



TOWN OF RIVERHEAD RAILROAD STREET TOD REDEVELOPMENT

FEBRUARY 10, 2022 | RIVERHEAD TOWN HALL

SUBMITTED TO:



TOWN OF RIVERHEAD
DAWN THOMAS
THOMAS@TOWNOFRIVERHEADNY.GOV

SUBMITTED BY:

RXR

625 RXR PLAZA
UNIONDALE, NY 11553

GGV GEORGIA
GREEN
VENTURES

50 JERICO QUADRANGLE
JERICO, NY 11753

DEVELOPERS



DESIGNER

PLANNING AND ARCHITECTURE



IN-PERSON TEAM



MICHAEL MATURO
PRESIDENT

JOANNE MINIERI
SEVP, COO, CONSTRUCTION
AND DEVELOPMENT

JOE GRAZIOSE
EVP, CONSTRUCTION
AND DEVELOPMENT

THOMAS KELLY
SENIOR PROJECT MANAGER

ALYSSIA PERSAUD
PROJECT MANAGER



DAVID GALLO
PRESIDENT

MATTHEW ARDITO
VICE PRESIDENT

ALLISON GIOSA
SENIOR PROJECT
MANAGER



ERIK AULESTIA
PRINCIPAL



530+

PERSON, VERTICALLY
INTEGRATED
REAL ESTATE FIRM

9.4B

TOTAL REAL ESTATE PRIVATE
EQUITY MANAGED

\$22.4B

IN AGGREGATE
GROSS ASSET VALUE

30.3M

SQUARE FEET OF
COMMERCIAL PROPERTIES



WHO WE ARE

RXR is an innovative investor, developer and place-maker committed to applying a customer and community-centered approach to building properties, services, and products that create enduring value for all stakeholders.

And our values, grounded in our operational ethos of
“Doing Good and Doing Well Means Doing Better,”
are fortified with the following:

- **We believe in** doing the right thing - we are values-driven
- **We believe in** leading with bold ideas - we are innovative
- **We believe in** striving for excellence - we go above and beyond
- **We believe in** staying humble, and hungry - we are ambitious, but not arrogant
- **We believe in** cultivating trusted relationships - we believe in building enduring partnerships
- **We believe in** acting like an owner - we are accountable to all of our stakeholders including the communities in which we operate

As of September 30, 2021



WE ARE COMMITTED TO OUR COMMUNITIES' FUTURE

INVESTMENT

- “Above and beyond” partnerships
- Job creation and training
- MWBE and local business participation
- Long-term economic development
- Supporting local businesses

INNOVATION

- Developed RXR Volunteer platform in 2020, serving 260+ businesses and local governments
- Deployed RXR Volunteer and community programming across “phygital” assets and portfolio

ADVOCACY

- Deep civic participation
- Leverage portfolio to promote local communities
- Host “Recalibrate Reality” civic engagement series to convene leaders to discuss post-COVID future

WE APPROACH DEVELOPMENT AS A TRUE, LONG-TERM PARTNER

- We don’t believe in “take it or leave it” proposals
- We seek “win-win” outcomes
- Genuine engagement is critical to the success of transformational projects, and our proposal is just the starting point of our conversation
- Long after our initial investment, we continue to identify - and deliver - on community investments

***Deep Experience with Downtown Redevelopment | True Believer in the Community Engagement Process
Committed to Delivering; Proven Execution | Financial and Organizational Capacity***



PROVEN RESULTS

"Doing Good and Doing Well Means Doing Better"



GARVIES POINT, GLEN COVE

1,332	51
CONSTRUCTION JOBS CREATED	PERMANENT JOBS CREATED

\$113M	\$27M	41%
LOCAL \$ AWARDED	HYPER LOCAL \$ AWARDED	MWBE RATE



NEW ROCHELLE, NEW YORK

707	150
CONSTRUCTION JOBS CREATED	PERMANENT JOBS CREATED

\$98M	\$2M	\$19M
LOCAL \$ AWARDED	HYPER LOCAL \$ AWARDED	MWBE \$ AWARDED



SAWYER PLACE, YONKERS

400	138
CONSTRUCTION JOBS CREATED	PERMANENT JOBS CREATED

\$63M	\$6M	\$12M
LOCAL \$ AWARDED	HYPER LOCAL \$ AWARDED	MWBE \$ AWARDED

Commitment to Social Impact | Working Collaboratively | Building Sustainable Communities



RXR REALTY - METROPOLITAN PORTFOLIO

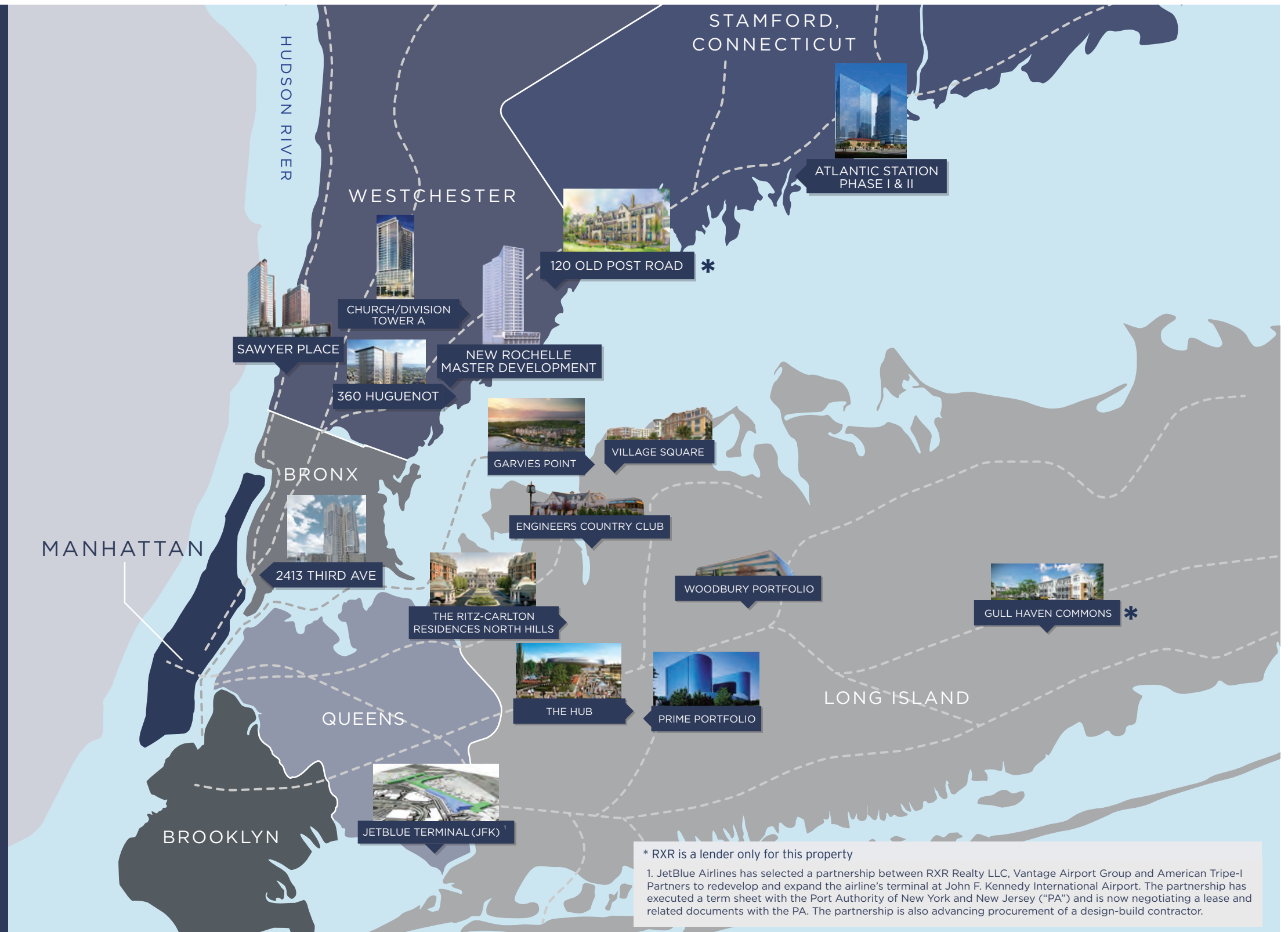
Since RXR began pursuing urban-suburban development in 2014, the Company has built a significant portfolio of projects in Westchester, Connecticut and Long Island totaling over 6,300 units in various stages of development (from completed projects to controlled development rights)



PROPERTY MAP

- WESTCHESTER
- STAMFORD
- LONG ISLAND
- QUEENS

MASS TRANSIT - - - -



* RXR is a lender only for this property

1. JetBlue Airlines has selected a partnership between RXR Realty LLC, Vantage Airport Group and American Tripe-I Partners to redevelop and expand the airline's terminal at John F. Kennedy International Airport. The partnership has executed a term sheet with the Port Authority of New York and New Jersey ("PA") and is now negotiating a lease and related documents with the PA. The partnership is also advancing procurement of a design-build contractor.

CORE EXPERTISE INCLUDES:

- **OBTAINING NECESSARY FINANCING** to implement developments with a mix of public and private sources.
- Securing **OVER \$800M IN FINANCING** for 17 mixed-use developments.
- Engaging in meaningful, inclusive **PUBLIC OUTREACH AND ENGAGEMENT** for all community redevelopments.
- Successful **MUNICIPALITY COLLABORATIONS** and experience working with the Town of Riverhead from inception through completion.
- Understanding and **TROUBLESHOOTING UNIQUE CHALLENGES** that arise when developing on the East End of Long Island.
- Achieving **SUPERIOR DESIGNS** that enhance the **QUALITY OF LIFE** for all residents by creating a home they feel proud of.
- Developing, constructing and managing a **RANGE OF HOUSING DENSITIES, TYPES AND SIZES** to provide housing options for all ages and incomes.
- **INNOVATIVE MODULAR CONSTRUCTION** technologies.
- Superior **CERTIFIED SUSTAINABLE COMMUNITIES** that benefits the well-being of the community.
- Encouraging **PEDESTRIAN FRIENDLY** access and walkability to increase activity.
- Creating **MEANINGFUL EMPLOYMENT OPPORTUNITIES** for locals, minority and women owned businesses, service-disabled veteran owned businesses and section 3 businesses and residents.

HIGH-QUALITY HOUSING OPTIONS



EFFICIENT & SUSTAINABLE CONSTRUCTION



EFFECTIVE PROPERTY MANAGEMENT

Since 2012, GGV has developed over 1,500 multi-family rental units throughout the Metropolitan Area - focusing efforts on the increasing need for affordable housing options and transit oriented development hubs on Long Island.



Riverview Lofts

- Transformative, mixed-use, mixed-income storm recovery project.
- Downtown revitalization and activation of the Riverwalk enhanced by Peconic County Brewing and Main Street ground floor commercial space.
- Awarded the Top Smart Growth Project by Long Island Business News.



GGV in the Town of Riverhead



THE RECIPE FOR PLACEMAKING



RXR & GEORGICA GREEN VENTURES PARTNERSHIP

RXR

Experience as Master Developer

Financial & Organizational Capacity

Committed to Delivering; Proven Execution

Experience Working Collaboratively with Municipalities

True Believer in Community Engagement Process

“Doing Good and Doing Well Means Doing Better”

GGV | GEORGICA
GREEN
VENTURES

Local Riverhead Experience & Investments

High-Quality Mixed-Use Developments

Creative Finance Structures

Diverse Housing Options

Sustainable Communities

Innovative Construction & Management Technologies

A WINNING COMBINATION

***RXR and GGV stand ready to Collaborate with the
Town of Riverhead to Achieve its Vision of Tomorrow***

GARVIES POINT

GLEN COVE, LONG ISLAND, NEW YORK

56-acre Master-Planned Development of Glen Cove Waterfront

City designated RXR as master developer in 2008

Former brownfield site transformed into vibrant waterfront community

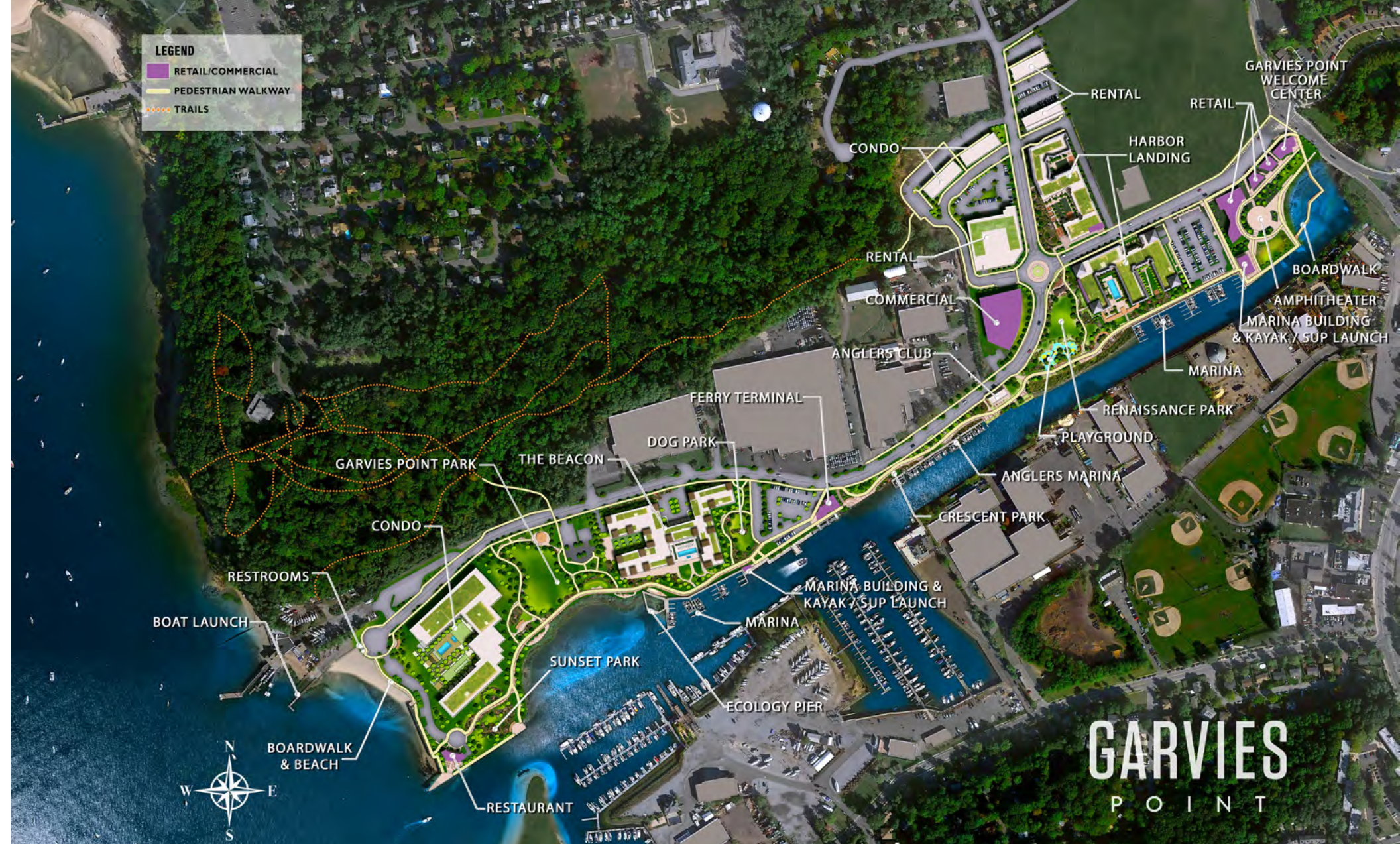
Program includes 1,110 rental and for-sale units, 75K SF retail/cultural spaces, 50K SF of commercial space, and over 28 acres of public amenities and open space

New ferry terminal for NYC service

RXR worked with the City of Glen Cove to structure PILOT- backed bonds to finance public improvements

Completed and opened 3 of 4 "Phase 1" buildings and key infrastructure

- **Public-Private Partnership**
- **Financing**
- **Community Engagement**
- **Community Benefits**



PHASE 1

Unit Mix: Studios - 22 | 1BD - 222
2BD - 279 | 3BD - 29

Total: 552 Units

Construction Period: Q3 2017 - Q4 2020

Date Occupied: Q4 2019

NEW ROCHELLE

NEW ROCHELLE, NEW YORK

RXR is the Designated Master Developer for Downtown New Rochelle, with over 3 million square feet of Development Rights

Following award to RXR and a partner, RXR commenced a months-long public engagement process to inform the proposed plan, resulting in its City approval only 51 weeks after designation

The plan entitles 11 million SF downtown

RXR delivered and commenced leasing its first building, 360 Huguenot, in July of 2019

Construction commenced in 2019 on RXR's second building, with a third start anticipated in coming months

Program includes affordable and supportive housing

- **Public-Private Partnership**
- **Financing**
- **Community Engagement**
- **Community Benefits**

Unit Mix:	Studios - 54 1BD - 125 2BD - 101
Total	280 Units
Construction Period:	Q2 2017 - Q2 2020
Date Occupied:	Q2 2019



20+ TRANSIT AGENCIES SERVED	100+ TOD PROJECTS COMPLETED
50+ CITIES IN WHICH TORTI GALLAS HAS DESIGNED A TOD	1M+ PEOPLE HOUSED
1900+ COMMUNITIES	\$78B+ CONSTRUCTION



Transit-Oriented Development | Sustainability | Placemaking | Healthy Communities



PUBLIC REALM

Parks • Civic Buildings
Transportation • Transit
History • Culture
Connectivity
Public Art

LAND USE

Land Uses • Building Uses
Ground Floor Uses
Typologies
Program Mix

PLACEMAKING

People + Community

Buildings
Facades
Storefronts
Urbanism
Character

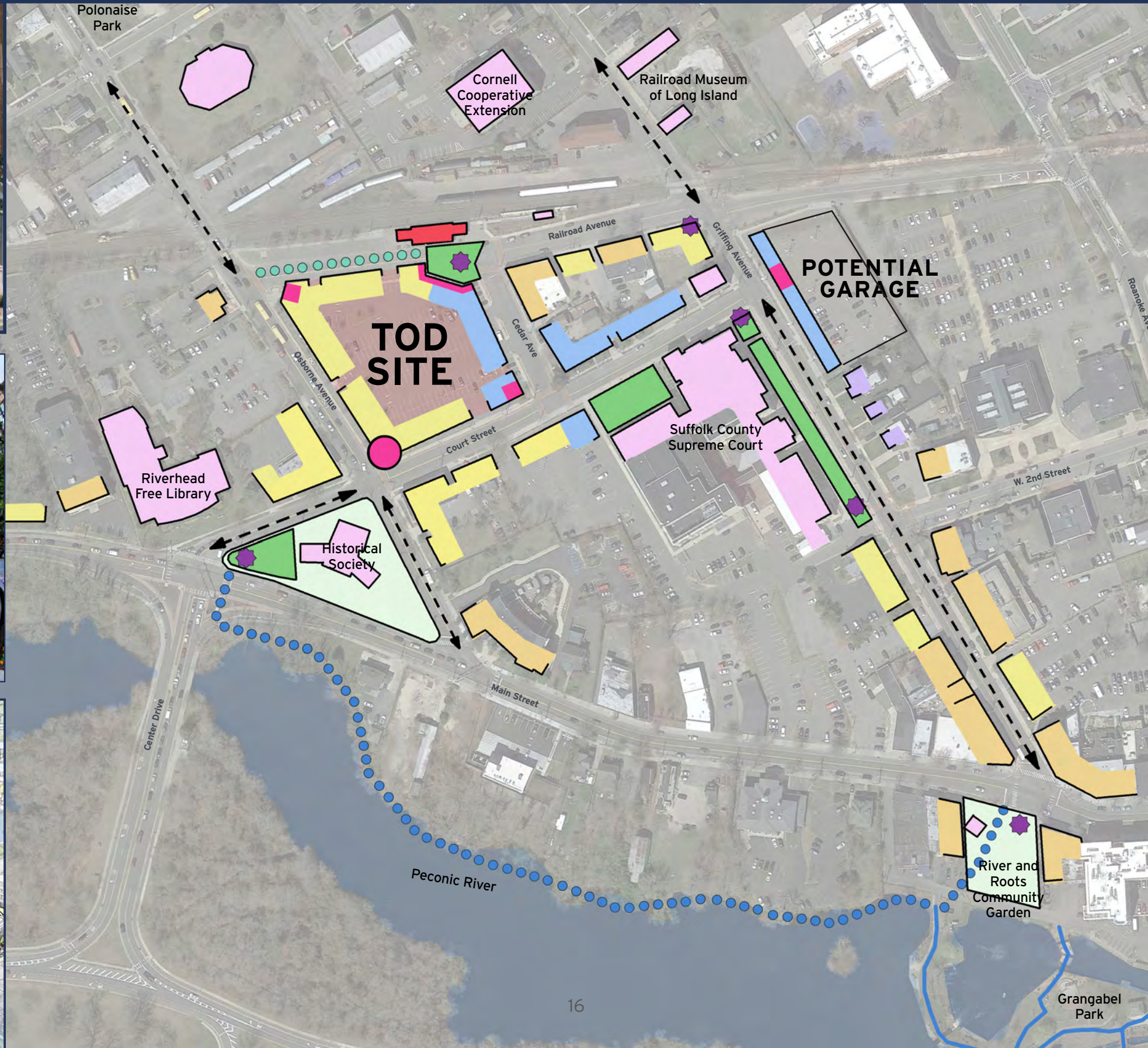
ARCHITECTURE

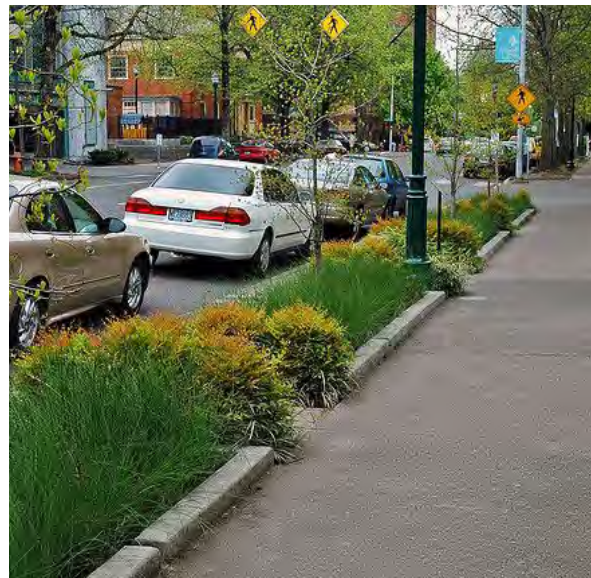
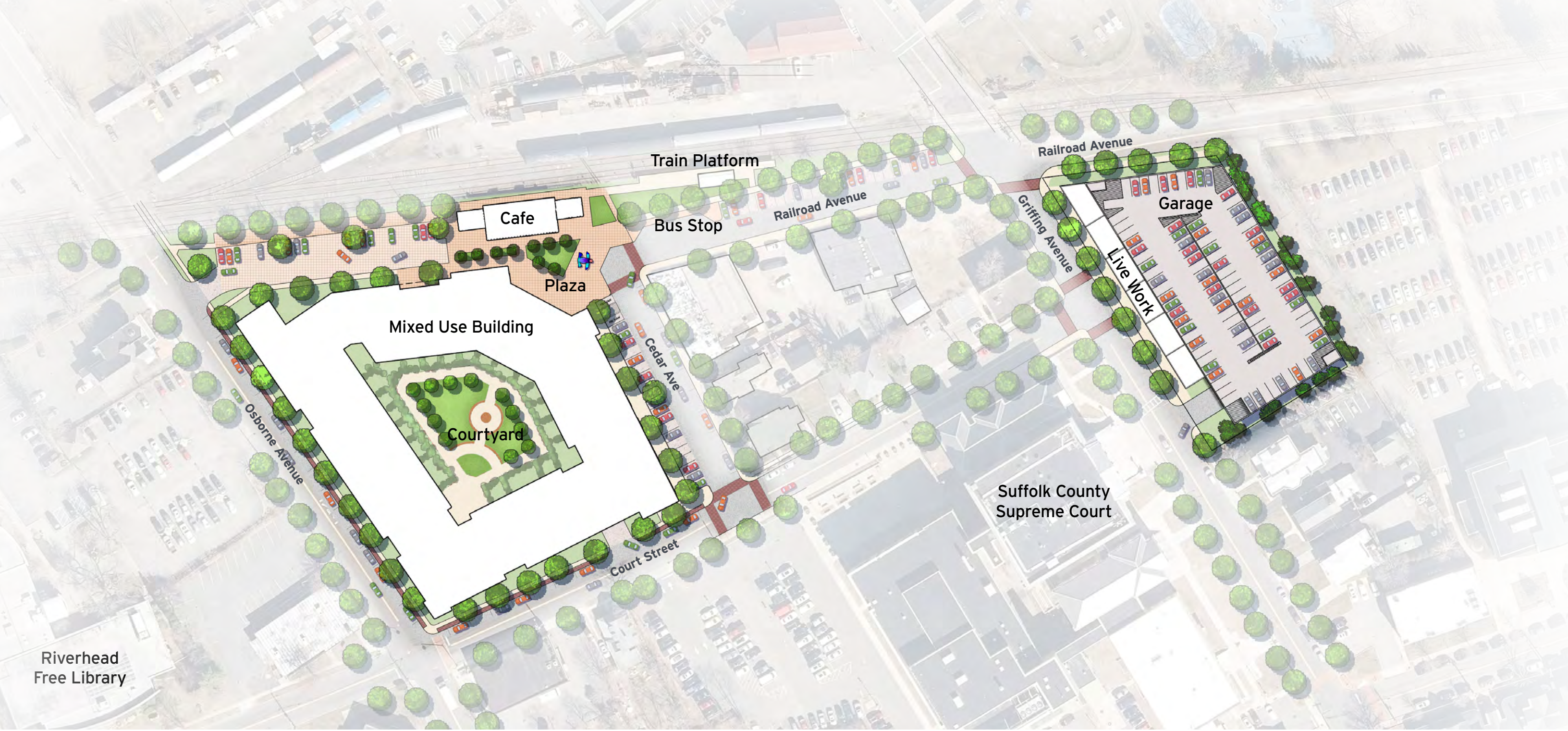
Public Space
Private Space
Informal
Institutional
Relationships

PROGRAMMING



URBAN DESIGN/PLACEMAKING: NEIGHBORHOOD FRAMEWORK







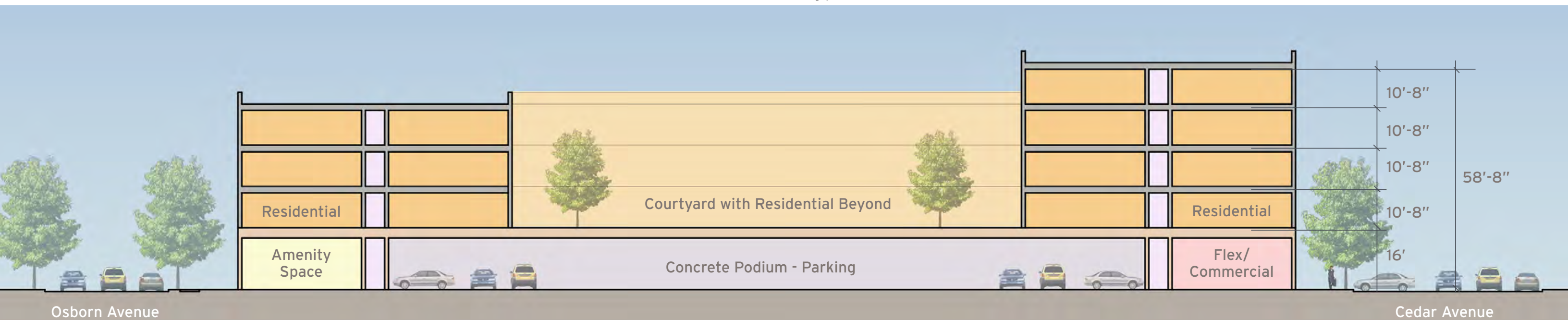
TOD BUILDING AT STATION PLAZA



Ground Floor



Typical Floor



Section Looking North



Court Street

Five Story Along Court Street

Building Steps Down to Four Stories

Shingle Style ties into Existing Train Station

Train Station Plaza

CEDAR AVENUE ELEVATION



Osborne Avenue

Ground Floor Activating Uses

Podium Parking Screened by Building

Garage Entry

Coastal Colonial with Ground Floor Court Supportive Uses

Cedar Ave

COURT STREET ELEVATION



Three Story Porch Elevation
Creates Gateway from North

Four Story Transitions to North Neighborhoods

Building Designed to look like Multiple Buildings

Tower Element located at important corner,
Visible from Main Street

Court Street

OSBORN AVENUE ELEVATION



Cedar Ave

Osborne Avenue

Train Station Plaza

Ground Floor Activating Uses

Massing Designed as Multiple Buildings

Porch Element Forms Northern Gateway

NORTH RAILROAD ELEVATION

GRIFFING AND RAILROAD AVENUE GARAGE SITE

- 4 - 5 Story Garage
- Approx. 130K - 160K SF
- Approx. 420 - 520 Parking Spaces
- Approx. 100 Spaces per Floor
- Streetscape Improvement Zone created by Building line set back
- Landscaped public space
- Future Development Zone



First Floor



Typical Floor



**GRIFFING AVENUE LOOKING SOUTH:
EXISTING CONDITIONS**

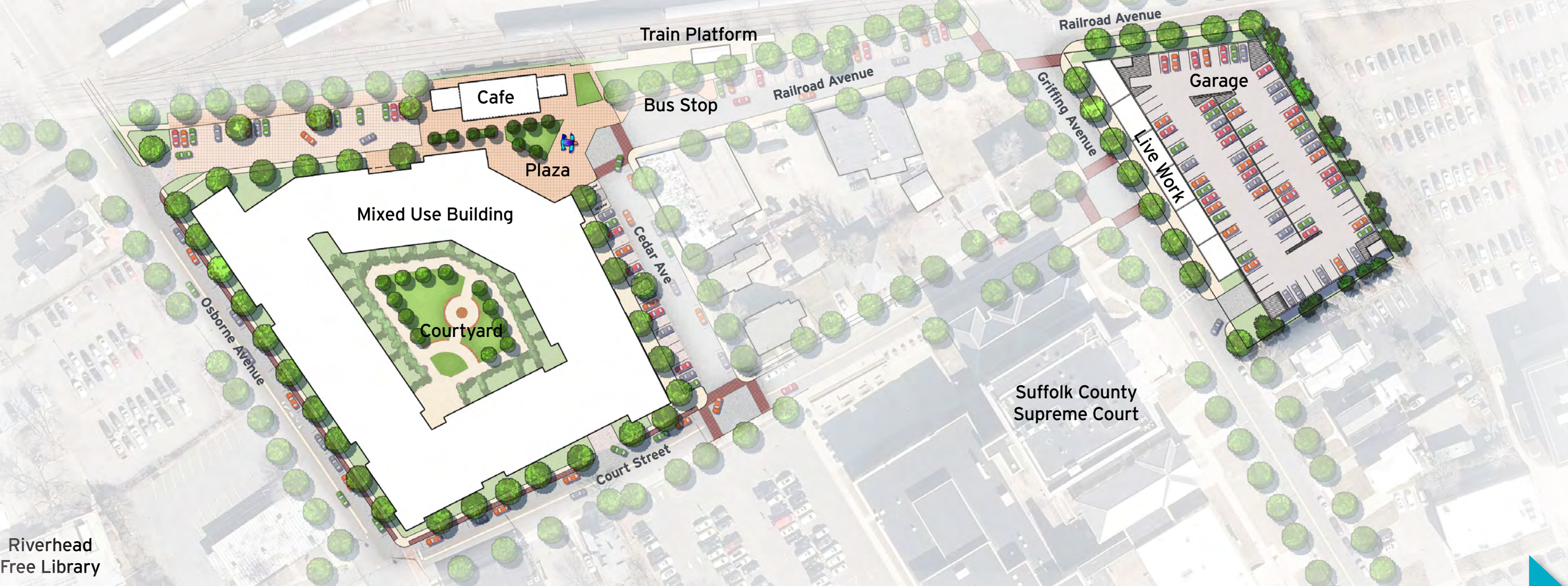


**GRIFFING AVENUE LOOKING SOUTH:
STREETSCAPE IMPROVEMENTS**



**GRIFFING AVENUE LOOKING SOUTH:
GARAGE AND POTENTIAL LINER BUILDING**

BACKGROUND AND TIMELINE



Listen, Learn, Collaborate - Listen Again

March 2021

- Assessment of the RFQ and Riverhead

May & July 2021

- Partner with Georgica Green Ventures (GGV)
- Selected Architectural Firm Torti Gallas + Partners
- High Level Concepts
- Replacement Parking Solution Not Identified

Oct & Dec 2021

- Develop a More Detailed Plan
- Identify Replacement Parking Option
- Outreach to Suffolk County on 246 Griffing Ave Site
- Collaborate with Suffolk County

2022 TODAY & Moving Forward

- Outreach and Coordination with All Necessary Constituents
- How to Assimilate Suffolk Bus Network with TOD Site
- Riverhead Receives LIRDC DRI Award



Riverhead "A PLACE TO STAY" rather than a place along the way

RXR

GGV GEORGIA GREEN VENTURES



Long-term Economic Benefit and Growth to Suffolk County and Riverhead

Diverse TOD Mixed-Use Development

Pedestrian Connectivity

Creates a 'Place of Interest' and Improves the Quality of Life

Environmentally Sustainable

Infrastructure Improvements

Job Creation

Bringing Residents to Create a Vibrant, Safe, 24 Hour Environment

Creates a TOD Front Door with a Landmark Building and Public Space

Builds on and Leverages the Existing Courts Uses

As Evidenced in other Projects We Cultivate and Grow Long-term Relationships

Riverhead "A PLACE TO STAY" rather than a place along the way



Q&A

Riverhead "A PLACE TO STAY" rather than a place along the way

RXR

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