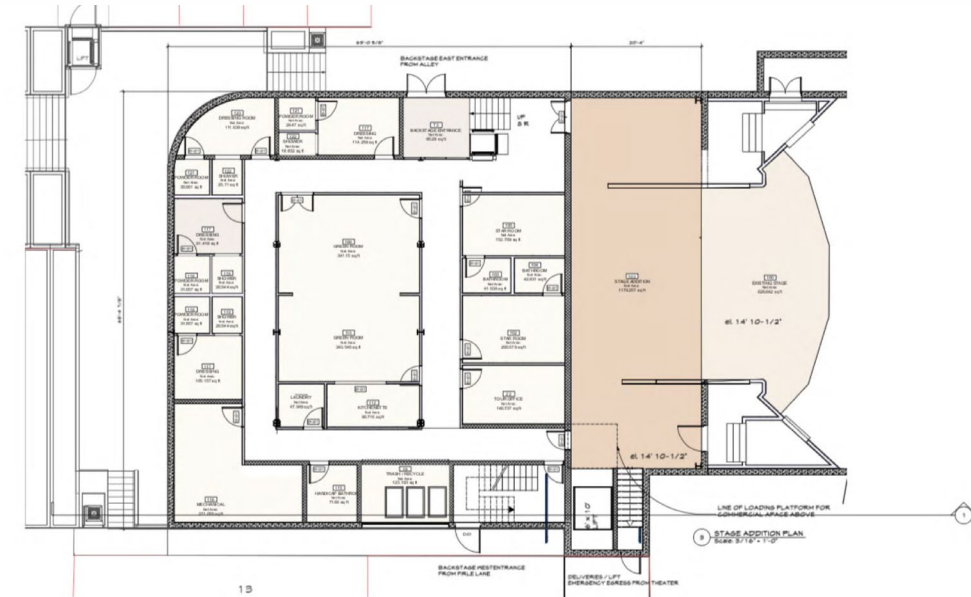
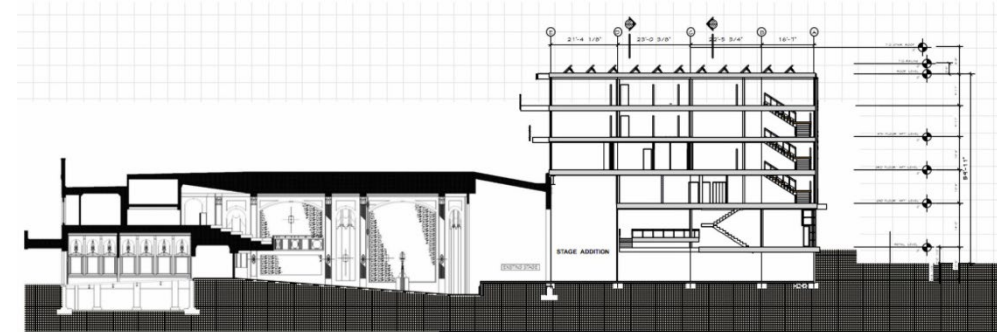
- Improvements to existing theater building
- New addition at rear of theater with expanded stage, green room and back of house functions
- 28 Residential apartments above, including 3 affordable units

Project Type:

- Downtown buildings - new construction or rehabilitation
- Supports Goals #4, 5

Project Sponsor:

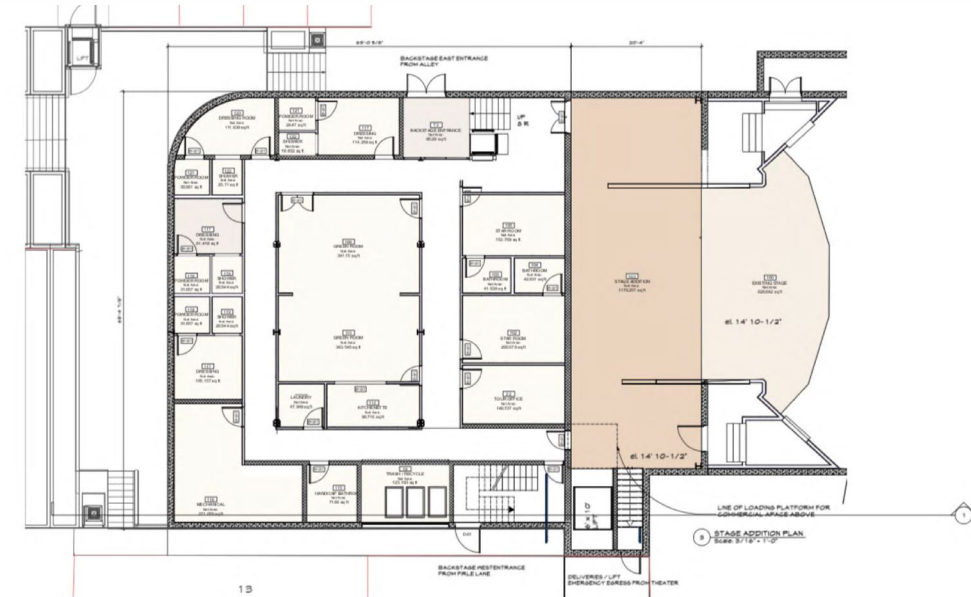
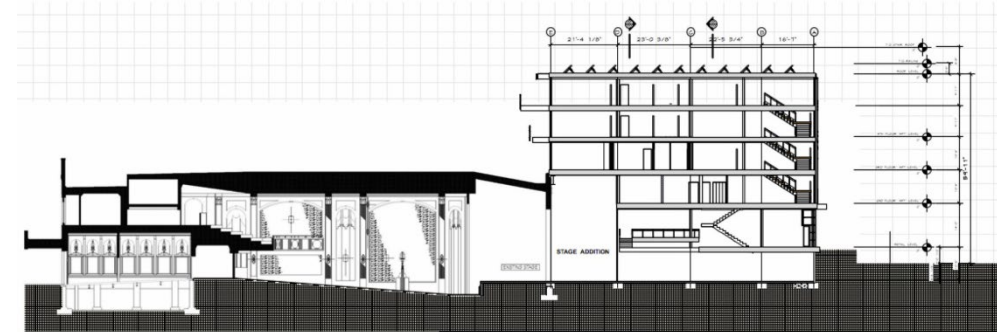
- Suffolk Theater



6 Suffolk Theater Expansion

Updates:

- Reduced DRI funding request
- Scope clarified to include entire project (theater improvement and residential development)
- Agreement with the Town to provide 10% affordable units



7 Library Entrance and Welcome Center

DRI Funding Requested: \$215,000

Sponsor Contribution: \$215,000

Description:

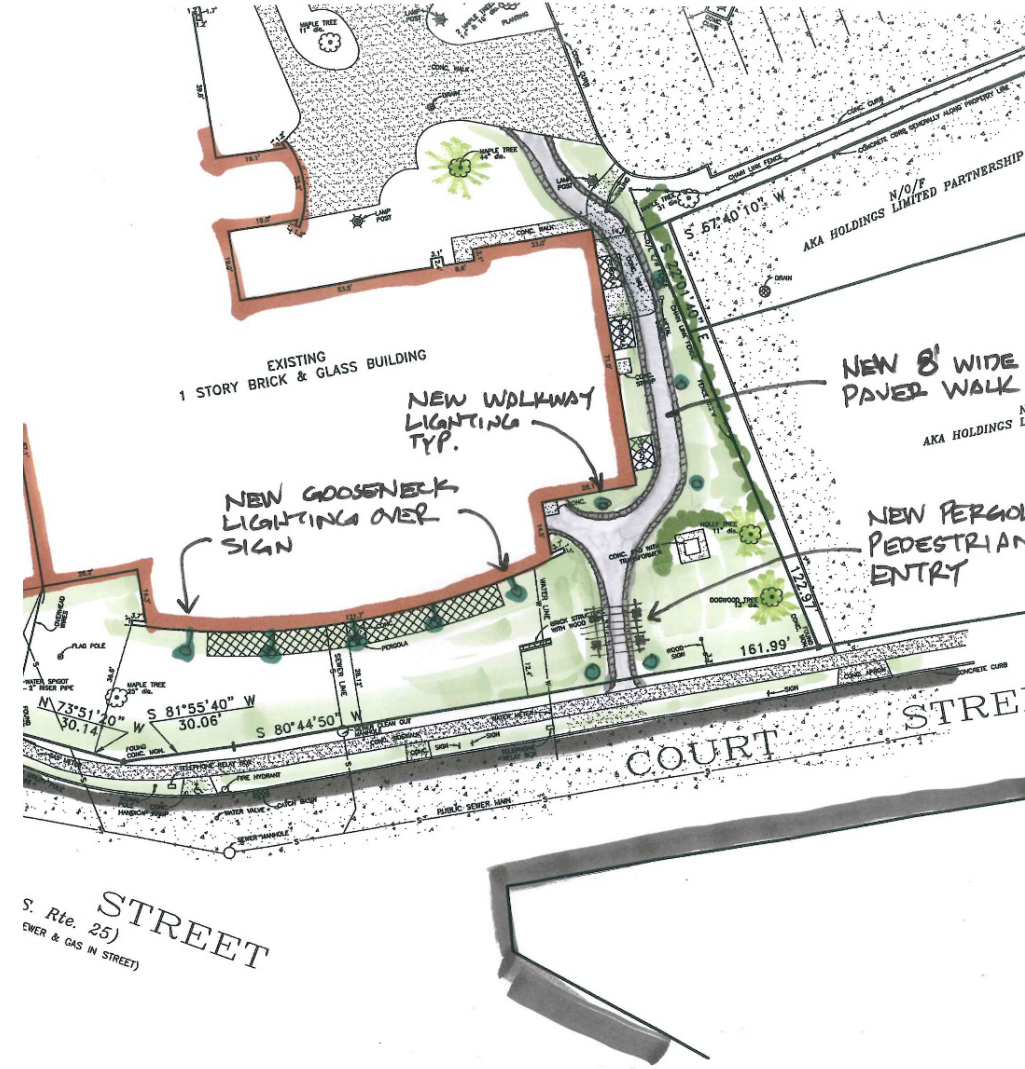
- Create a new entrance and walkway to connect the Library to Main Street
- New gateway, lighting, and landscape features and pathways to improve Main Street frontage
- New signage facing Center Dr bridge
- New doorway and welcome center with information about local businesses and events

Project Type:

- Public Improvement Project
- Supports **Goals # 5**

Project Sponsor:

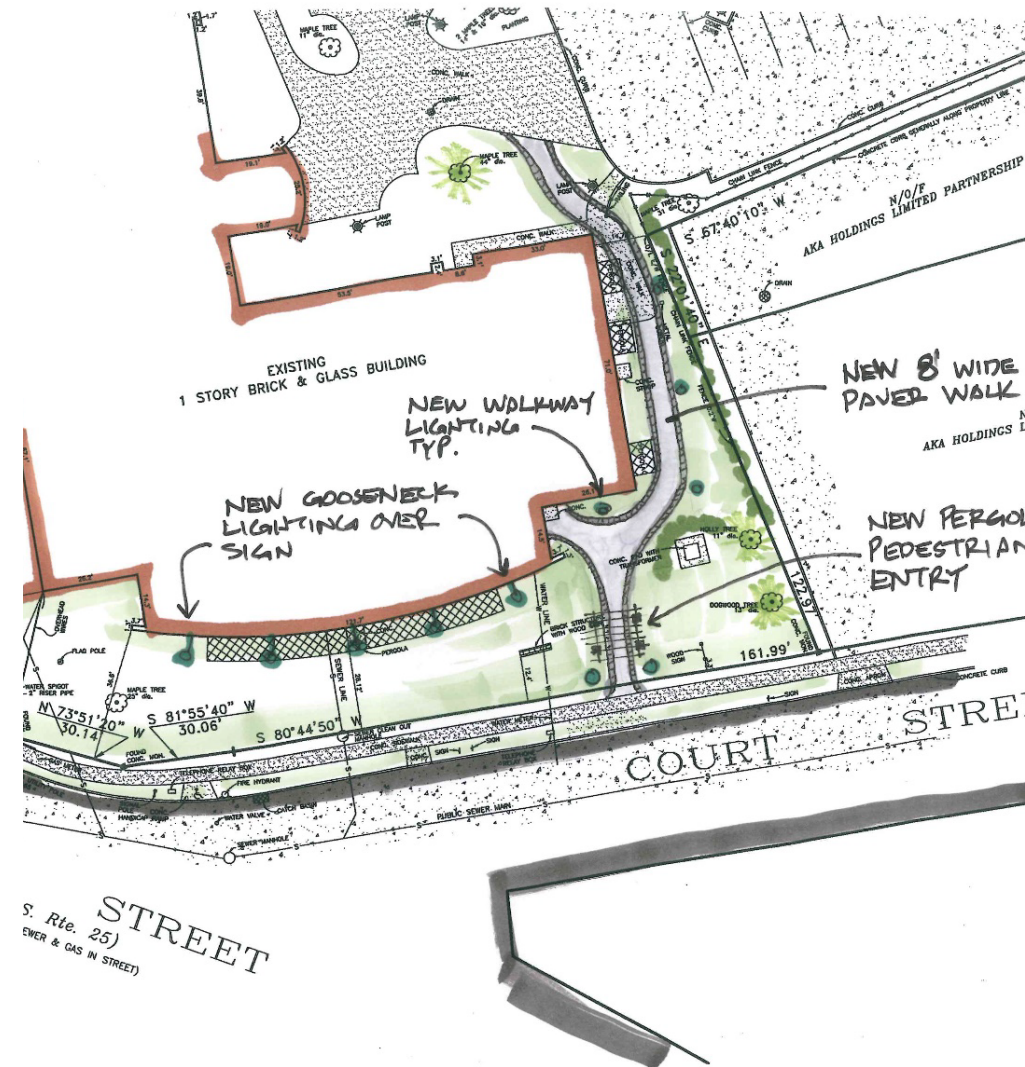
- Riverhead Free Library



7 Library Entrance and Welcome Center

Updates:

- Clarification of sponsor match (50% of project cost)
- Added "Welcome Center" component
- Removed duplicate budget items to reduce cost



8 Downtown Public Art Program

DRI Funding Requested: \$250,000

Sponsor Contribution: \$25,000

Description:

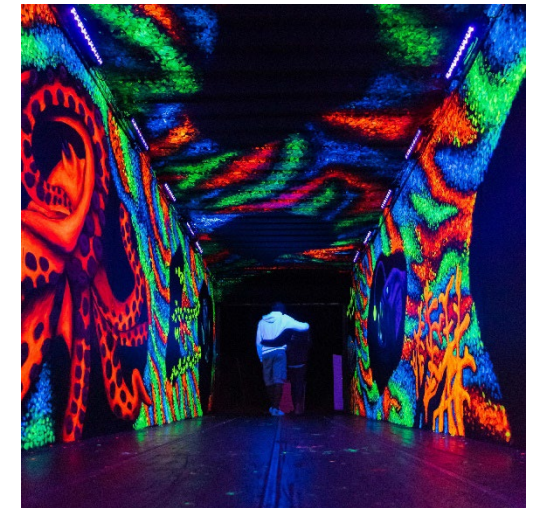
- Build 5-7 new permanent artworks in Downtown Riverhead
- Engage local artists to develop artwork for the riverfront
- Enhance the park in both day and night through the use of illumination on the artwork

Project Type:

- Downtown Fund
- Supports Goals # 1, 4, 5

Project Sponsor:

- Riverhead BID



8 Downtown Public Art Program

DOWNTOWN RIVERHEAD
"Downtown Revitalization Initiative"

Updates:

- Project location expanded to include whole DRI area
- Clarification over type of project submission



9 Town Rowing Facility

DRI Funding Requested: \$250,000

Sponsor Contribution: \$0

Description:

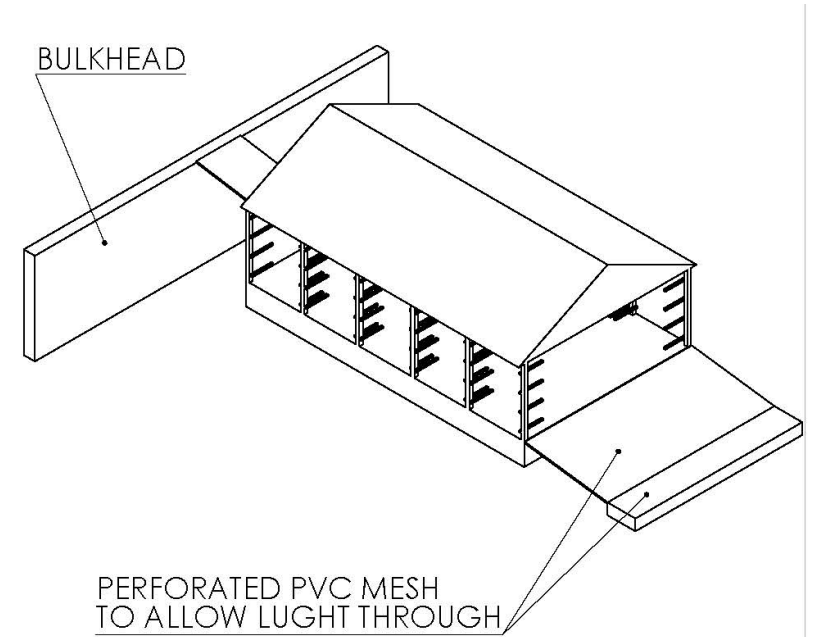
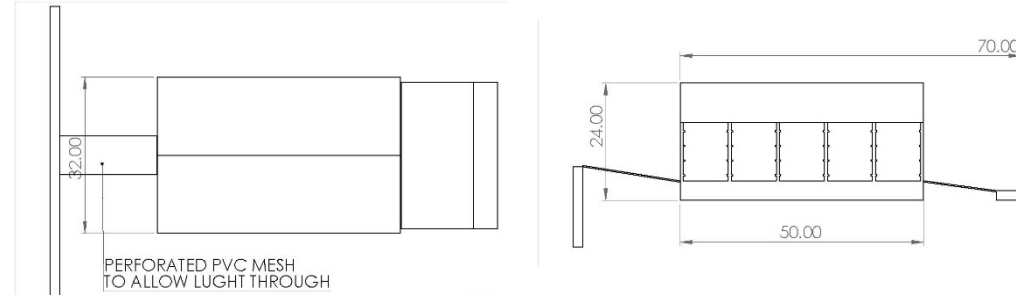
- New floating ADA accessible boat house facility in the Peconic River
- Space for storing 45ft crew boats (maybe located upland pending DEC review)

Project Type:

- Downtown buildings - new construction or rehab
- Supports **Goals #1, 2, 4, 5**

Project Sponsor:

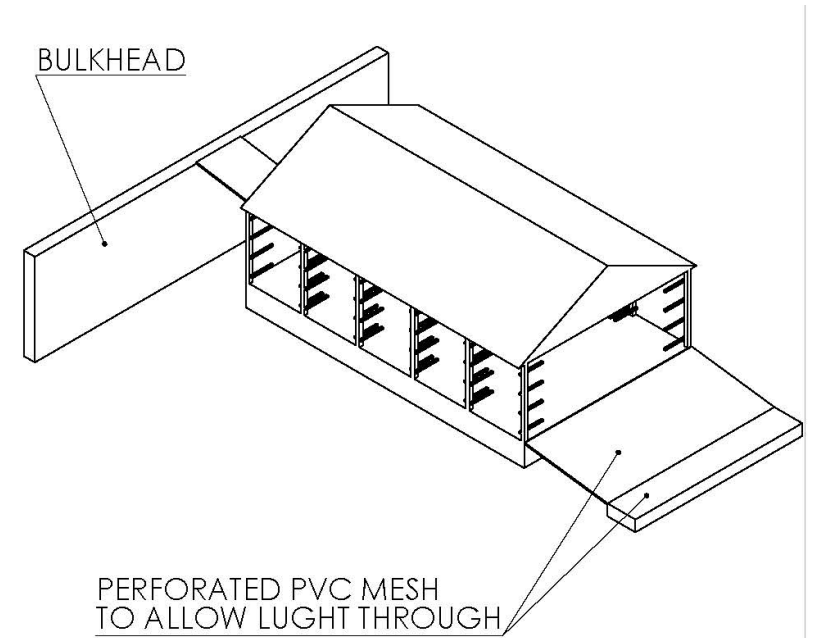
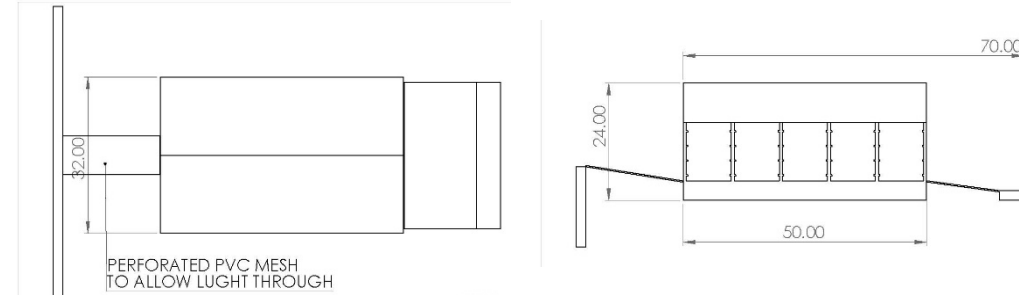
- Town of Riverhead



9 Town Rowing Facility

Updates:

- Town of Riverhead will sponsor the project
- Location of boat house changed to further east in the River
- Met with DEC to discuss feasibility
- Storage for boats may have to be located upland pending DEC review



10 Main Street Pedestrian Enhancements

DRI Funding Requested: \$1,500,000

Sponsor Contribution: \$0

Description:

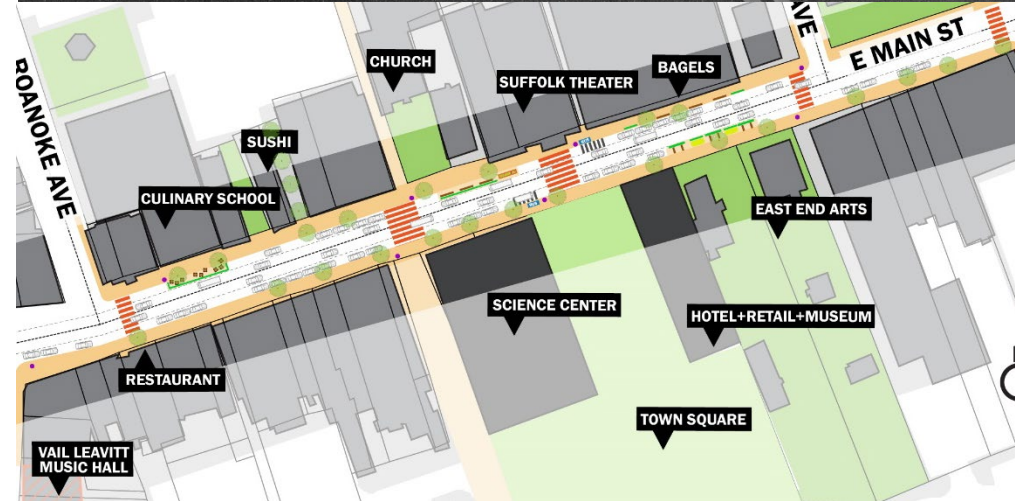
- E Main street enhancement
- Add curb bump-outs, raised crosswalks, street trees, and new landscaping along key stretches of Main Street

Project Type:

- Public improvement projects
- Supports **Goals #1, 4, 5**

Project Sponsor:

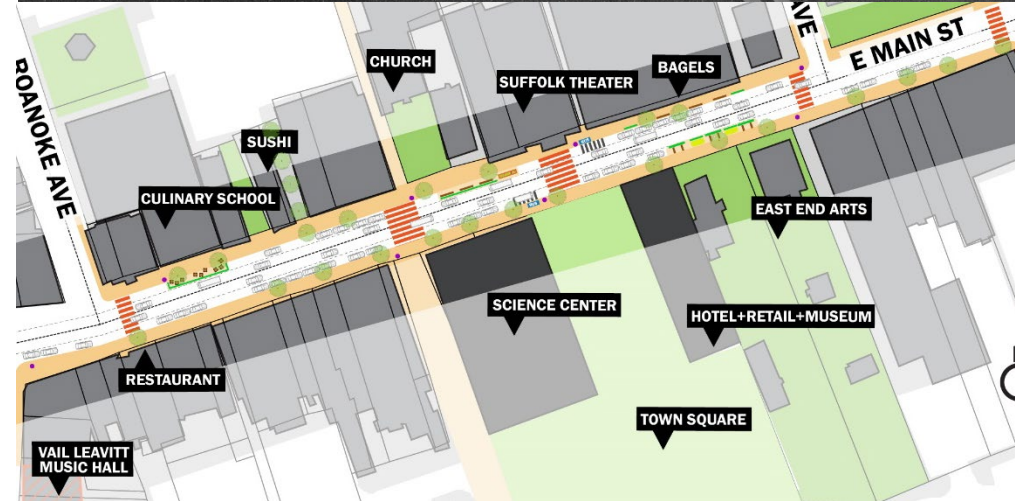
- Town of Riverhead



10 Main Street Pedestrian Enhancements

Updates:

- Clarified scope and budget
- Met with DOT to determine feasibility



DRI Project Costs

PRIORITY PROJECTS

Project Name	DRI Funding Requested (\$)	Sponsor Contributions (\$)	Project Readiness	Economic Impact	Support/Goals
Upper Town Square	\$3,600,000	\$0	High	High	High
Resilient Riverfront Amphitheater	\$1,500,000	\$0	Med	High	High
Peconic Park and Adaptive Playground	\$1,750,000	\$0	High	High	High
Griffing Ave. Mixed Use	\$2,750,000	\$120,000,000	High	High	Med
Long Island Science Center (LISC)	\$2,560,000	\$12,000,000	Med	High	High
Suffolk Theater Expansion	\$3,000,000	\$10,250,000	High	Med	Med
Library Entrance and Welcome Center	\$215,000	\$215,000	High	Low	Low
Downtown Public Art Program	\$250,000	\$25,000	High	Med	Med
Town Rowing Facility	\$250,000	\$0	High	Low	Med
Main Street Pedestrian Enhancements	\$750,000	\$0	High	High	High
Total	\$16,625,000	\$142,490,000			

Agenda

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Vail Leavitt Music Hall

DRI Funding Requested: \$200,000

Sponsor Contribution: \$0

Description:

- Improvements to existing theater building
- Upgrades to stage and technology for downstairs black box theater
- Update to accessible lift
- Remove fixed seating in theater and replace with movable seating
- Improvements to building exterior

Project Type:

- Downtown buildings - new construction or rehab
- Supports **Goals #4, 5**

Project Sponsor:

- Vail Leavitt Music Hall



Pedestrianized Street

DRI Funding Requested: \$800,000

Sponsor Contribution: \$TBD

Description:

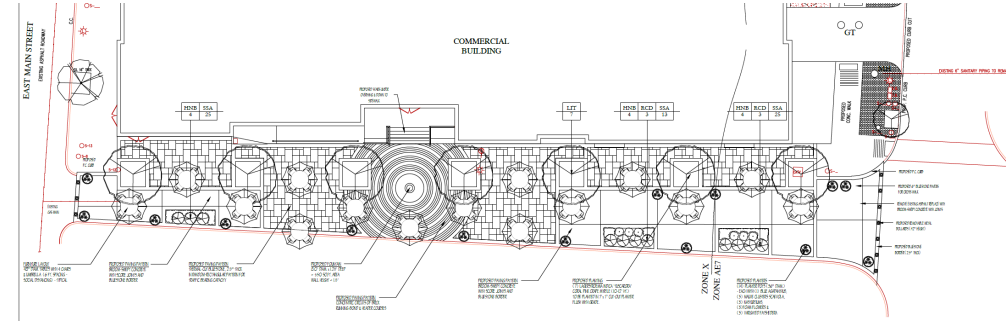
- Pedestrianize the unnamed one-way road between Main Street and Heidi Behr Way
- Add paving, plantings, trees, street furniture

Project Type:

- Public Improvement Project
- Supports **Goals #1, 4, 5**

Project Sponsor:

- Town of Riverhead



Griffing Ave Improvements

DRI Funding Requested: \$1,200,000

Sponsor Contribution: \$0

Description:

- Streetscape improvements to improve walkability along Griffing Ave
- Bury the powerlines and add street trees along Griffing Avenue

Project Type:

- Public improvement projects
- Supports **Goals #1, 4, 5**

Project Sponsor:

- Town of Riverhead



Downtown Wayfinding & Safety

DRI Funding Requested: \$400,000

Sponsor Contribution: \$60,000

Description:

- Improved wayfinding to help navigation in Downtown Riverhead
- Increased funding for current wayfinding program to design and implement signage program

Project Type:

- Public improvement projects
- Supports **Goals #1, 4, 5**

Project Sponsor:

- Town of Riverhead



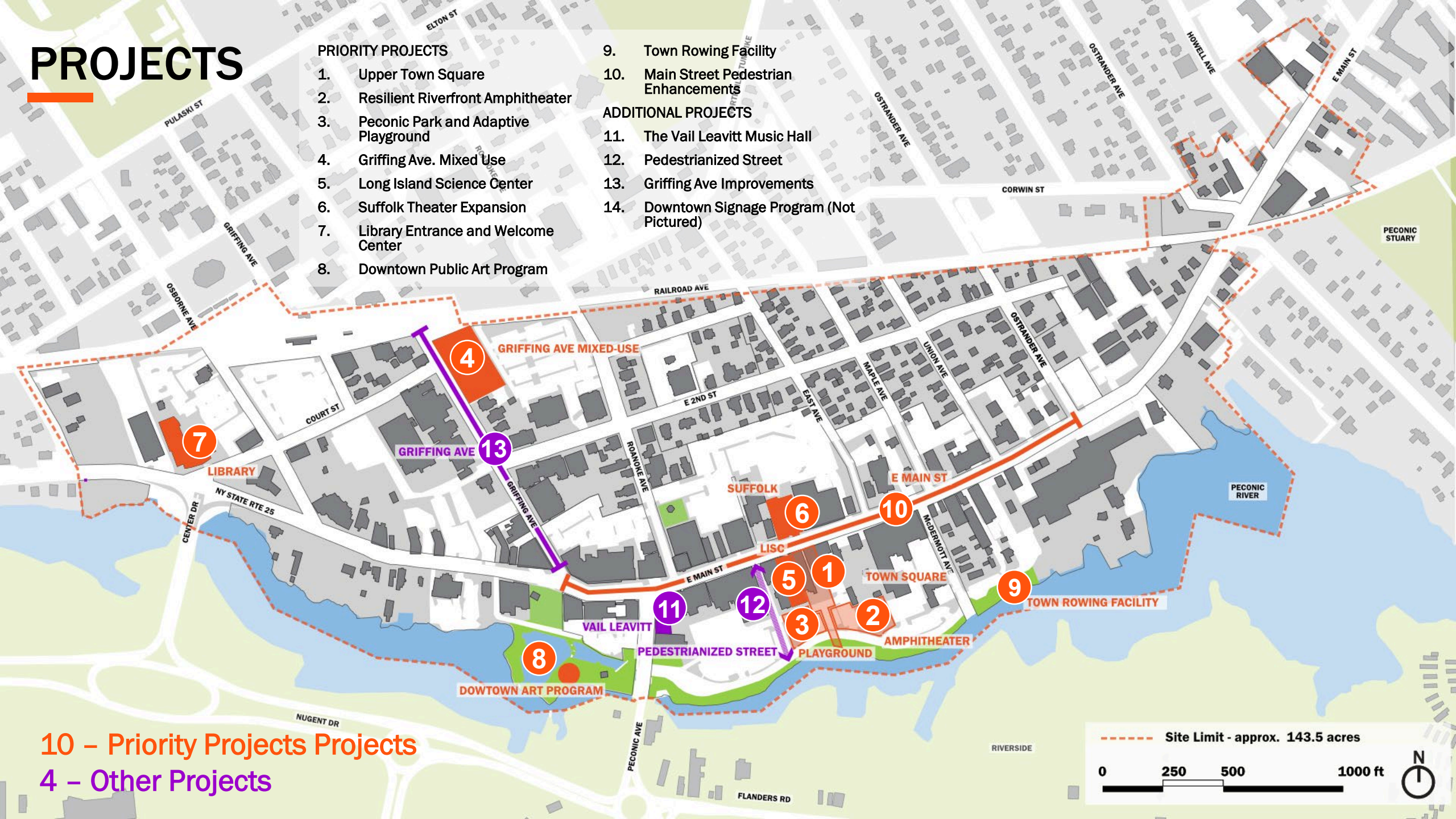
PROJECTS

PRIORITY PROJECTS

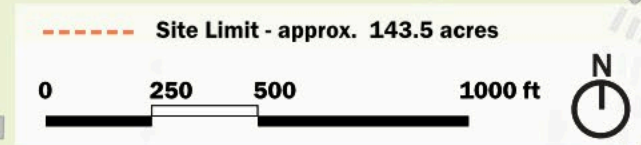
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ADDITIONAL PROJECTS

9. Town Rowing Facility
10. Main Street Pedestrian Enhancements
11. The Vail Leavitt Music Hall
12. Pedestrianized Street
13. Griffing Ave Improvements
14. Downtown Signage Program (Not Pictured)



10 – Priority Projects
4 – Other Projects



Questions?



Next Steps

1. LPC Meeting #6 – July 18th Town Hall
2. Strategic Implementation Plan Submitted to State - End of July
3. Announcement of Funded Projects - Fall

THANK YOU

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