

APPENDIX A

DETAILS OF THE PROPOSED ACTION

**Appendix A-1
Riverside Revitalization Action Plan (RRAP) and
Riverside Overlay Zone- Draft Code Amendments**

HAMLET OF RIVERSIDE
Town of Southampton



Riverside Revitalization Action Plan

**JULY
2015**

TOWN OF SOUTHAMPTON



TOWN OF SOUTHAMPTON



Town Supervisor **Anna Throne-Holst**
Deputy Supervisor **Frank Zappone**
Councilperson **Bradley Bender**
Councilperson **Bridget Fleming**
Councilperson **Stan Glinka**
Councilperson **Christine P. Scalera**

Town Planning / Development Administrator, **Kyle Collins, AICP**
Town Planning Director, **David Wilcox**
Principal Planner, **Janice Scherer**

IN PARTNERSHIP WITH

MASTER DEVELOPER



President & CEO, **Don Monti**
VP Planning & Development, **Sean McLean**
Director of Planning & Development, **Ela Dokonal, AICP CUD, LEED AP**
Planners, **James Vayo & Steve Lubrano**



Community Liaison, **Siris Barrios**

&

THE RIVERSIDE COMMUNITY

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

-CHRIS SHELDON

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

-RON FISHER

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

-TANYA COLLINS

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

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

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

-VINCE TALDONE, PRESIDENT OF FRNCA

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

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

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

-STEVEN SCHREIBER

Introduction Searching for Riverside

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

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

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



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

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

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



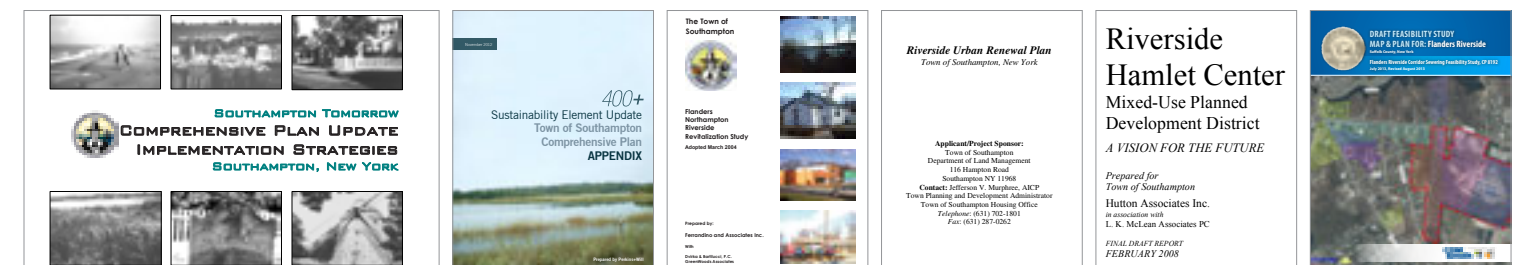
Riverside Action Plan

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

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

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

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



RRAP Consistency Previous Town and Regional Plans

Comprehensive Plan Update	
Enhance hamlet character/ identity	✓
Leverage maritime resources and proximity to natural areas	✓
Leverage proximity to Riverhead town center	✓
Encourage tax ratable development	✓
Promote market-rate housing options	✓
Encourage neighborhood enhancements	✓
Create a joint Flanders-Riverside hamlet center at the traffic circle	✓
Treat Route 24 as a scenic Maritime Corridor, not just as a highway	✓
Sustainability Element of Comprehensive Plan	
Increase affordable housing in town	✓
Increase work base (no brain drain) allow young people to stay	✓
Retain rural character & clean air/natural resources to be happy & healthy	✓
Walkable communities/compact development	✓
Increase farmers markets and opportunities for local business/food	✓
Ensure sustainable land use	✓
Create a better sense of identity for the Riverside, Flanders and Northampton hamlets	✓
Preserve maritime resources and the Peconic Estuary	✓
Utilize proximity to adjoining areas, the Peconic Estuary and Central Pine Barrens as a revitalization theme	✓
Promote mixed-use residential and low-scale commercial development with a recreational/maritime theme along the Peconic River subject to sound controls to preserve the estuary and eliminate wastewater, runoff, etc.	✓
Flanders/Riverside/Northampton Revitalization Study	
Repair, maintain, and clean up local properties; inventory incompatible uses; evaluate impacts of boundaries	✓
Create a Riverside hamlet center at the west end of the light industrial park located at the site of the former drive-in movie theater	✓
Create Waterfront Recreation Areas in Riverside and Flanders	✓
Develop a plan for the area immediately adjacent to the Traffic Circle area	✓
Riverside Urban Renewal Plan	
Reinforce a sense of community and neighborhood identity;	✓
Eliminate blight conditions within the Project Area as defined in the Blight Study	✓
Rehabilitate certain residential properties within the Project Area	✓
Redevelop vacant, deteriorating or deteriorated buildings, incompatible land uses or underutilized properties with residential, community and commercial uses consistent with the area's desired neighborhood character	✓
Provide local commercial uses to meet resident needs	✓
Expand the property tax base and provide additional employment opportunities	✓
Develop land uses within the Project Area that can complement and benefit from the proposed Riverside Hamlet Center which is adjacent to the Project Area	✓

Improve vehicle and pedestrian circulation and safety within the Project Area and create connections to the adjacent proposed Riverside Hamlet Center	✓
Facilitate the creation of a Gateway Center that concentrates residential and nonresidential development and brings a focal point to the Project Area	✓
Replace deteriorated and/or substandard housing with new housing units	✓
Improve public facilities such as sidewalks and crosswalks that enhance pedestrian safety, Project Area appearance, and strengthen the proposed Gateway	✓
Enhance the overall visual environment of the Project Area	✓
Riverside Hamlet Center MUPDD Vision Study	
Direct development to strengthen existing communities	✓
Encourage mixed land uses and mixed-use buildings	✓
Encourage consultation between communities	✓
Take advantage of compact building sizes and create a range of housing opportunities	✓
Provide a variety of transportation choices	✓
Create pleasant environments and attractive communities	✓
Preserve open space and natural resources	✓
Additional Socially, Economically, Environmentally "Smart Growth" Principles and Goals	
Engage all parts of the community in the process of creating the vision, concepts and strategy for implementation of the RAP	✓
To incorporate municipal owned property located within the Project Area to achieve a holistic and comprehensive redevelopment strategy	✓
Provide an avenue for private property owners to partner with the public sector and RD to foster the redevelopment of underutilized assets for the benefit of both themselves and the community	✓
Create economic value for the Project Area by focusing on the existing downtown core and the redevelopment of underutilized sites to achieve the adaptive reuse of vacant buildings where appropriate	✓
Create jobs and career opportunities for Municipality residents	✓
Enhance the vibrancy of downtown Riverside and create a diversity of uses (to live, work, shop, learn, and play)	✓
Promote the Municipality as a preeminent regional destination	✓
Benefit from the proximity and accessibility of the Long Island Rail Road station within Riverside to foster the development of the Project Elements	✓
Provide a mixed-use downtown setting which includes residential, commercial, retail, office, hospitality, parks, open space, cultural and civic uses	✓
Create and enhance Municipality gateways	✓
Improve streetscapes and create a pedestrian friendly "walkable" environment	✓
Provide a broad range of housing types and price points	✓
Create a sustainable development by implementing smart growth and green building design elements in an economically viable plan	✓
Central Pine Barrens	
Protect, preserve and enhance the functional integrity of the Pine Barrens ecosystem and the significant natural resources, including plant and animal populations and communities thereof	✓
Protect the quality of surface water and groundwater	✓
Discourage piecemeal and scattered development	✓
Promote active and passive recreational and environmental educational uses that are consistent with the land use plan	✓
Accommodate development, in a manner consistent with the long term integrity of the Pine Barrens ecosystem and to ensure that the pattern of development is compact, efficient and orderly	✓
Encourage appropriate patterns of compatible residential, commercial, agricultural, and industrial development in order to accommodate regional growth influences in an orderly way while protecting the Pine Barrens environment for the individual and cumulative adverse impacts thereof	✓
Accommodate a portion of development redirected from the preservation area	✓

Public-Private Partnership: Best Practices for Implementation

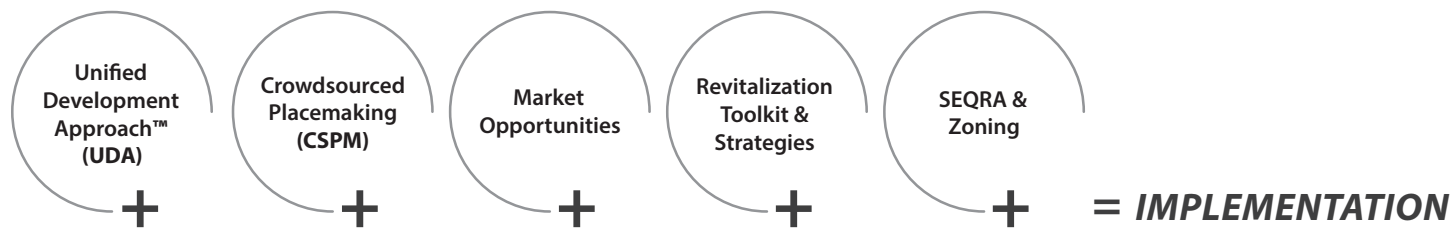


Diagram of Master Developer's approach to Riverside's Redevelopment

The public-private partnership utilized in the preparation of this plan enabled the organic co-creation of a shared development vision resulting from a partnership between the Town, Master Developer and, most importantly, the community.

There are Five Key Practices needed to succeed at "Implementation" of sustainable, innovative and exciting development that garners broad community support.

UNIFIED DEVELOPMENT APPROACH™ (UDA)

In order to successfully implement mixed-use downtown revitalization, it is essential to take into account the context of the entire area, rather than seeking to improve separate small areas, possibly to the detriment of the whole. Riverside Hamlet must be a woven neighborhood fabric of distinct districts, each with a unique character that, together, work in harmony to create a true sense of place while fostering economic development. The UDA creates a framework that engages all key stakeholders, including private property owners, to help streamline the approval and implementation processes.

CROWDSOURCED PLACEMAKING PROGRAM (CSPM)

Proactive and inclusive public outreach and engagement are necessary components of creating and implementing community redevelopment efforts. CSPM, a proprietary

grassroots social networking program, results in a better understanding of the local market while simultaneously creating an upswell of support for redevelopment efforts by garnering ideas and insight from local residents, businesses and stakeholders. CSPM represents the Public Outreach Process.

MARKET OPPORTUNITIES

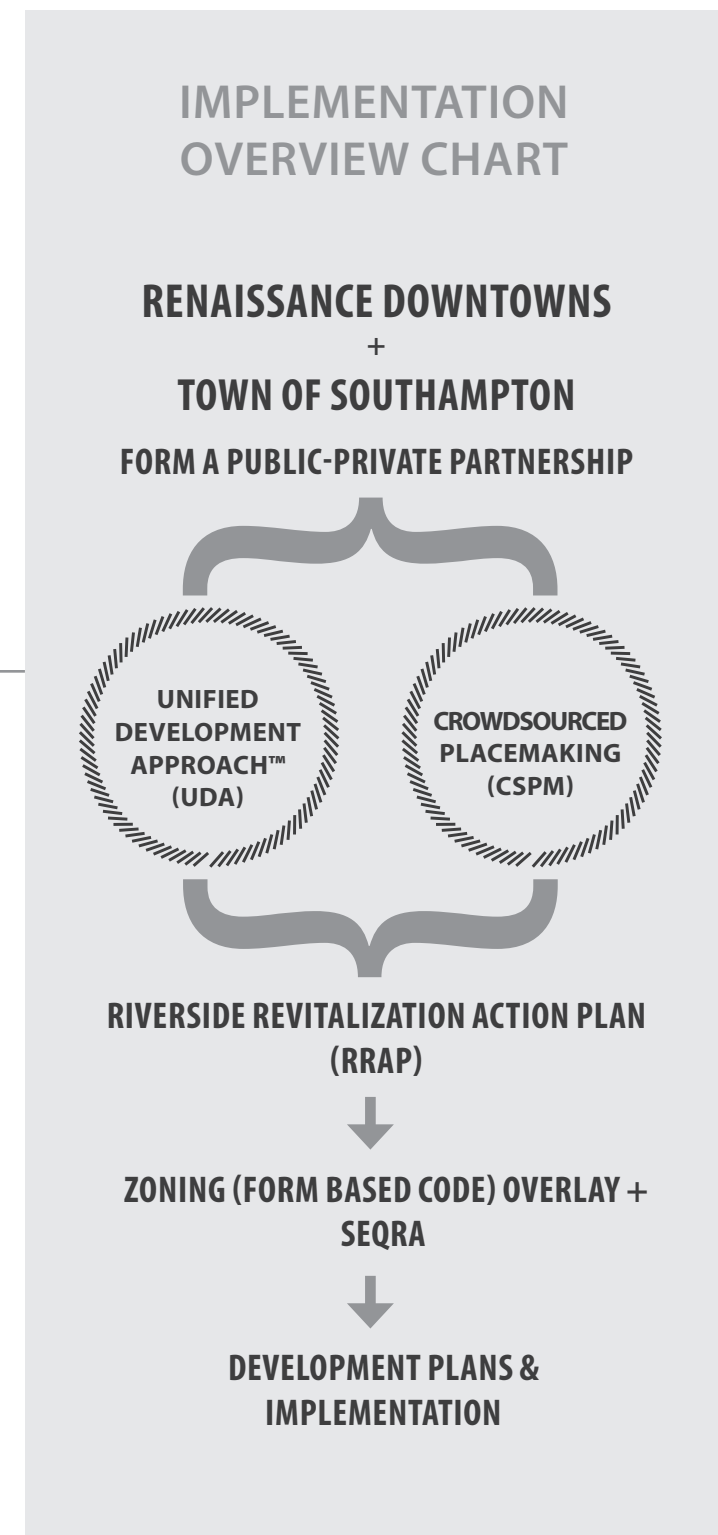
Utilizing specific information about Riverside, market and feasibility studies are applied to evaluate the public desire for uses and amenities in the new development. These studies are performed by Master Developer's consultant team members who advise them about economic opportunities that present themselves during the revitalization effort.

REVITALIZATION TOOLKIT

The Master Developer utilizes the best planning practices for quality downtown revitalization. Our team is well versed in planning and urban design and understands how to transform a community's vision and existing context into great places that drive economic development and improved quality of life.

SEQRA & ZONING

Once a final vision is articulated with full support from the Town and community, that vision must be properly represented in entitlements and zoning.



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

Overview of the Project Area



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

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

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

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

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

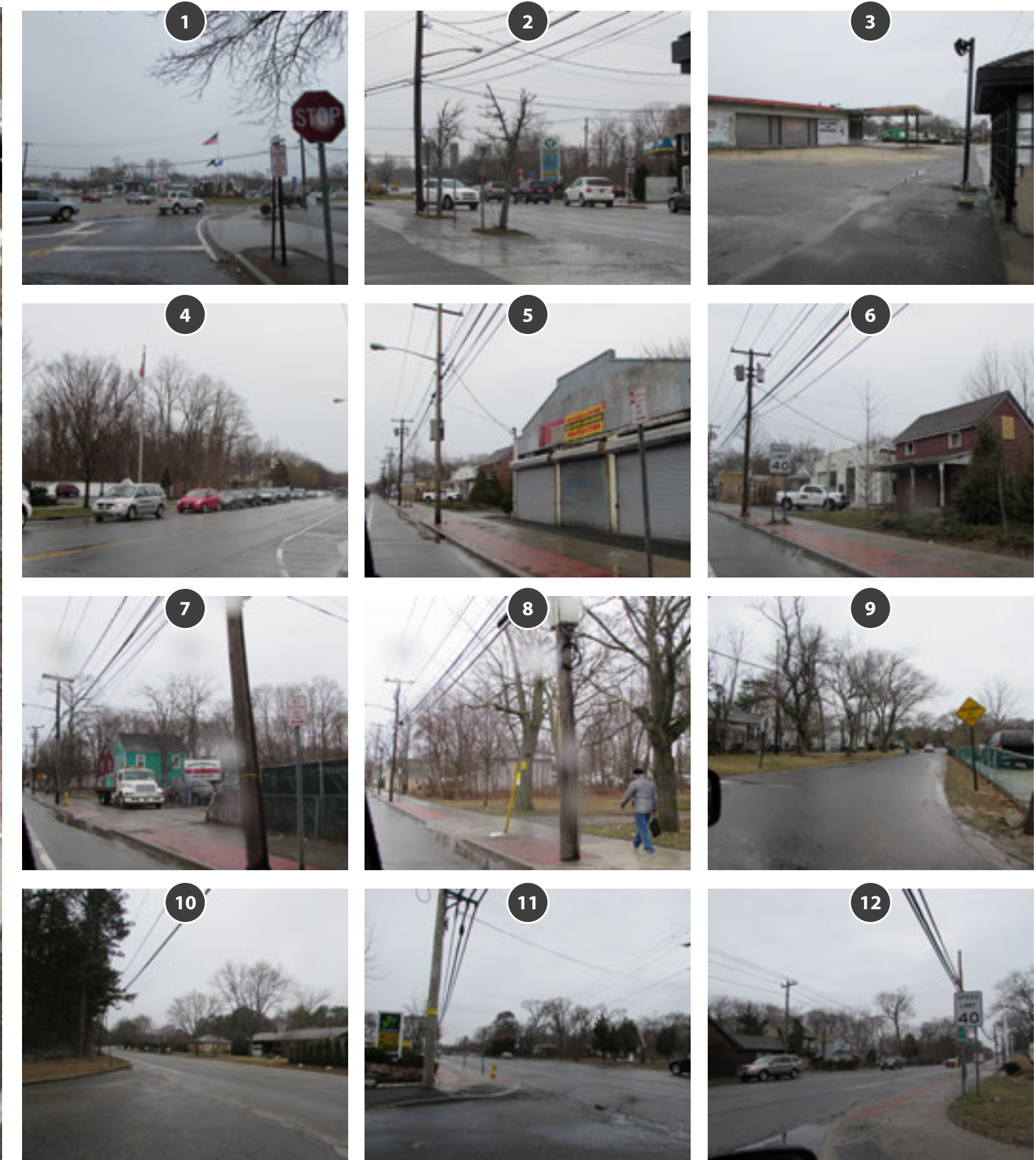
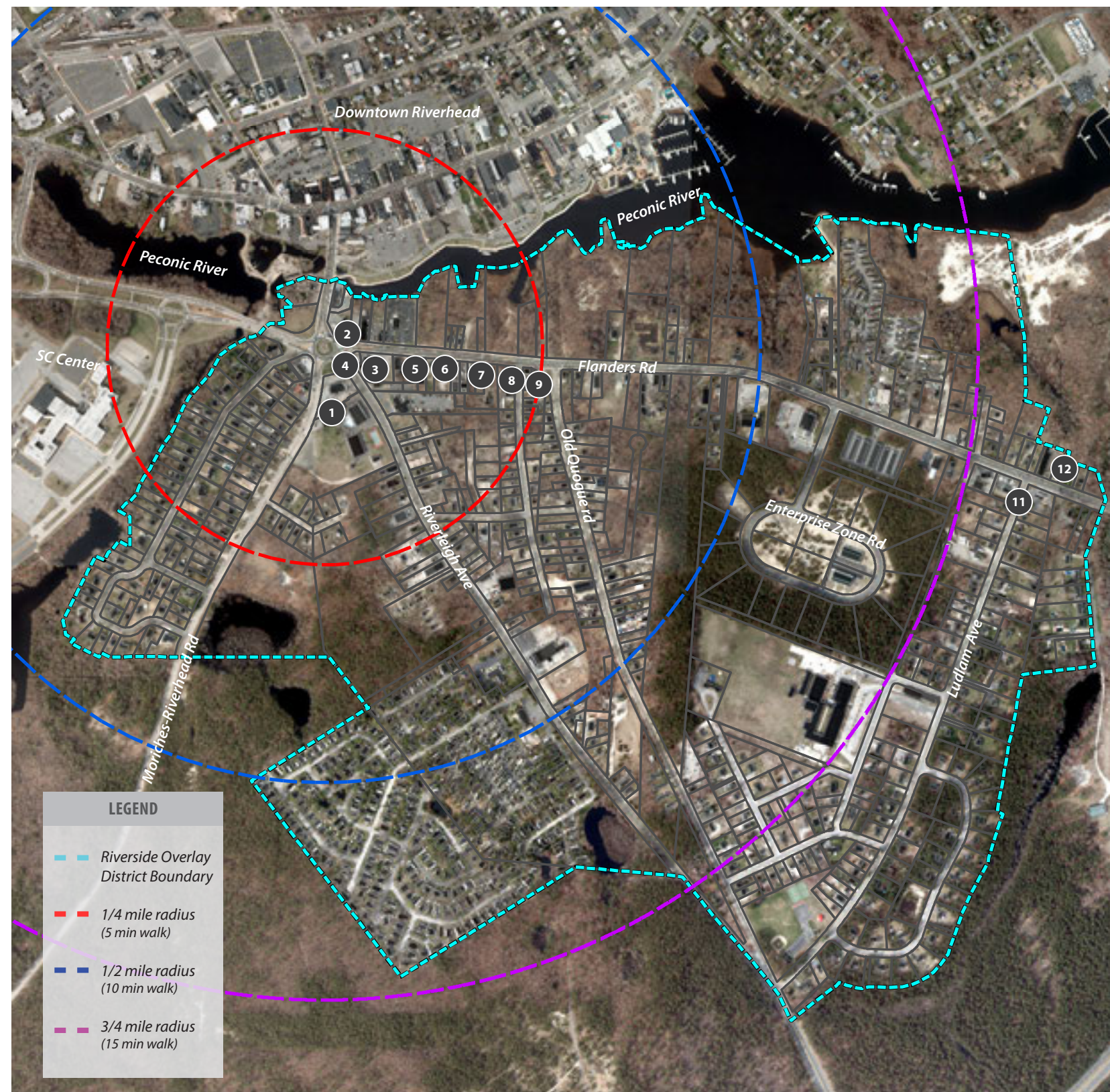
Investment into this community is significantly hampered by zoning and infrastructure deficiencies that limit the ability of land to be used to its highest and best use.

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

ECONOMIC DISTRESS INDICATORS FOR RIVERSIDE CDP (CENSUS DESIGNATED PLACE)

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

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



INTRODUCTION & EXECUTIVE SUMMARY	4-11	14-37							
<i>Riverside Revitalization Action Plan (RRAP)</i>	<i>Introduction</i>	<i>Executive Summary</i>							
SECTION 1:	40-41	42-51	52-55	56-63					
<i>Existing Conditions</i>	<i>Existing Conditions</i>	<i>Land Use and Zoning</i>	<i>Challenges & Opportunities</i>	<i>Getting to Know the Community</i>					
SECTION 2:	66-67	68-71	72-79	100-105	106-109	110-111	112-113	114-115	116-119
<i>Riverside Land Use Plan</i>	<i>Revitalization Toolkit</i>	<i>Implementation Strategies</i>	<i>Implementation Strategies: RO-1</i>	<i>Implementation Strategies: RO-2</i>	<i>Implementation Strategies: RO-3</i>	<i>Implementation Strategies: RO-4</i>	<i>Implementation Strategies: RO-5</i>	<i>Implementation Strategies: RO-6</i>	<i>Implementation Strategies: RO-7</i>
SECTION 3:	122-124	125							
<i>Recommended Zoning Changes (RZC)</i>	<i>Form Based Code</i>	<i>Riverside Overlay District (ROD)</i>							
APPENDIX 1:	126-129	130-131							
<i>Master Developer and United Development Approach (UDA)</i>	<i>Renaissance Downtowns</i>	<i>Unified Development Approach</i>							
APPENDIX 2:	134-135	136-141	142-147	148-149					
<i>CSPM: Riverside Rediscovered</i>	<i>Overview of the Process</i>	<i>Riverside Rediscovered: The Process has Begun</i>	<i>Ideas Campaign</i>	<i>Pictures, Articles and Testimonials</i>					
APPENDIX 3:	152-153	154-155	156-157	158-159	160-161		162-163		
<i>Market Opportunities and Branding Strategies</i>	<i>Preliminary Market Study</i>	<i>Sales Leakage</i>	<i>Additional Retail Opportunities</i>	<i>Existing Residential</i>	<i>Market Opportunities for Job Creation</i>		<i>Branding Strategies</i>		
APPENDIX 4:									
<i>DRAFT Riverside Overlay District (ROD)</i>									

Reaching the Community Goals Establishing Parameters



Over the past decade the Town and County prepared numerous plans and studies to prime Riverside for redevelopment. They recognize that the existing land use, socio-economic, natural environment and infrastructure conditions of the Project Area offer many opportunities but also pose many challenges. Accordingly, while building upon previous efforts, this Plan seeks

to provide a blueprint for dealing with the various challenges, while capitalizing upon the community's strong desire to include a mix of retail stores, service-related businesses, restaurants and diverse housing options, along with improved transportation infrastructure, pedestrian pathways, public green spaces and access to the Peconic River throughout the Riverside hamlet area.

The Town of Southampton, the Community and the Master Developer have worked together to co-create the Action Plan for the Riverside Project Area, with the strong desire to implement meaningful change building upon the goals outlined by the numerous previous Planning Studies, and the Town's Comprehensive Plan.

GOALS:

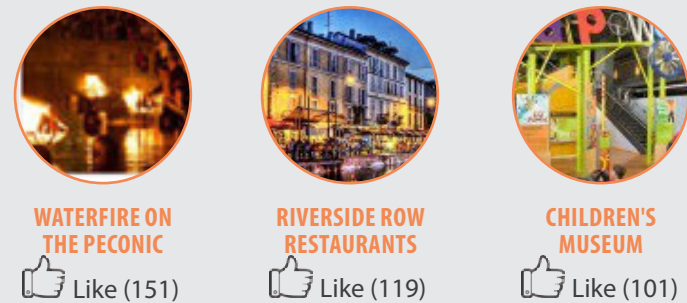
- **POSITION...**
Riverside as a Gateway of the Town, retain and attract a diverse and multicultural population that includes young professionals and members of the innovation and knowledge economies to promote the Town as a preeminent regional destination.
- **CREATE...**
a true sense of place, utilizing smart growth and sustainable development principles that meet the needs of current residents and attract future residents and businesses.
- **FACILITATE...**
the creation of a mixed-use and walkable Gateway Center to enhance the vibrancy of the Riverside Hamlet Center and create a diversity of uses (to live, work, shop, learn, and play).
- **COMPLEMENT...**
Riverhead's downtown area and leverage the proximity of the Long Island Rail Road station and availability of bus service.
- **REINFORCE...**
a sense of community and neighborhood identity.
- **ENHANCE...**
the character and overall visual environment of the Project Area.
- **PROMOTE...**
housing choices with a broad range of housing types and price points including attainable and market-rate housing options.
- **EXPAND...**
the property tax base and provide additional employment opportunities.
- **INCORPORATE...**
municipally owned property located within the Project Area to achieve an effective redevelopment strategy; and provide an avenue for private property owners to partner with the public sector and RD to foster the redevelopment of underutilized assets for the benefit of both themselves and the community.
- **LEVERAGE...**
Existing assets and proximity to maritime resources along the Peconic Waterfront, natural assets, recreation areas, preserved open spaces of the Pine Barrens region, and proximity to Riverhead's downtown area.
- **ATTRACT...**
business, residents and visitors to stimulate the local economy and position Riverside as a tourist destination with access to both the north and south forks and the many assets they possess.



Executive Summary Crowdsourced Placemaking (CSPM)

CSPM provides more than public engagement. It creates a community of local residents and stakeholders that are active participants in the planning and implementation of a development vision, including population segments that are often left out of, or do not feel invited into, the public process. The process helps the Master Developer and the Town to best meet the needs of its residents today and into the future; with a focus on arts, culture, the innovation sector; and to retain the millennial generation, young professionals and retirees in the Town of Southampton.

One of the challenges that has historically prevented the large scale development of mixed-use projects has been the failure to ensure community involvement and acceptance of the development vision. To address this issue, RD strongly believes in a "process before plan" approach, which mirrors the Town's desire to have grassroots outreach conducted throughout the redevelopment process, rather than after the project's parameters are set.



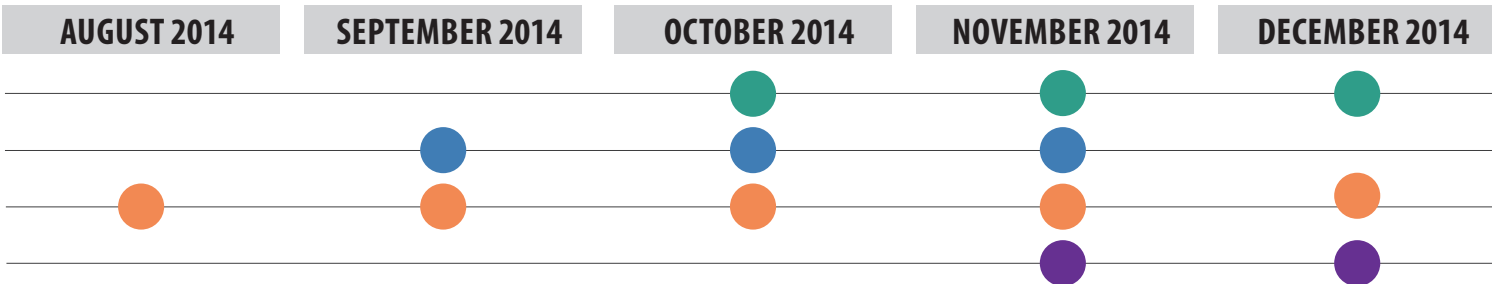
- Helps define the Community's vision
- Helps refine and improve the Town's vision in a manner that is consistent with its goals and objectives
- Creates a framework to identify key market drivers and market opportunities, especially within the innovation, knowledge and cultural arenas
- Fosters the inclusion of local stakeholders, including entrepreneurs, artists and students, throughout the process
- Helps identify and launch new retail and commercial businesses that will enhance daytime and evening vitality throughout the downtown
- Shortens the development timeline by ensuring community input and buy-in from the outset in a manner consistent with both the Town's vision and market realities

How CSPM Works

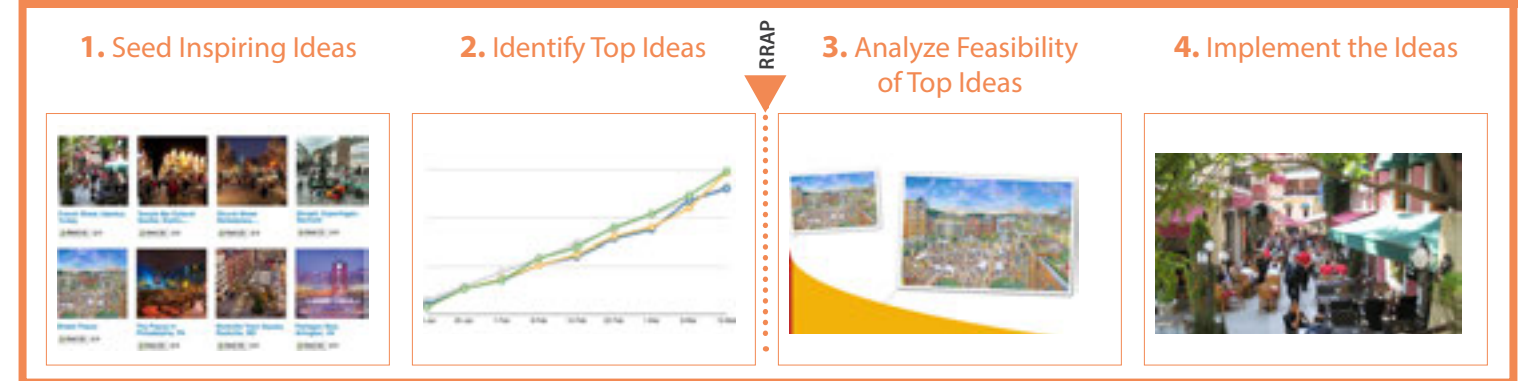
Utilizing both in-person meetings and internet-based tools, the patent pending CSPM process allows community members to upload and vote on ideas, uses, retail concepts, types of commercial/retail tenants and amenities they would like to see within a redevelopment plan. CSPM participants are able to utilize online forums, and web-based and paper voting applications to create tremendous support for a redevelopment vision that the community wishes to see move forward.

RIVERSIDE REDISCOVERED MEET-UPS

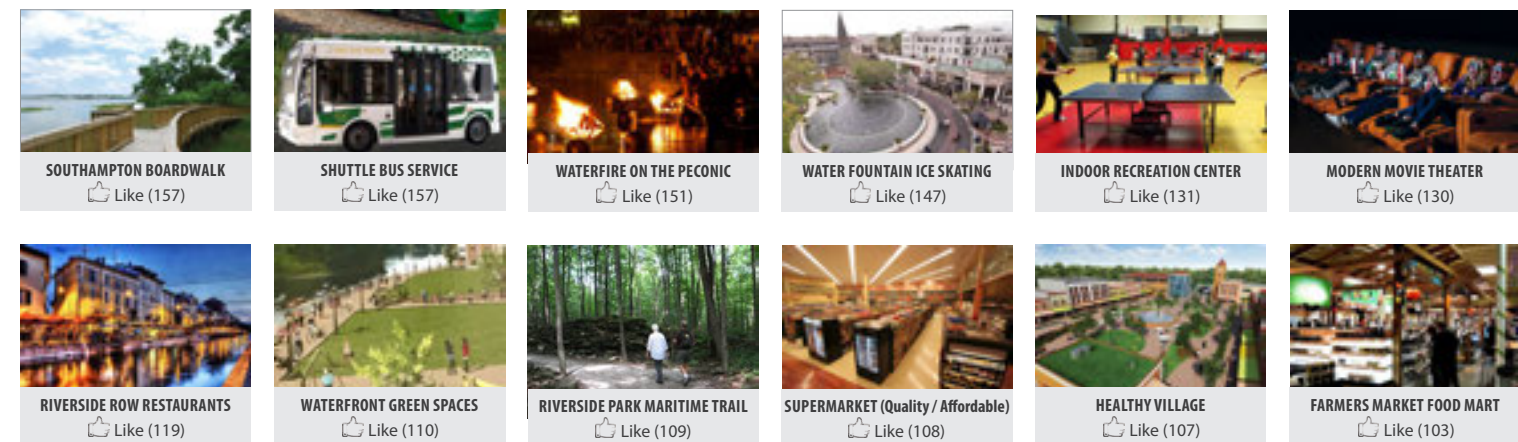
DOOR KNOCKING



CROWDSOURCED PLACEMAKING PROCESS

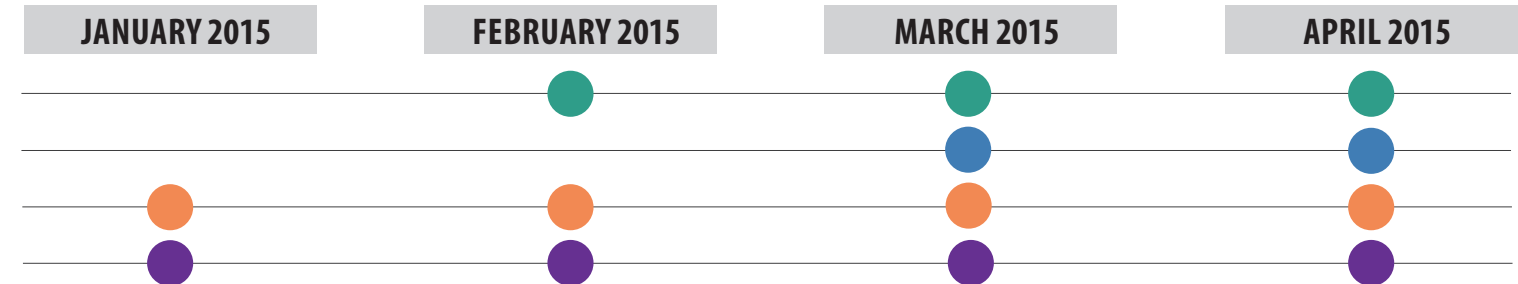


Riverside Rediscovered has continually worked with residents to identify the most popular triple bottom line compliant ideas through in-person outreach and online social media. Below are the most popular of the 38 community chosen ideas. Each of the following has received 100 or more "likes" indicating support from fellow community members. Several of these are now being considered or implemented in the revitalization plan.



ONE-ON-ONE MEETINGS

CSPM ONLINE CAMPAIGNS



Executive Summary Market Opportunities

To best understand the commercial uses that are viable in Riverside, Renaissance Downtowns prepared a preliminary market study. By combining the preferred uses identified by the Riverside Rediscovered community and this market study, Renaissance Downtowns can determine which uses are likely to have sufficient market demand necessary to be viable. The following tables summarize the market study results and highlight strong market opportunities.

Market Opportunities for Retail & Service

RETAIL Sales Leakage	Purchasing Power	Existing Sales	Sales Leakage	Approx. Sales / SF	Potential SF	Approx. Job Creation
Riverside Alone	\$11,390,104	\$3,144,559	\$8,245,545	250	32,982	33
Riverside, Flanders, Northampton	\$51,013,540	\$6,675,446	\$44,338,094	250	177,352	176

RESTAURANT Sales Leakage	Purchasing Power	Existing Sales	Sales Leakage	Approx. Sales / SF	Potential SF	Approx. Job Creation
Riverside Alone	\$1,478,232	\$2,204,381	\$(726,149)	300	(2,420)	-
Riverside, Flanders, Northampton	\$6,205,140	\$3,558,240	\$2,646,900	300	8,823	50

Source: U.S. Census Bureau American Community Survey 5-Year Estimates, Bureau of Labor Statistics Consumer Expenditure Survey, ESRI Business Analyst Online, Urban Land Institute, Baker Tilly

Hobby, Sporting Goods, Music Instruments

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$1,362,684	-	\$1,362,684	\$250	5,451

Clothing and Shoes

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$4,189,267	\$490,037	\$3,699,230	\$250	14,797

Electronics and Appliances

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$2,428,526	\$480,697	\$1,947,829	\$1,000	1,948

Health and Personal Care

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$2,747,801	-	\$2,747,801	\$400	6,870

Grocery Store

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$9,510,576	\$521,167	\$8,989,409	\$400	10-12k

Full Service Restaurant

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$3,722,870	\$1,353,859	\$2,369,011	\$300	7,897

Market Opportunities for Job Creation

-  Hotel
-  Assisted Living
-  Light Industrial / Production Space
-  Office

OFFICE DEMAND PROJECTION	
Projected Growth in Office Jobs (10 Mile Radius)	5,386
SF / Worker	150
Total SF	807,957
Assuming only 10% Capture of the Office market in Riverside*	80,796*

*This number is a relatively conservative estimate as it assumes a well below-average space per worker, and assumes that 100% of vacated office space can be refilled, regardless of the sector.

Market Opportunities for Residential Options

Need for Rental Housing

Current trends among the Millennial and baby boomer generations have demonstrated a growing demand for rental units in recent years. At its current rate of growth the Towns of Southampton and Riverhead are likely to add a demand of over 3,100 new rental units between 2010-2030. Given the growing propensity of Millennials and boomers to rent and the smaller household sizes of Millennials, this number could be even greater.

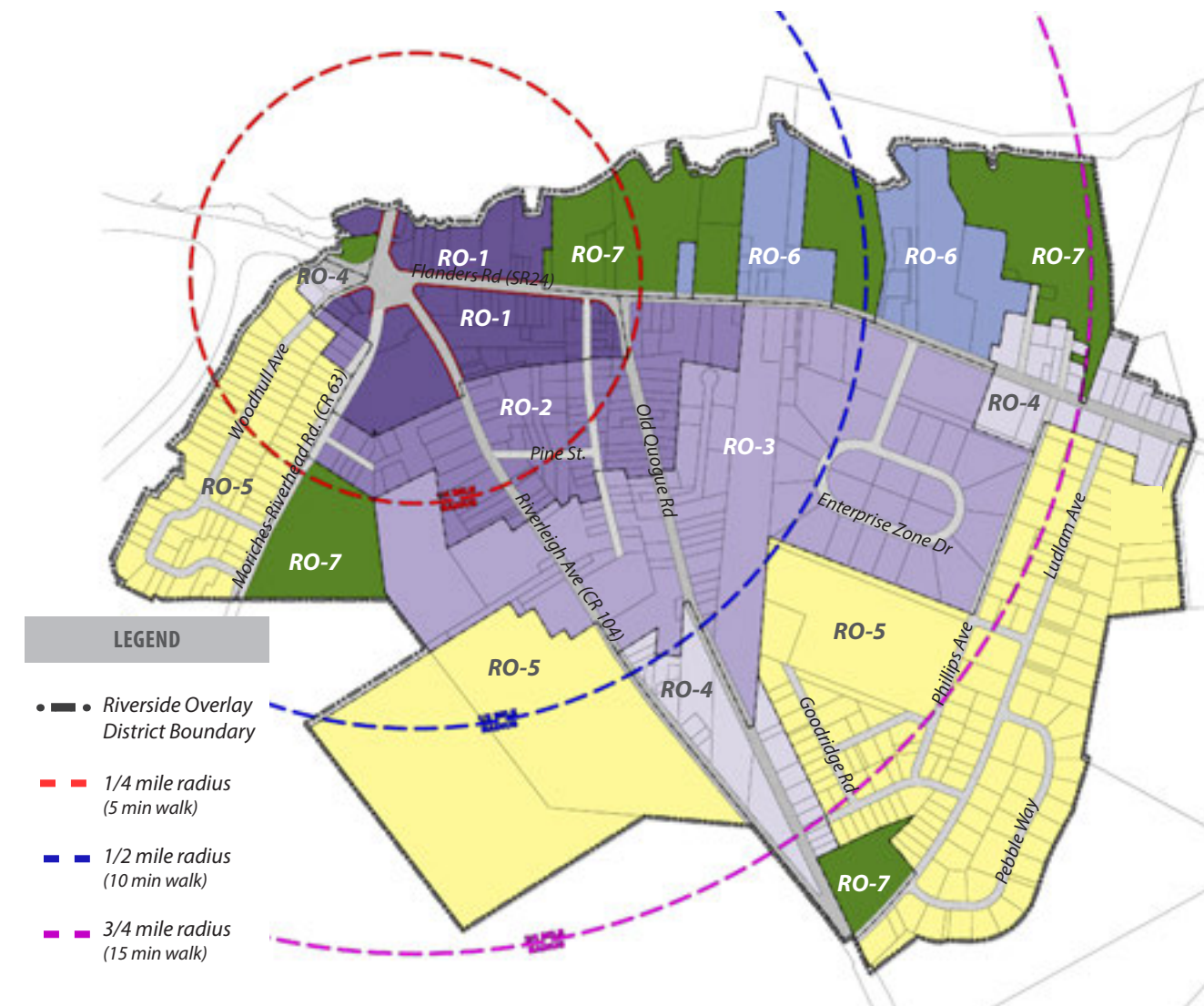
AREA WIDE RENTAL HOUSING DEMAND PROJECTION (2010-2030)							
Age Cohort	2000 Population	2010 Population	2020 Population	2030 Population	Population Change* 2010-2030	Rental Headship Rate**	New Rental Units Demanded
15 - 19 years	4,625	5,532	6,664	8,088	2,556	5.4%	138
20 - 24 years	4,048	4,963	6,201	7,904	2,941	5.4%	159
25 - 34 years	9,670	10,353	11,084	11,867	1,514	20.0%	303
35 - 44 years	13,762	11,961	10,445	9,167	(2,794)	14.8%	(414)***
45 - 54 years	12,233	14,065	16,312	19,089	5,024	12.8%	642
55 - 59 years	4,701	6,277	8,495	11,660	5,383	12.9%	696
60 - 64 years	3,982	6,108	9,568	15,317	9,209	13.3%	1,226
65 - 74 years	7,223	8,286	9,683	11,531	3,245	6.2%	202
75 - 84 years	5,110	5,165	5,260	5,398	233	10.0%	23
85 years & Over	1,857	2,282	2,824	3,521	1,239	11.3%	140
TOTAL							3,115 Units

Executive Summary















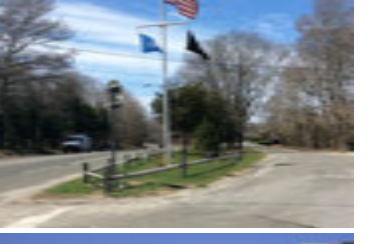
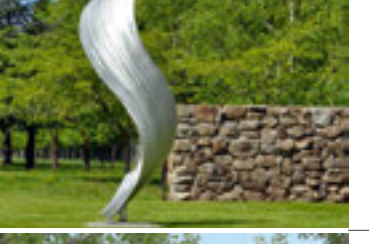









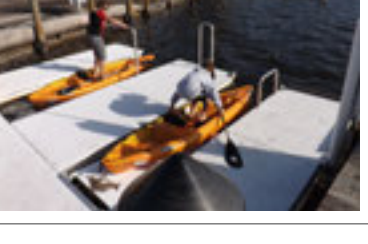






Riverside Land Use Plan (RLP)

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

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



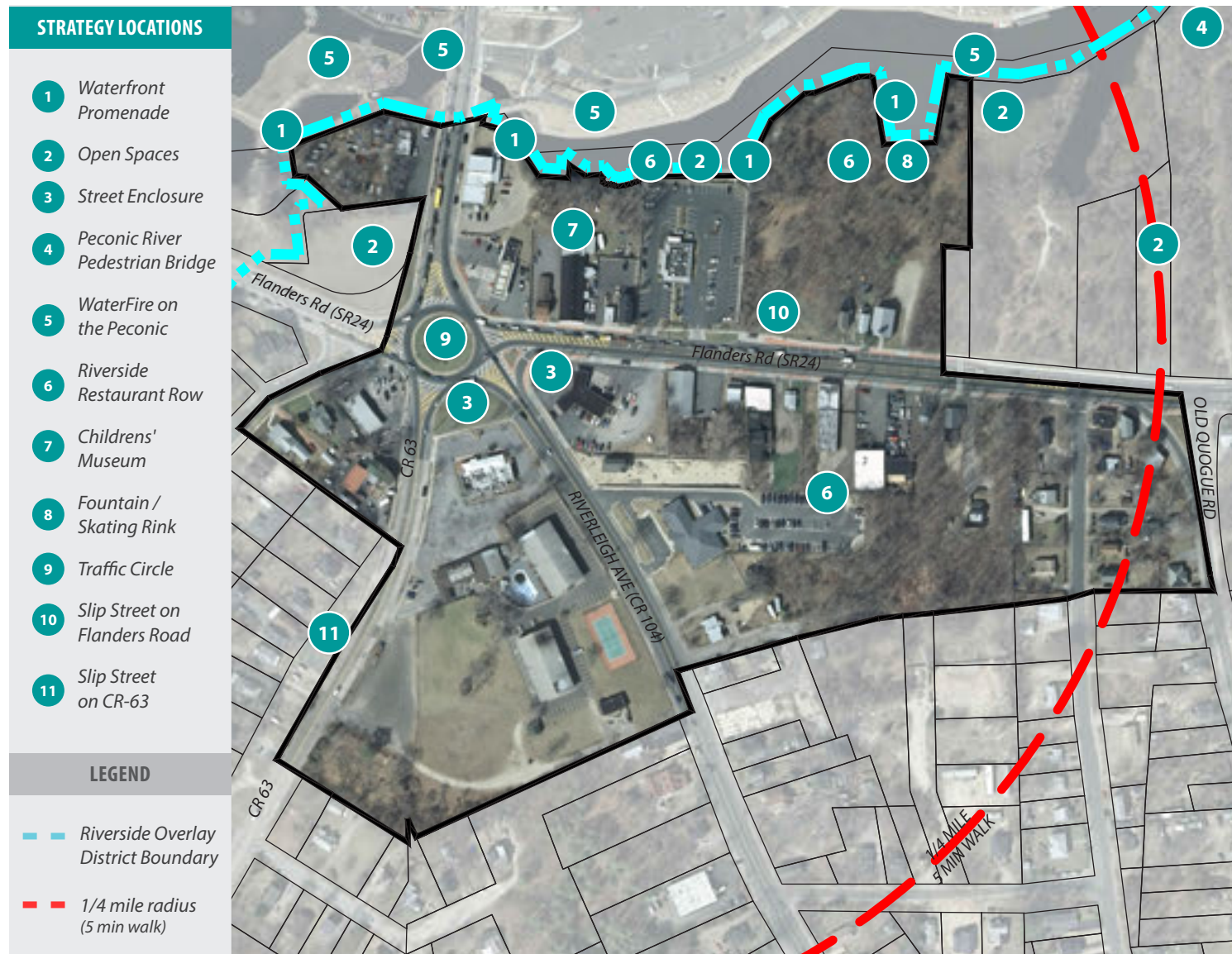
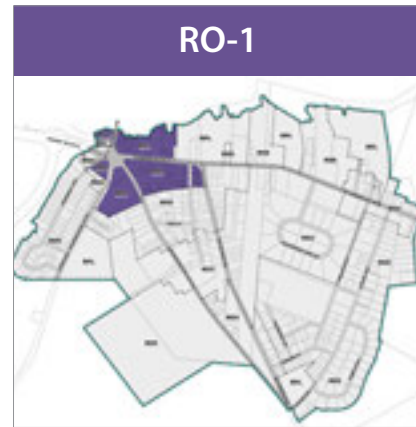
PROPOSED DOWNTOWN OVERLAY FORM BASED CODE DEVELOPMENT BULK STANDARDS

	Riverside Overlay District Requirements	Riverside Overlay Development Incentive Bonus 1	Riverside Overlay Development Incentive Bonus 2	EXECUTIVE SUMMARY
	Minimum Site & Building Height Requirements			
Riverside Hamlet Center RO-1	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2 min, 3 max & 30 feet Streetwall min</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2 min, 3 max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2 min, 2 max</p>	<ul style="list-style-type: none"> Create a walkable, vibrant mixed-use Hamlet Center, with compact development and a vibrant publicly accessible Peconic River Waterfront Promenade. Leverage proximity to natural areas & open spaces. Create lovable spaces with high standards of aesthetic design, walkable streets with active frontages and on-street parking; create street enclosure. Leverage proximity to Riverhead Downtown and Riverhead transit center, and strengthen the connections by creating a pedestrian bridge and boardwalk loop.
Riverside Hamlet Neighborhood RO-2	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Provide a range of housing options in walking distance from Hamlet Center. Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic. Allow increased density to support commercial vitality and satisfy desire to live in walking distance to Hamlet Center. Regulate frontages to activate streets. Create safer streets by increasing street enclosure, providing on-street parking, visible crosswalks with pulled-in pedestrian refuge islands.
Riverside Special District RO-3	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	<ul style="list-style-type: none"> Provide diversity of housing options and building typologies. Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic. Regulate frontages to activate streets. Allow artisan production in mixed use and live-work environments. Provide diversity of private and public open spaces. Provide access to fresh food, encourage and allow food production.
Riverside Gateway District RO-4	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Create landscaped, architectural or artistic gateway features to announce arrival to Riverside. Allow cross-access or new streets. Create safe and walkable connections to natural areas.
Riverside Suburban District RO-5	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Create interconnected community to increase walkability. Create greenways and pedestrian ways. Leverage proximity to educational assets and provide variety of resources. Allow granny-flats. Minimize potable water use. Landscape with native or edible plants. Minimize energy use. Downplay and/or screen presence of parking within the private frontage.
Riverside Waterfront District RO-6	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Leverage maritime resources and proximity to natural areas and Peconic River. Create public access to waterfront. Connect to boardwalk and trails. Create economic value by leveraging on waterfront assets. Include waterfront and hospitality related uses.
RPL Riverside Parkland RO-7	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Leverage maritime resources and proximity to natural areas and Peconic River. Create a Greenways Plan that connects all waterfront with pedestrian ways, greenways, parks and open spaces. Create waterfront promenade and boardwalk. Create pedestrian trails and greenways. Provide parking for large parkland areas and share with adjacent Hamlet uses to minimize cost for maintenance and security, and help increase the use of parks.

Executive Summary Riverside Hamlet Center (RO-1)

"Let's meet at the Nugent's Clock Tower, stroll the promenade, experience Waterfire! Maybe we can have a dinner outdoors overlooking river, cross over to Riverhead for the opening of the new show, walk over the bridge and stroll along the park while listening to music along the way. Walking home is nice, it's just down the block. Tomorrow morning the business meeting is starting early, but it is at the Innovation Center, and luckily, since it is here in Riverside, I can do the gym and get a coffee on my way in!"

Potential conversation with Riverside resident a few years from now.



This District, situated around the Traffic Circle and Rt. 24 corridor provides the opportunity for the greatest vibrancy in Riverside. By utilizing best placemaking strategies and leveraging adjacency to Peconic River waterfront, this district should support the greatest variety and mix of uses, promoting a range of residential, retail, hospitality, cultural and entertainment uses.

The RO-1 district permits the highest densities and promotes compact design with vertically and horizontally integrated residential and non-residential uses. Pedestrian amenities required in this district reflect the need for active frontages and an easy access to the waterfront that support placemaking and destination creation. Parking standards should reflect the creation of a walkable hamlet center and transit opportunities within walking distance.

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



(RO-1) REVITALIZATION STRATEGIES

- 1 Create a walkable, vibrant mixed-use Hamlet Center, with compact development and a vibrant publicly accessible Peconic River Waterfront Promenade.
- 2 Leverage proximity to natural areas & open spaces.
- 3 Create lovable spaces with high standards of aesthetic design, walkable streets with active frontages and on-street parking; create street enclosure.
- 4 Leverage proximity to Riverhead Downtown and Riverhead transit center, and strengthen the connections by creating a pedestrian bridge and boardwalk loop.
- 5 Create programs to enrich experience and create a draw for residents and visitors; and create environment for regionally significant WaterFire on Peconic program.
- 6 Create a Live, Work & Play environment with large mix of uses and promote market-rate housing options.
- 7 Support cultural programs (CMEE).
- 8 Create programmed public spaces for year-round activities.
- 9 Implement Traffic Circle redesign, ensure creation of pedestrian friendly features.
- 10 Create a Slip Street on Flanders Road, to allow on-street parking and pedestrian friendly mixed-use development.
- 11 Create a Slip Street on CR-63, to create a buffer for single family homes within a wider ROW.

(RO-1) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Restaurant Row
- Apartments above Stores
- Office, Health and Personal Care
- Hospitality
- Other Retail and Services
- Grocery Store / Food Market

Precedent image of the Hamlet Center

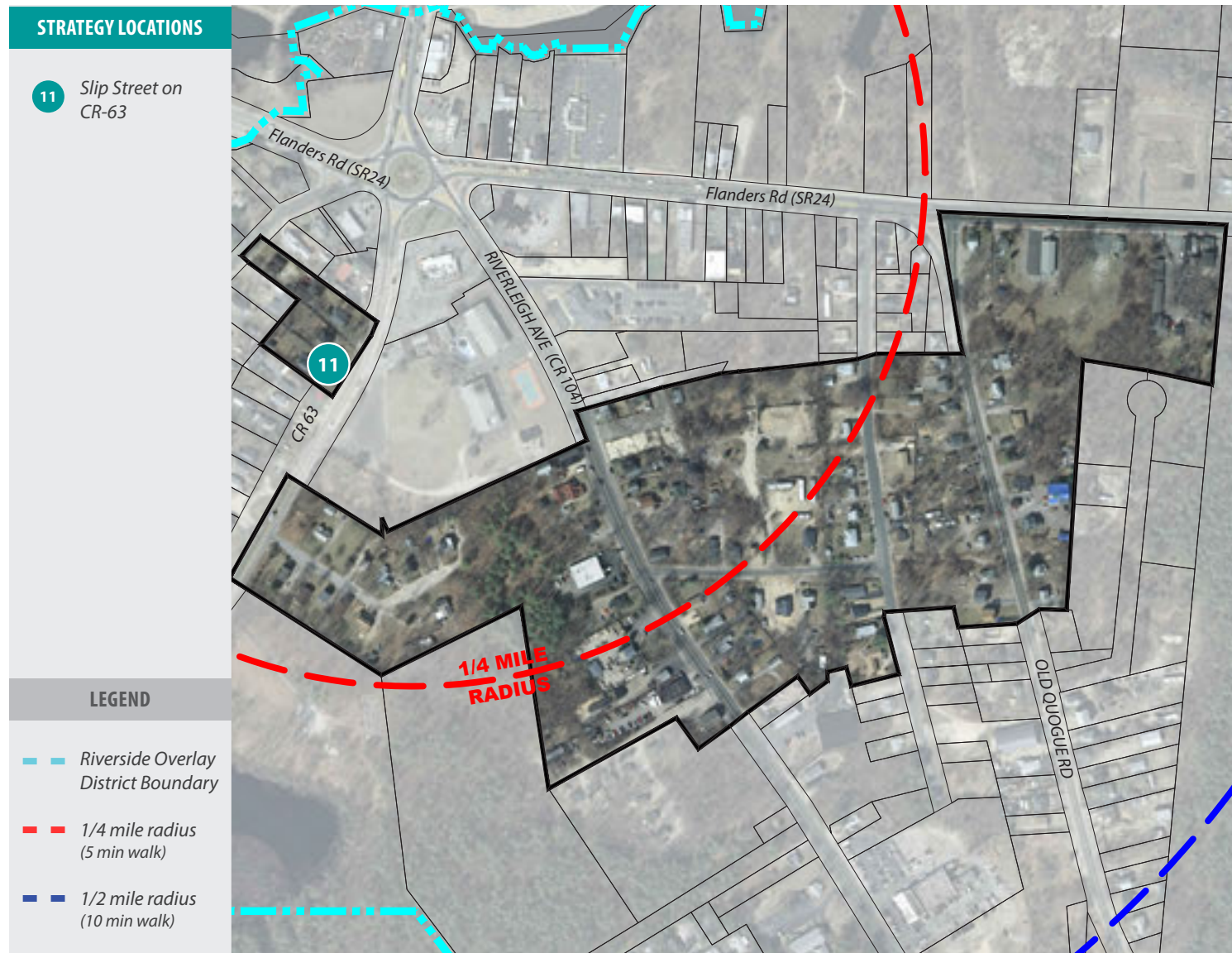
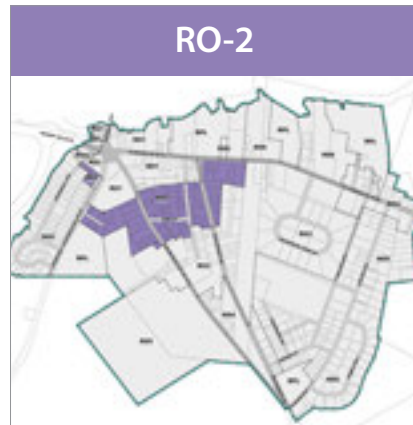


Executive Summary

Riverside Hamlet Neighborhood (RO-2)

"Substandard housing should be replaced with new, reasonably priced townhouses or other residential units. The new residences should be offered to existing residents and workers. New dwellings bring investment, customers for businesses and an overall more vibrant downtown or Hamlet Center community. The new condos will add life to the streets and much needed tax revenues for our schools and municipalities."

Vincent Taldone, President, Flanders Riverside, Northampton Civic Association



The RO-2 Overlay District is located within walking distance of the Hamlet Center and Downtown Riverhead, and is a mixed-use hamlet neighborhood that includes restaurants with outdoor seating, shopping, offices, hospitality uses, upper floor apartments, and community utility and food production areas, up to 4 stories in height. The purpose of this zone is to support a compact mix of uses with significant residential development, including a range of residential, retail, hospitality, and entertainment uses.

The RO-2 zone promotes compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities in this zone reflect its access to the existing walkable downtown and non-automotive transportation options.

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



(RO-2) REVITALIZATION STRATEGIES

- Provide a range of housing options in walking distance from Hamlet Center.
- 11 Create a slip street within a wide ROW on CR-63 to create a buffer for the residential homes.
- Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic.
- Allow increased density to support commercial vitality and satisfy desire to live in walking distance to where the "action" is.
- Regulate frontages to activate streets.
- Create safer streets by increasing street enclosure, providing on-street parking, visible crosswalks with pulled-in pedestrian refuge islands.
- Parking should be screened and placed in the back whenever possible.

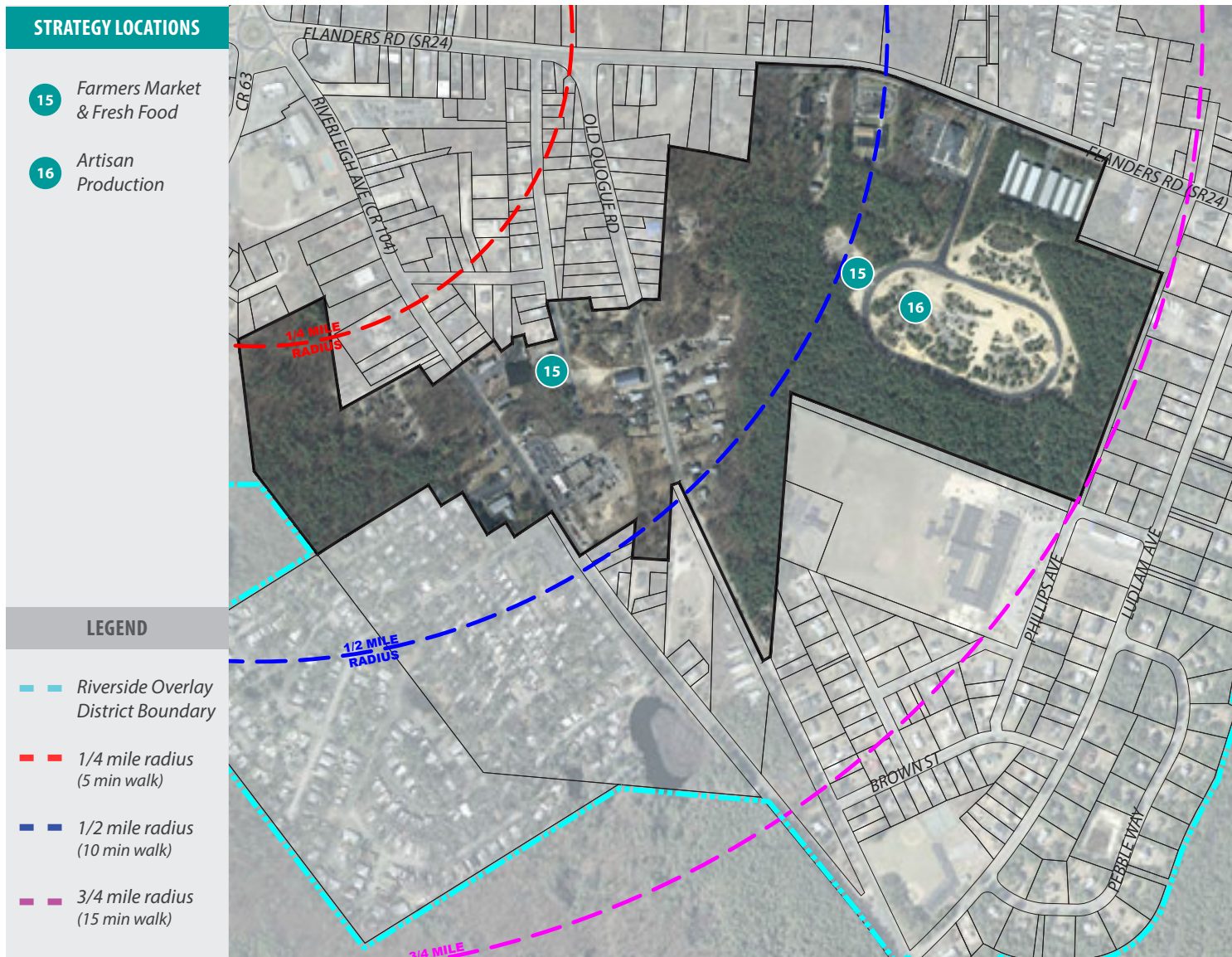
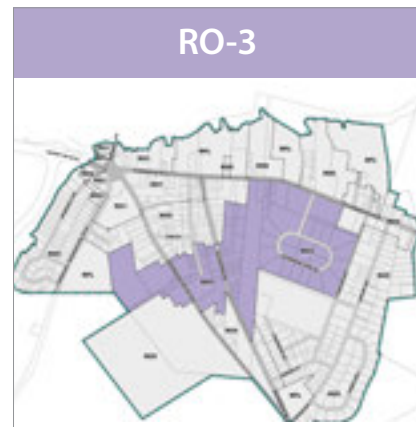
(RO-2) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Restaurant Row
- Apartments above Stores
- Office, Health and Personal Care
- Other Retail and Services
- Assisted Living



Executive Summary Riverside Special District (RO-3)

The RO-3 Special district is a place of living and working. Residential neighborhoods provide a place to live without the hustle and bustle of the Hamlet center while still retaining easy access to places to eat, work and play. Artisan production spaces provide an interesting mix and well paying careers for residents.



The intent of RO-3 district, located mostly between 1/2-mile and 3/4 mile of Downtown Riverhead and Riverside traffic circle, is to support a variety of uses with employment in focus and variety of housing choices.

The RO-3 district promotes a lower intensity of uses while continuing to promote compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities support proximity of the Hamlet Center.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



SUPERMARKET (QUALITY & AFFORDABLE)



DAYCARE (EARLY & LATE HOURS)



MEDICAL ASSISTED CARE



(RO-3) REVITALIZATION STRATEGIES

- Provide diversity of housing options and building typologies.
- Increase permeability of blocks for pedestrian traffic and car traffic.
- 15 Provide access to fresh food, encourage and allow food production.
- Regulate frontages to activate streets.
- 16 Allow artisan production in mixed-use and live-work environments.
- Provide diversity of private and public open spaces.



(RO-3) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Apartments above Stores
- Other Retail and services
- Assisted Living

Precedent image for Artisan Production space



Precedent image for residential frontages

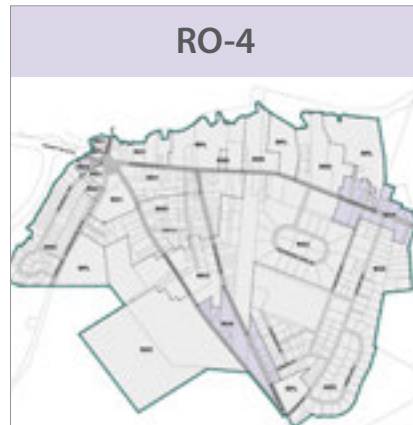


Precedent image for mixed-use



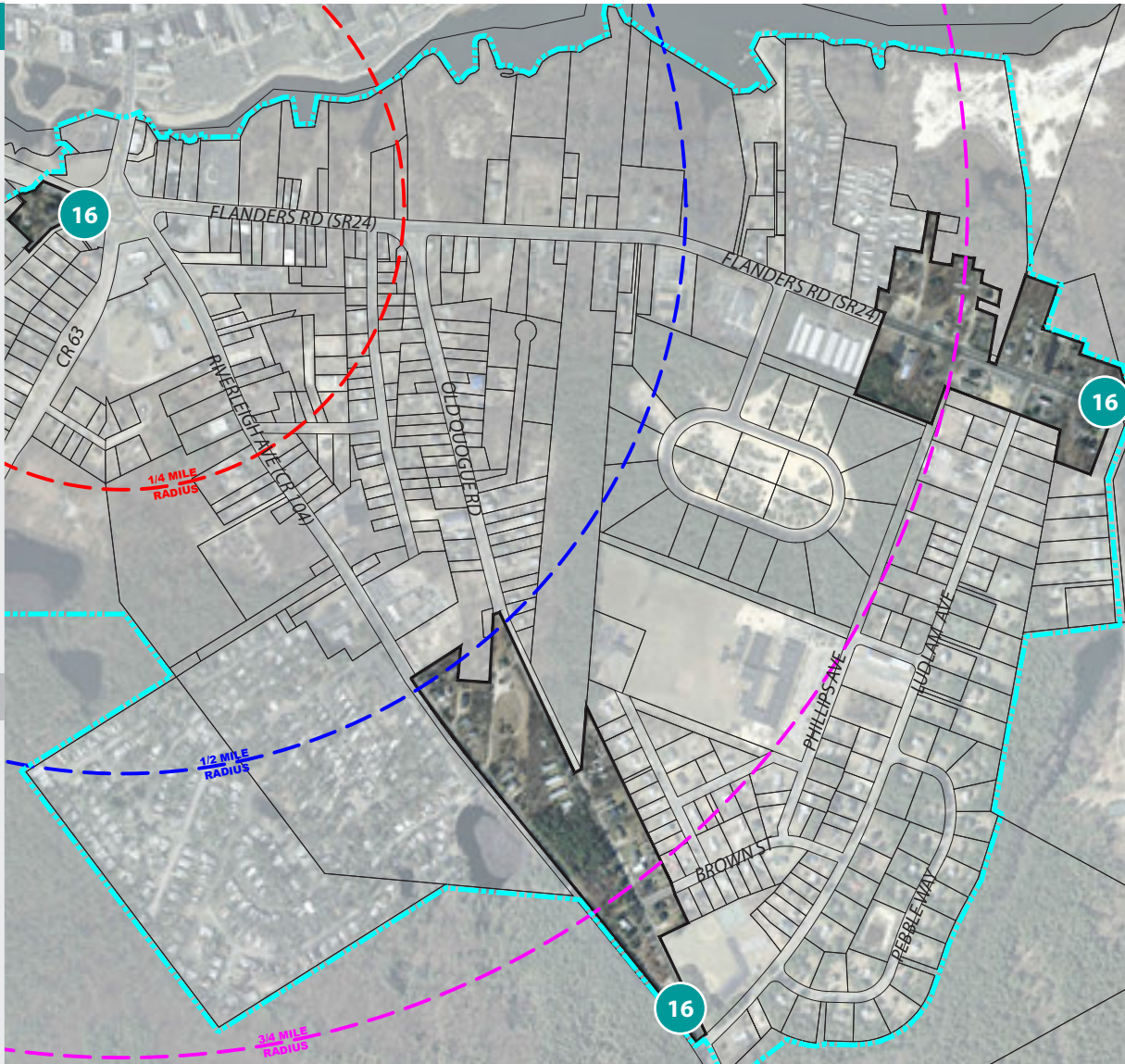
Executive Summary Riverside Gateway District (RO-4)

"Create a high frequency local shuttle bus service to connect all the various business, entertainment, recreation and residential places in Riverside and Downtown Riverhead. In addition to a standard route or loop through Downtown Riverhead and Riverside's hamlet center, the shuttle should offer flexible route service to ensure safe and convenient trips between the central business district and local residential and hospitality centers." *Vincent Taldone, member of Riverside Rediscovered, December 9, 2014 (President FRNCA)*



STRATEGY LOCATIONS

16 Gateway Feature



LEGEND

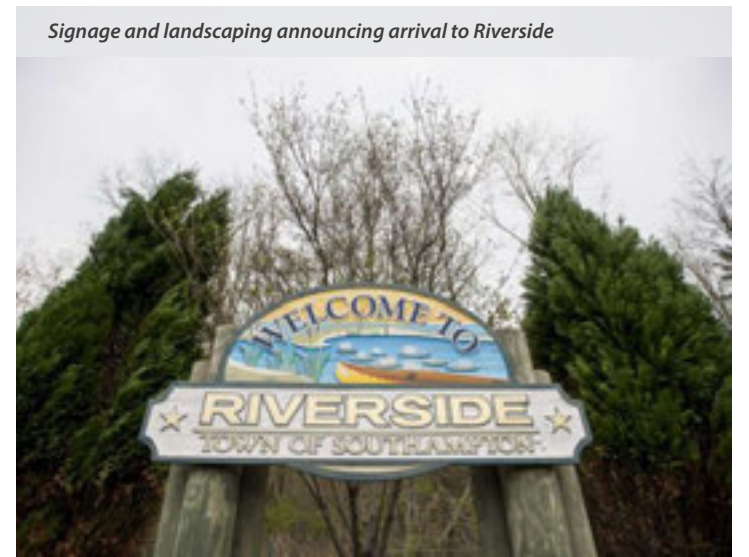
- Riverside Overlay District Boundary
- 1/4 mile radius (5 min walk)
- 1/2 mile radius (10 min walk)
- 3/4 mile radius (15 min walk)

There is dignity in the ability to greet people to your home, to your neighborhood, to your community.

The intent of this district is to create a transition in vehicular approach to Riverside along major routes, with a wider range of uses than the underlying zoning districts permits, and lower densities than the other RO districts.

This RRAP uses the principles of nationally recognized transect-based planning based on environmental analysis to address all scales of planning, from the community to the block and building. The Riverside Overlay District has been created with a vision to keep the development compact to literally reform the sprawling patterns of existing euclidean separated-use zoning. Accordingly, this transect based Overlay District amplifies the benefits of the areas in the outskirts of this Overlay District to the community as a whole.

A local shuttle with connections to the Hamlet Center, Riverhead Downtown, LIRR, Suffolk Community College, and other local and regional destinations would enter the community on main routes through this district.



Signage and landscaping announcing arrival to Riverside

"So leave your cars at home and come enjoy a hassle free downtown experience!"



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



SHUTTLE BUS SERVICE RIVERSIDE – DOWNTOWN RIVERHEAD



(RO-4) REVITALIZATION STRATEGIES

- 16 Create landscaped, architectural or artistic gateway features to announce arrival to Riverside.
- Allow cross-access or new streets.
- Create safe and walkable connections to natural areas.



(RO-4) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

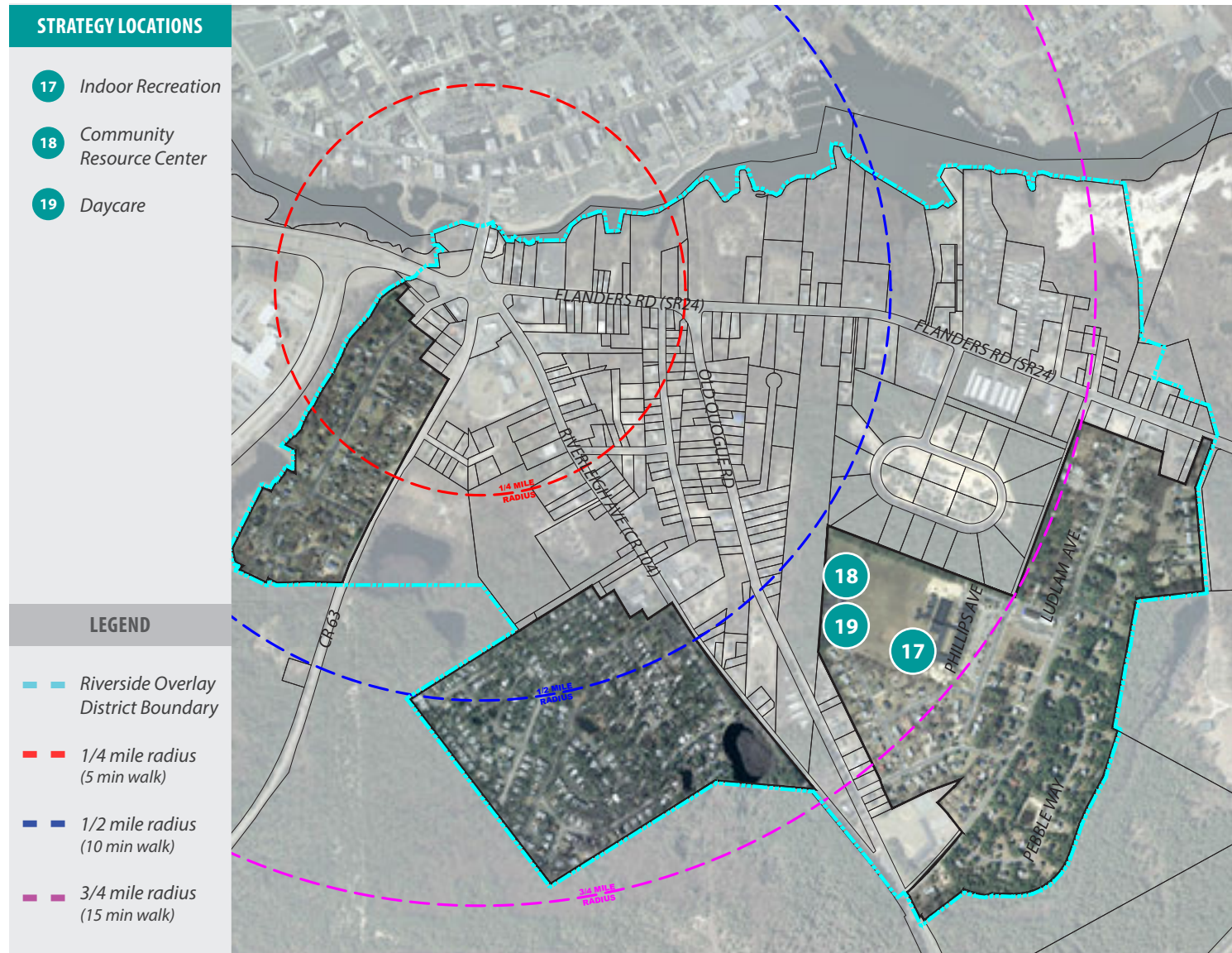
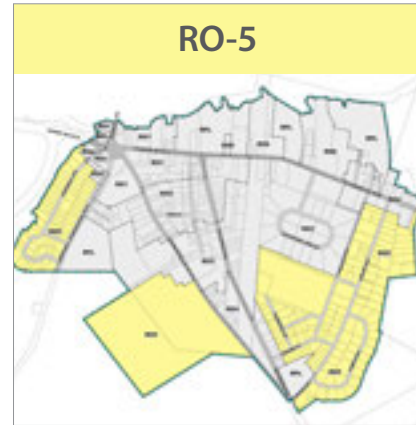
- Apartments above Stores
- Assisted Living



Artistic Gateway Element

Executive Summary Riverside Suburban District (RO-5)

The best way to preserve single family neighborhoods is to densify centers within walking distance to those single family homes. To increase connectedness, there has to be a repair of Riverside's street grid, currently made up of just a few heavily travelled roads fanning from the traffic circle and The Gateway on Old Quogue Road. With the insertion of new streets, pedestrian networks and greenways parallel to NY 24, a new walkable Riverside would emerge.



It takes a Village ... Families are returning to the old days of multi-generational living arrangements. Granny-flats are needed to accommodate an elderly relative who is incapable of independent living, but is not ready for a nursing home environment or other similar facility.

The intent of this district is to maintain the suburban character of existing neighborhoods while allowing higher densities than the underlying zoning districts permit.



Encourage multigenerational residential opportunities

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



17 INDOOR RECREATION CENTER



18 COMMUNITY RESOURCE CENTER



19 DAYCARE (EARLY & LATE HOURS)

(RO-5) REVITALIZATION STRATEGIES

- Create interconnected community to increase walkability.
- Create greenways and pedestrian ways.
- 17 18 Leverage proximity to educational assets and provide variety of resources, including indoor recreation.
- 19 Provide Daycare services.
- Allow granny-flats.
- Minimize potable water use.
- Landscape with native or edible plants.
- Minimize energy use.
- Downplay and/or screen presence of parking within the private frontage.
- Allow on-street parking.

(RO-5) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

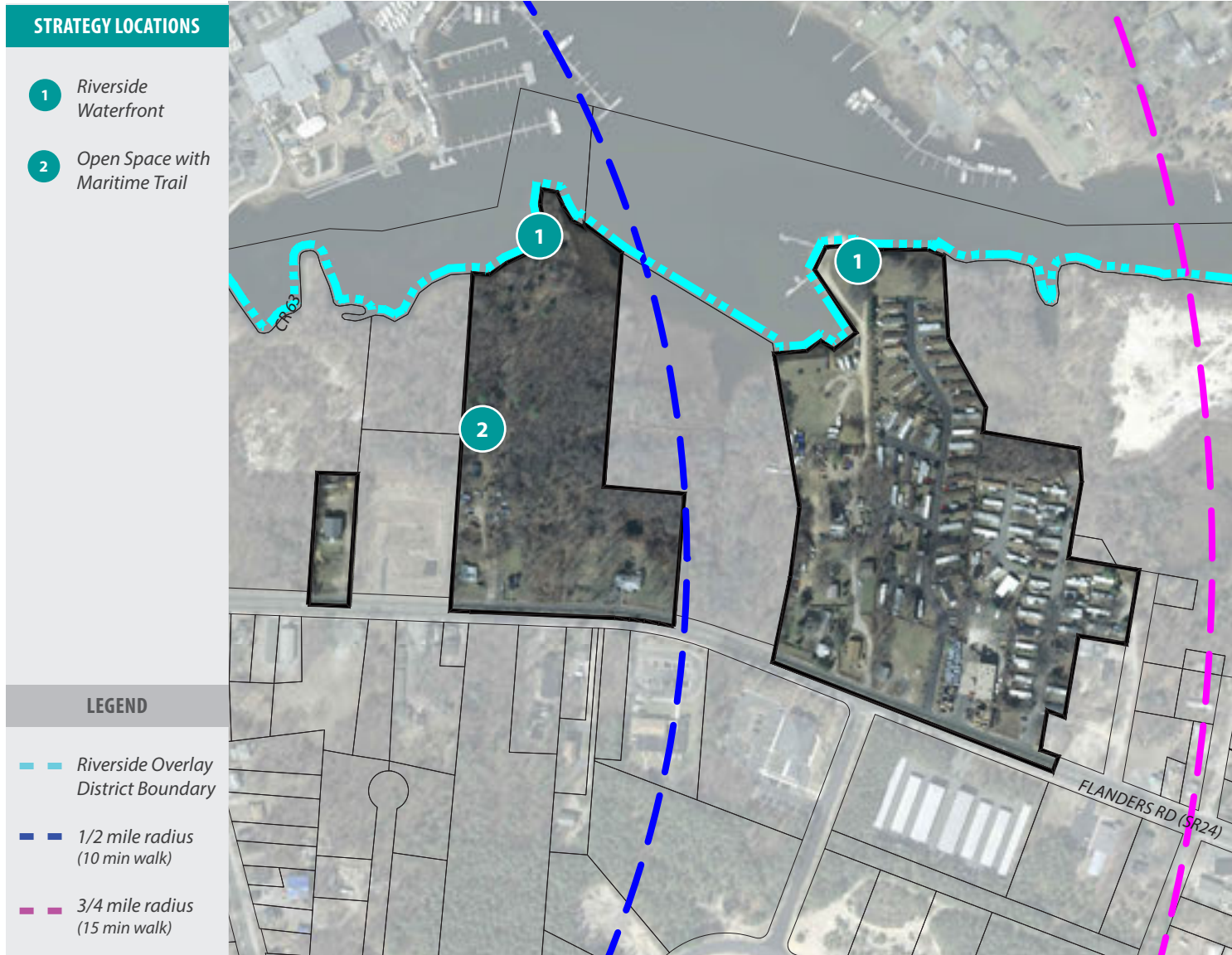
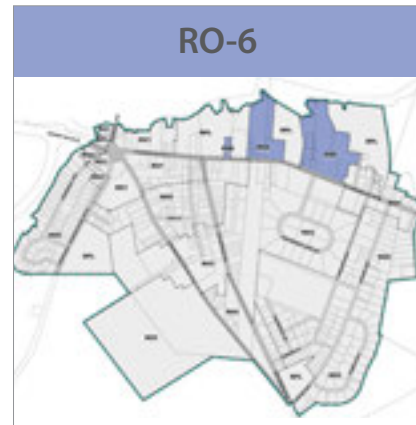
- Apartments above Stores



Precedent image for residential frontages

Executive Summary Riverside Waterfront District (RO-6)

One advantage of living on Long Island is the presence of large bodies of water open to fishing, watersports, boating, kayaking and canoeing. Besides the obvious Long Island Sound and the Great Sound Bay, there are several rivers that can be explored. One such river is the Peconic River. It is one of Riverside's natural treasures.



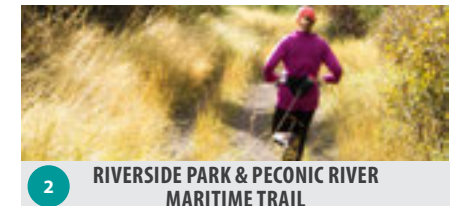
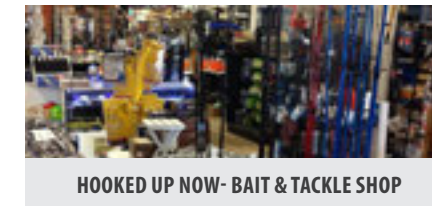
"Hooked Up Now is your one stop bait and tackle shop. In here you will be able to "Hook up" to NY State Fishing Licenses, rods, reels, lures, line, free advice, live bait and everything you need for a great fishing trip."

Angela, Riverside Rediscovered member, January 19, 2015

The intent of this district is to accentuate Riverside's maritime character while allowing a greater mix of uses and waterfront related businesses than the underlying zoning districts permit.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES

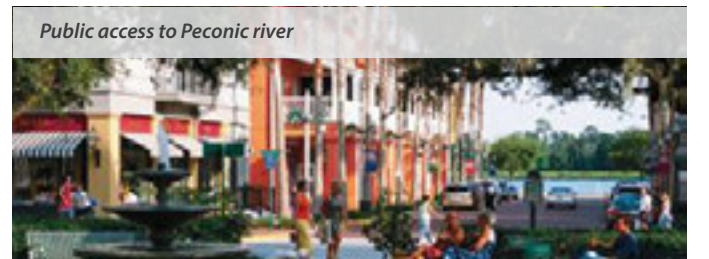


(RO-6) REVITALIZATION STRATEGIES

- 1 Create public access to waterfront.
 - Leverage maritime resources and proximity to natural areas and Peconic River.
- 2 Connect to boardwalk and trails.
 - Create economic value by leveraging on waterfront assets.
 - Include waterfront and hospitality related uses.

(RO-6) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

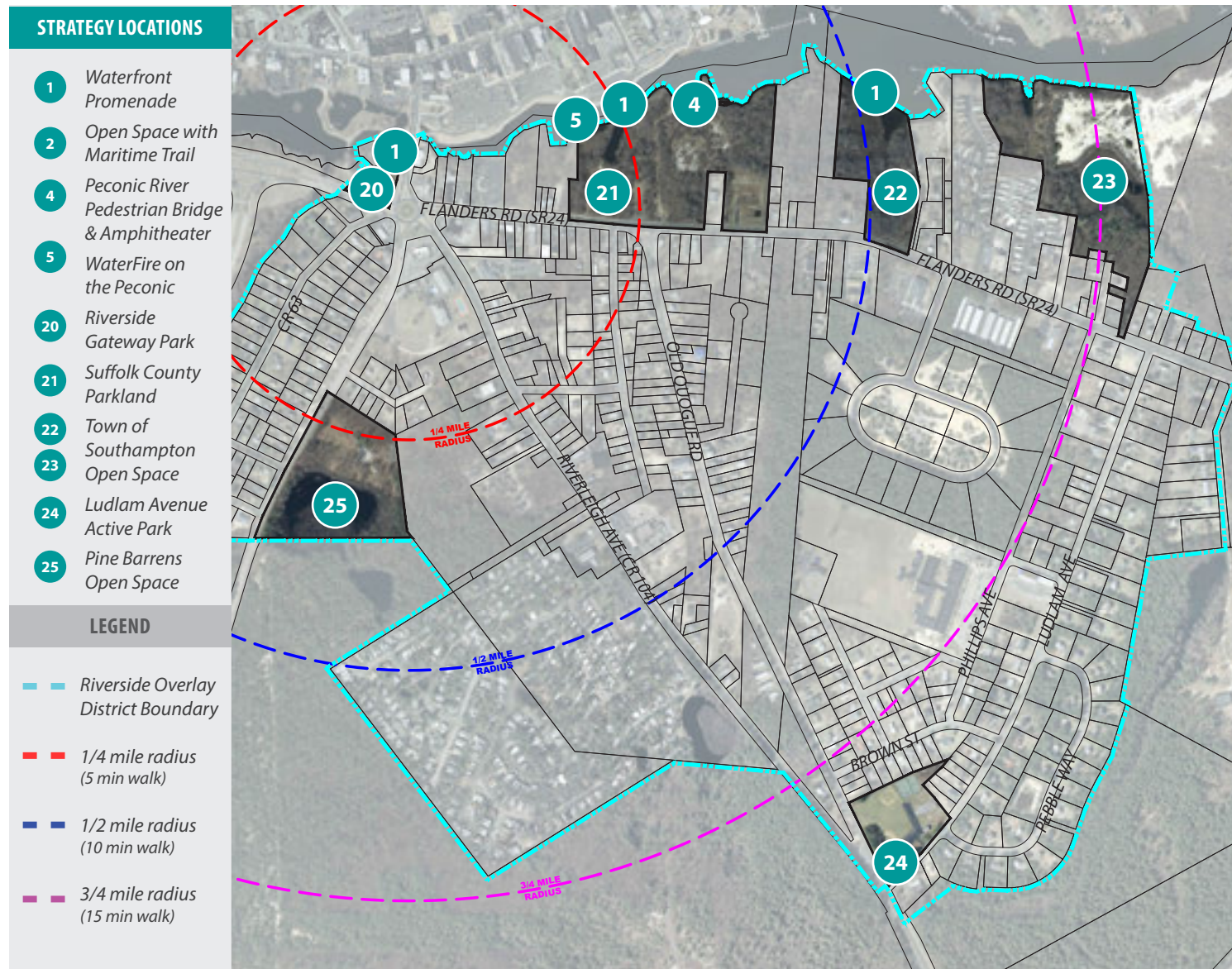
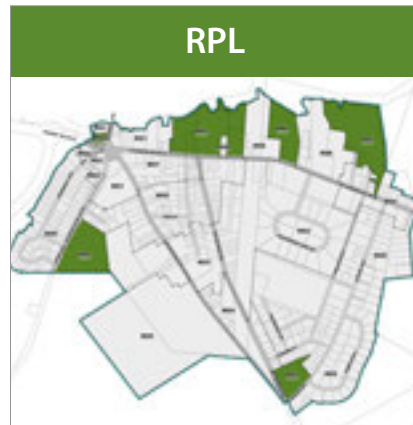
- Hospitality
- Residential Opportunities
- Marina
- Other Retail and Services



Executive Summary Riverside Parkland (RPL)

"A [raised] boardwalk alongside the Peconic River that mirrors the walk on the Riverhead side. It would begin at the Peconic Avenue bridge area, perhaps fronting a restaurant row while also allowing WaterFire viewing, and continue East along the river, through the wetlands and future park areas."

Terri H., member of Riverside Rediscovered, January 15, 2015



"Create a park along the river on the county's 14 acre parcel of land. The park should remain mostly woodland with walkways, benches and some picnic tables. Local residents and visitors will be able to stroll casually through the park under the shade of the existing large trees and also walk along a boardwalk trail, proximate to the river, which will provide educational information/displays about the waterfront ecosystem and history of the river."

Vincent Taldone, member of Riverside Rediscovered, December 9, 2014 (President FRNCA)

Riverside Parkland areas within the Riverside Overlay District are collective assets to this community. Those municipally owned areas (Southampton Town, Suffolk County) have a different purpose and abilities for inclusion into the overall plan. They can support passive or active recreation.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



(RPL) REVITALIZATION STRATEGIES

- Leverage maritime resources and proximity to natural areas and Peconic River.
- Create a Greenways Plan that connects all waterfront with pedestrian ways, greenways, parks and open spaces.
- 1 Create waterfront promenade and boardwalk.
- Create pedestrian trails and greenways.
- 21 Provide parking for large parkland areas and share with adjacent Hamlet uses to minimize cost for maintenance and security, and help increase the use of parks.
- Activate parks with appropriate uses and supporting facilities, create educational opportunities for agriculture and wetland preservation.
- Create a Riverside Branding Plan and advertising strategies to promote Riverside Parkland and Riverside Hamlet as Long Island regional destination.

Precedent image for RPL District



Create educational opportunities for agriculture, fishery and wetland restoration and preservation.



(RPL) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Marina
- Tourism

Executive Summary

What is a Form Based Code?

"A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation."

"Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements." -*Form Based Code Institute.*

Optional Nature of the Form Based Overlay

The Zoning proposed for consideration and future study, contained herein, is designed to be available to a property owner for use as an alternative to their existing underlying zoning. The presently existing zoning will remain in place until, and if, a property owner decides to redevelop their property under the new Overlay District. The Overlay zoning option, if adopted, in no way limits the rights of the owner to develop their property as it is zoned as of the submission of this Action Plan. We believe that, even with the considerable conditions for economic, social and environmental protection contained in the proposed Zoning, property owners will choose over time to opt in because it will provide them the most sustainable and profitable path to development for them and the community.

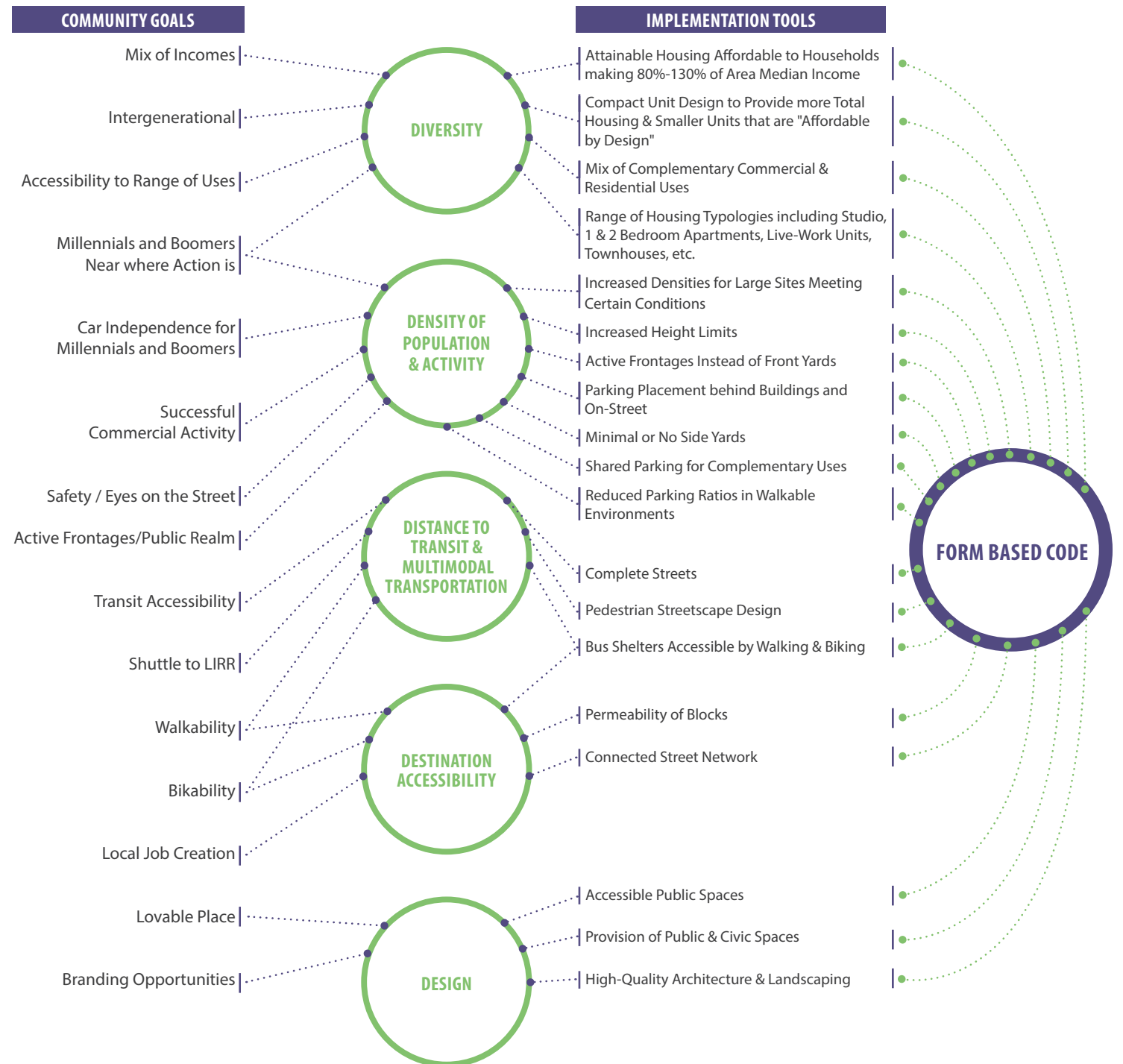
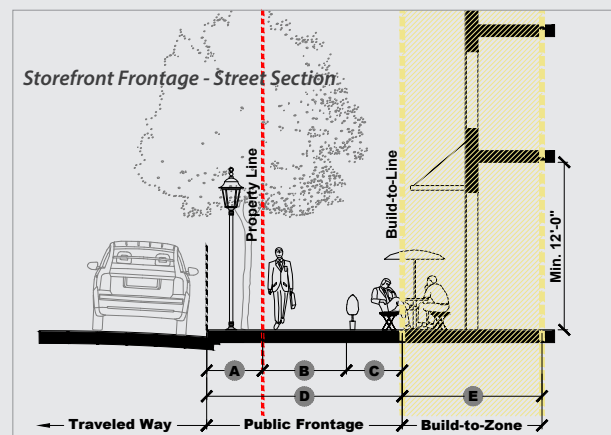
HOW FORM BASED CODES WORK

Form-Based Codes are composed of Building Form Standards and Public Space Standards mapped to a Regulating Plan.

Building Form Standards regulate simple things like: how far buildings are from sidewalks, how much window area at minimum a building must have, how tall the building is in relation to the width of the street, how accessible and welcoming front entrances and where a building's parking goes, etc.

Public Space Standards regulate the form of streets and squares. Effective standards create comfortable and useful spaces for many activities, including walking, bicycling, driving, public transit, and a community's social life. They ensure that public space works for everyone, not just for the movement and storage of cars.

The different Building Form Standards and Public Space Standards are assigned to streets and blocks in a Regulating Plan. A Regulating Plan plays a key role in a Form-Based Code.





SECTION 1: EXISTING CONDITIONS



The Town of Southampton has laid out a forward looking set of goals and objectives designed to propel the redevelopment and revitalization of Riverside and to enable the creation of a Hamlet that will become a model throughout the region and beyond.

The Master Developer's Riverside Revitalization Action Plan (RRAP) is embraced by the Town of Southampton and will be adopted and implemented as a Land Use Plan

Demographic Profile Riverside at a Glance

COMMUNITY FACTS (2010):

POPULATION:

Population:	2,911
Over 18:	2,521
Over 65:	400
K-12 Students:	143
Median Age:	34.9
Total Households:	716
Avg. Household Size:	2.6

INCOME:

Median Household Income:	\$35,175
Mean Household Income:	\$54,879
Per Capita Income:	\$13,498
Poverty Rate:	17.4%

HOUSING:

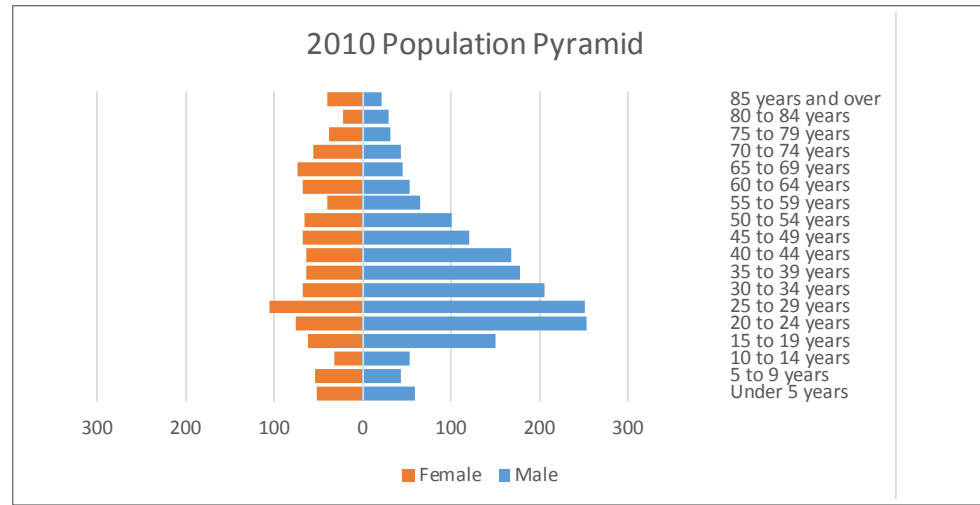
Housing Units:	840
Median Home Value:	\$78,500
Median Rent:	\$1,348
Vacancy Rate:	15%

EMPLOYMENT:

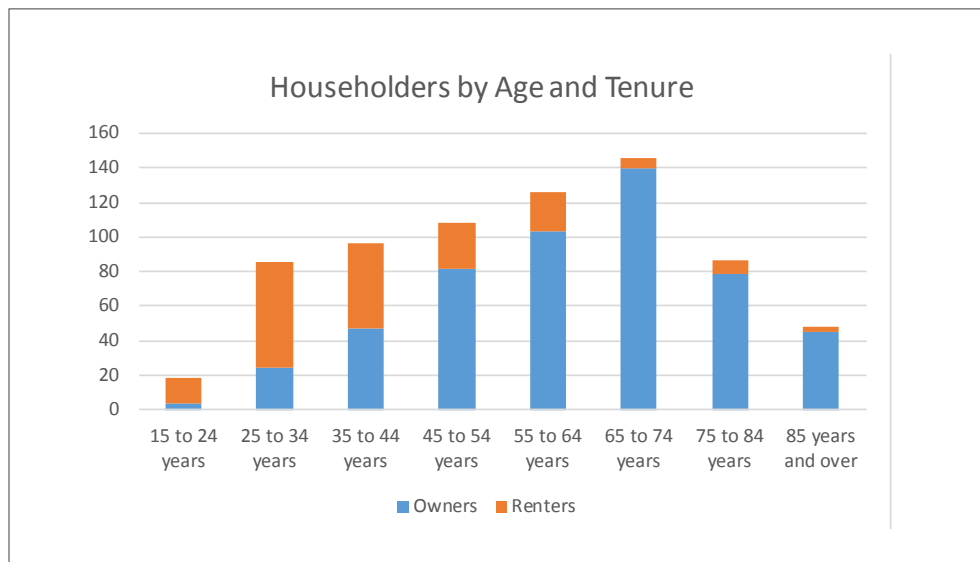
Population Employed:	630
Unemployment Rate:	25.8%
Average Commute Time (Minutes):	20.3

EDUCATION:

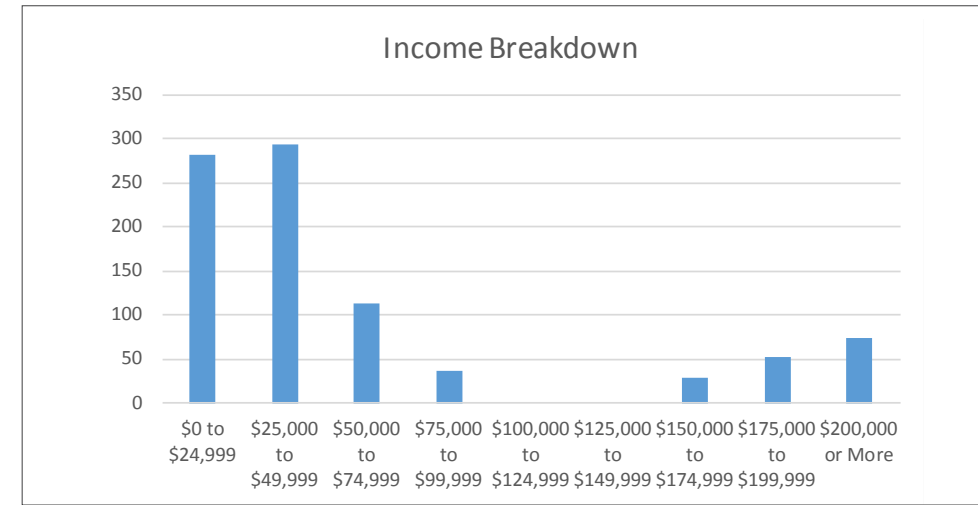
High School Degree:	65.3%
Bachelor's Degree:	10.4%
Master's Degree:	3.3%



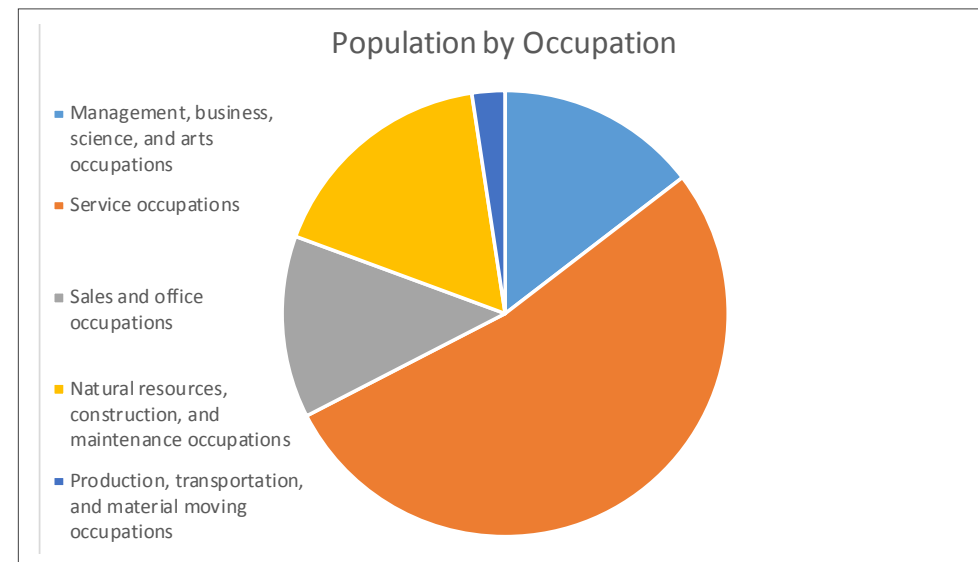
The above table depicts the breakdown of the Riverside community by age and sex. Visibly, the largest age cohorts are those between 20 and 44 years old. Additionally, the population, particularly at those age groups, is predominately male.



The above table represents the distribution of householders by age and tenure. As shown, most householders fall in the older age groups with the number of householders increasing with each progressive age cohort before dropping at the 75 to 84 year old group. Moreover, younger householders are more likely to be renters while older householders tend to be owners.



This table depicts the breakdown of households by income. Most households are clustered at the lower end of the spectrum while a smaller but significant number fall on the upper end.



This table breaks down the working population by occupation. The majority of residents are employed in service occupations. Natural resources, construction & maintenance occupations; management, business, science, and arts occupations; and sales and office occupations are the second, third and fourth most common occupations respectively. The very small remainder of residents are employed in production, transportation, and material moving occupations.

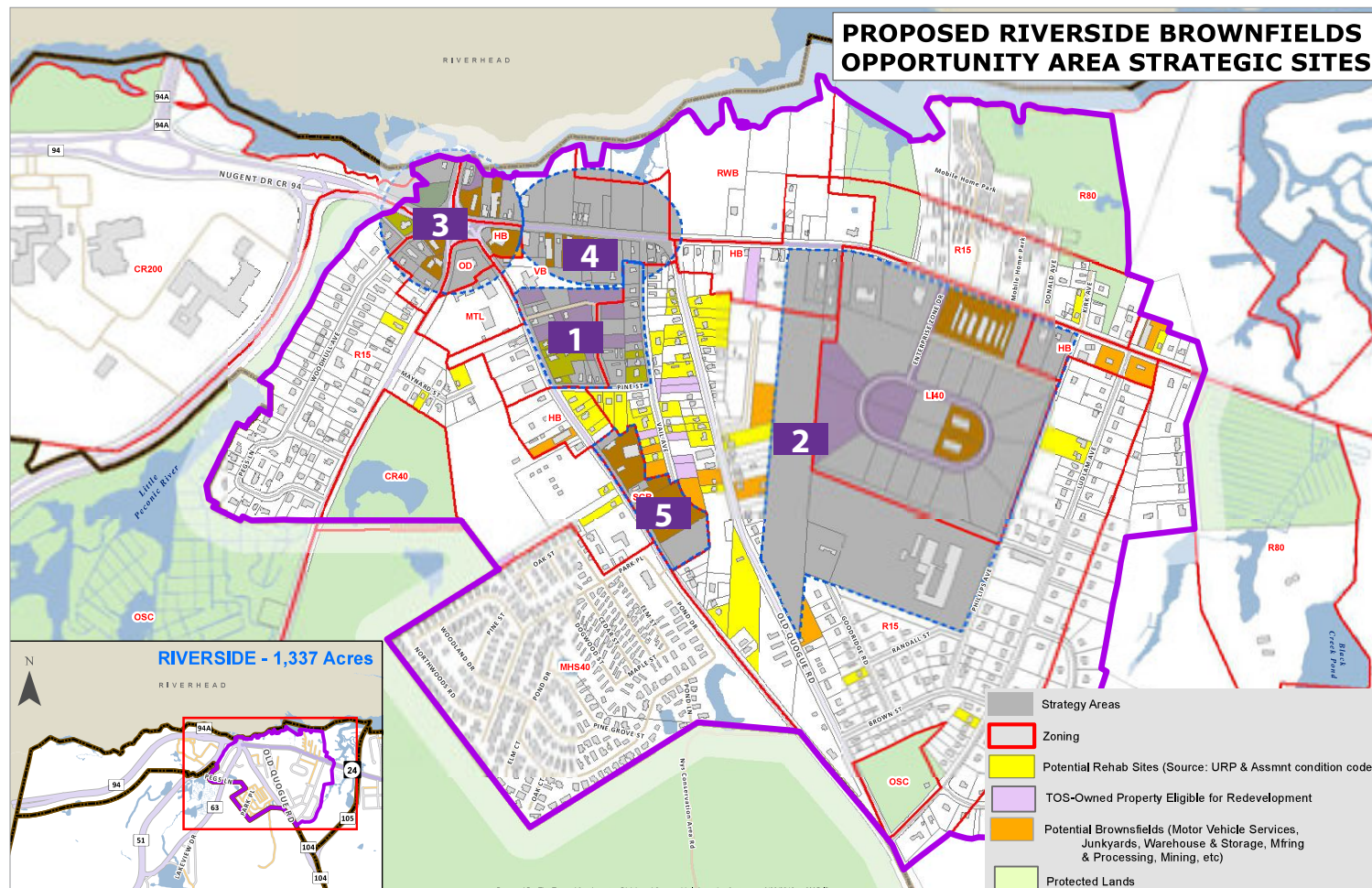
Land Use and Zoning Brownfield Opportunity Area

The Brownfield Opportunity Areas Program, made possible by the Superfund / Brownfield law in October 2003, provides municipalities and community based organizations with assistance of up to 90 percent of the eligible project costs to complete revitalization plans and implementation strategies for areas or communities affected by the presence of brownfield sites, and site assessments for strategic brownfield sites.

Prior efforts have identified five prospective Brownfield Opportunity Area Strategic Sites as well as a number of additional brownfields. These potentially contaminated sites are prime candidates for redevelopment and could be catalysts for the entire community's revitalization.

In March 2015 the Town of Southampton issued a Request for Proposals for preparation of a Brownfield Opportunity Area Program Step 2 Nomination Strategy and revitalization plan for the hamlet of Riverside. Nelson, Pope & Voorhis was selected to prepare this plan.

A grant application submitted by the Town in cooperation with FRNCA in 2010 was successful in obtaining grants from New York State for use in revitalization efforts that will prove vital in analyzing the social, economic and environmental impacts of redevelopment.



Brownfield Opportunity Area Strategic Sites



Land Use and Zoning Project Area Maps

The following maps document existing land use and zoning conditions in the project area. These maps demonstrate both the significant opportunity for development as well as the serious obstacles in the way. Much of the land in the community is largely underutilized. While stable residential communities anchor the East and West ends, a great deal of land in the middle is vacant or otherwise underperforming. Previous studies have identified numerous sites in the area as potential candidates for redevelopment. Unfortunately, a number of issues impede revitalization. While zoning regulations alone permit significant development, use and dimensional standards prevent a walkable mixed-use environment. As depicted in the chart on page 50 of this plan, the existing zoning allows for nearly 5,500,000 square feet of development, however, other land use restrictions, including the Suffolk County Sanitary Code and the Central Pine Barrens Area, in which much of the project area falls, have made this development commercially untenable.



View of Traffic Circle from Flanders Rd / Rt. 24



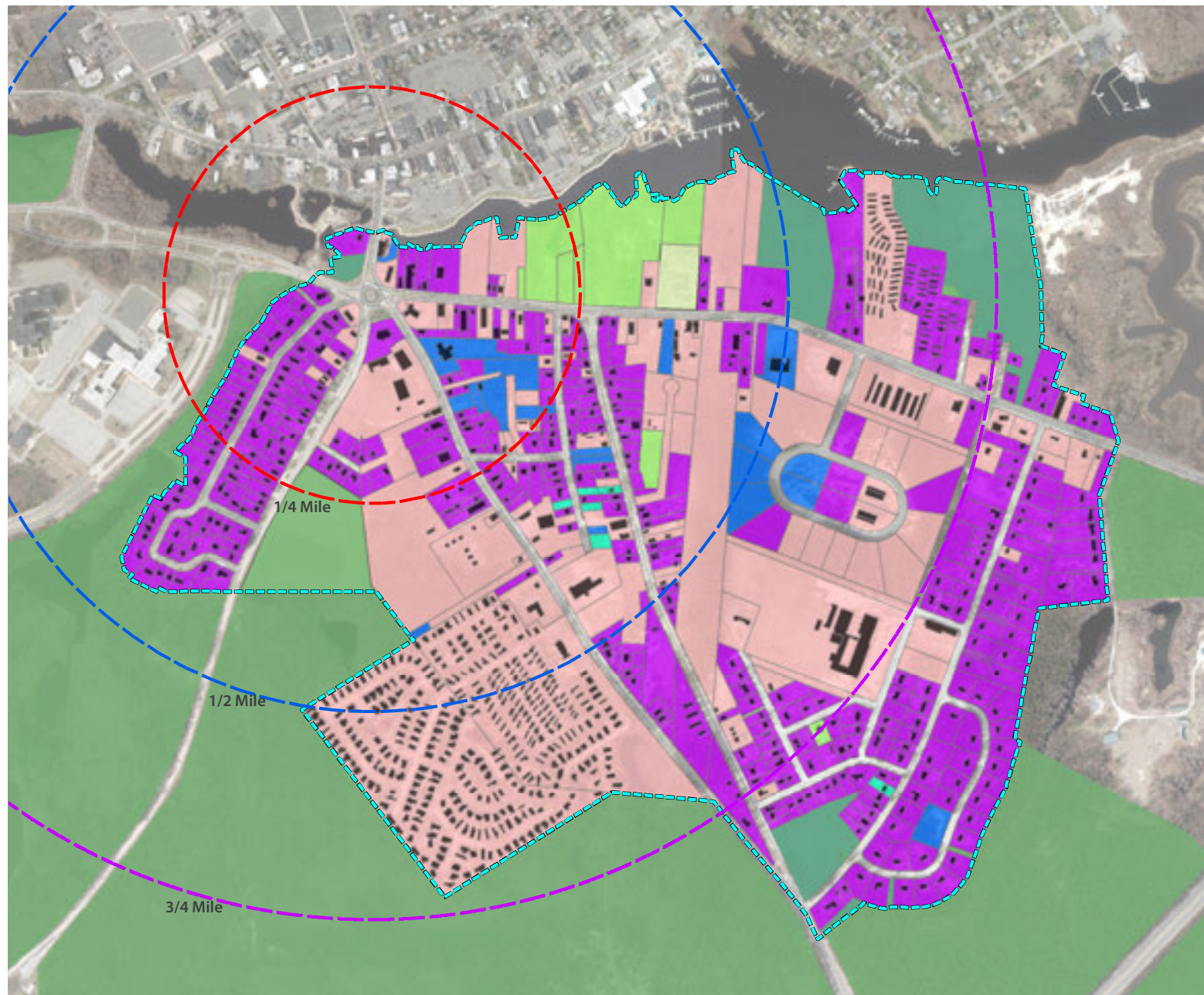
0 250 500 1,000 1,500 2,000 Feet

LAND USE

- Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Recreation / Open Space
- Transportation
- Industrial
- Institutional
- Vacant
- Protected

EXISTING LAND USE

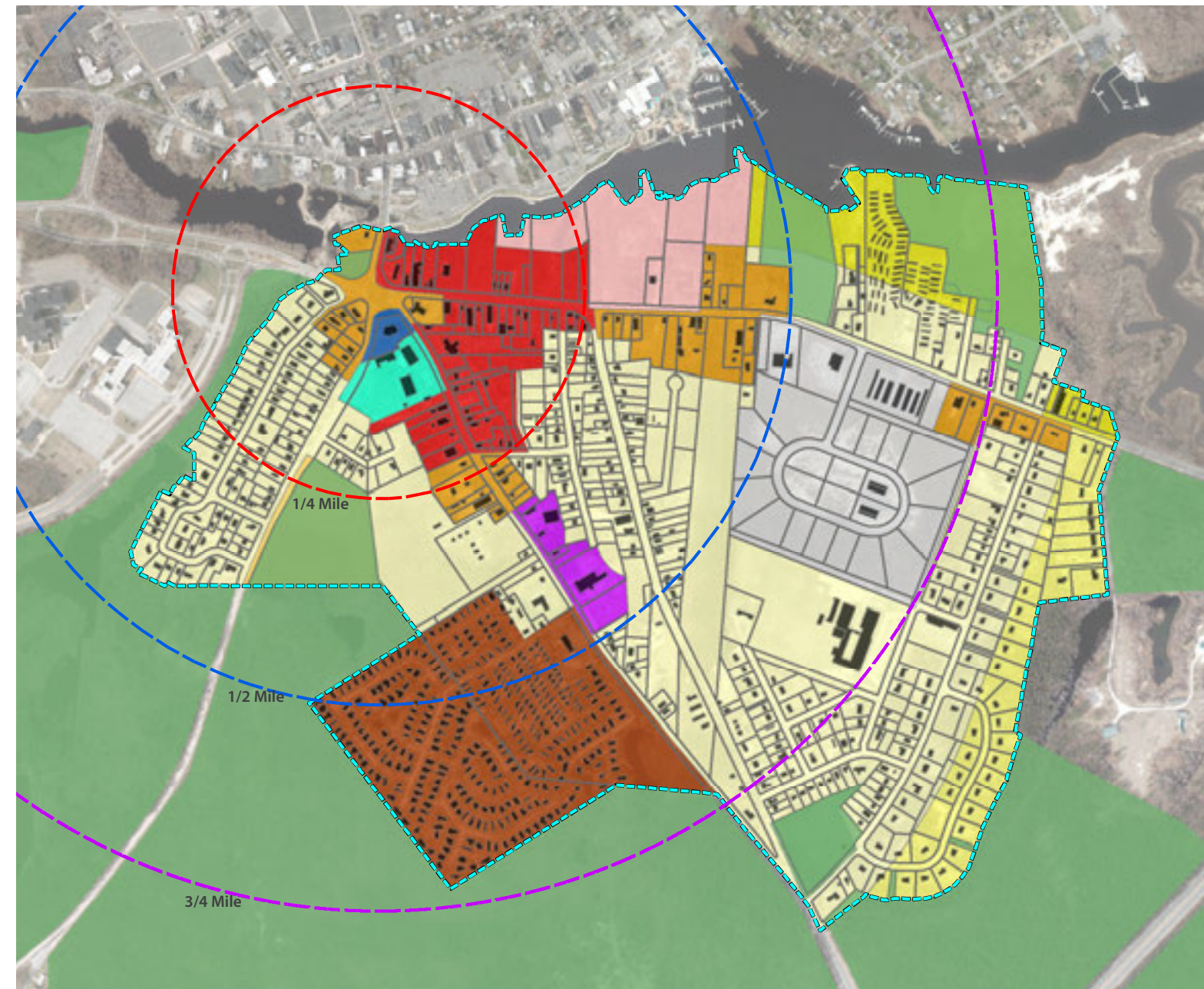
Existing land use patterns in the community reveal the lack of development activity. Large portions of the community are vacant or undeveloped and many occupied lots have relatively little development. These patterns do however demonstrate that there is ample opportunity for new development. Moreover, commercial uses are generally well located where mixed-use activity is most appropriate.



- | PUBLIC | | PRIVATE | |
|---------------------------------------|-------------------------------|---------------------------------------|--------------------------------|
| ■ | Town of Southampton | ■ | Private Citizen |
| ■ | Southampton Housing Authority | ■ | Private Company / Organization |
| ■ | Suffolk County | | |
| ■ | Other Public Owner | | |

LAND OWNERSHIP

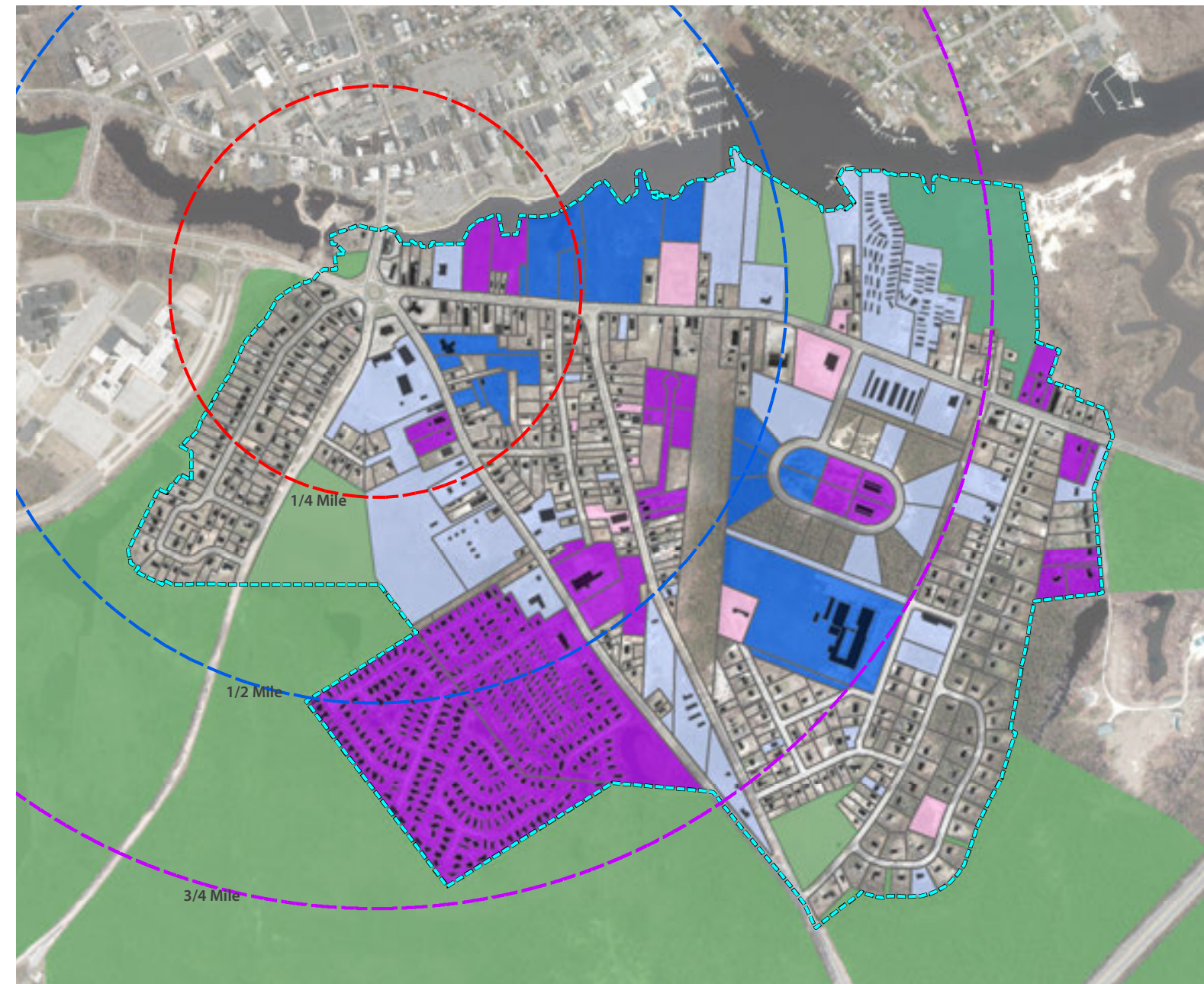
A great deal of land in the Riverside community is privately owned, either by individual home and business owners or by firms and organizations. This underscores the need for collaboration as well as zoning changes necessary to empower private property owners. Town owned land in proximity to the traffic circle represents a critical opportunity for a mixed-use hamlet center.



- | ZONING | | | | | | | |
|---------------------------------------|-------|---------------------------------------|-----|---|-----|--------------------------------------|-----------|
| ■ | CR40 | ■ | MTL | ■ | R20 | ■ | VB |
| ■ | HB | ■ | OD | ■ | R80 | ■ | Protected |
| ■ | LI40 | ■ | OSC | ■ | RWB | | |
| ■ | MHS40 | ■ | R15 | ■ | SCB | | |

EXISTING ZONING

Restrictions imposed by zoning regulations present a substantial deterrent to reinvestment and development. Much of the project area is currently zoned to prevent a sufficient level of diversity and vibrancy. Eculidean zoning policies break communities apart into single use districts, placing different land uses into separate areas. This is suited for spread out suburbs but obstructs the development of a vibrant hamlet center.



- Properties to be Assembled
- Rehabilitation Candidates
- Urban Renewal Plan Area
- Protected



- Public Parcel
- Public Group of Contiguous Ownership
- Private Parcel
- Private Group

URBAN RENEWAL PLAN

The Urban Renewal Plan identifies a number of parcels which it designates as "properties to be assembled" and "rehabilitation candidates." These properties are particularly suited for redevelopment.

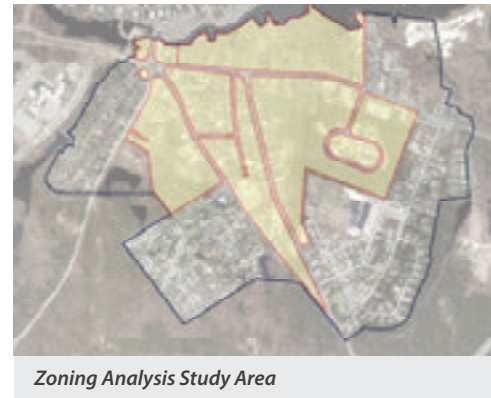
PARCELS OF CONTIGUOUS OWNERSHIP LARGER THAN 1 ACRE

Large parcels and conglomerations of adjacent parcels under the same ownership are key opportunity sites for redevelopment. There are a number of such opportunities, larger than 1 acre, throughout the community.

Land Use and Zoning Scenarios Under Existing Zoning

A buildout analysis based on existing land use and zoning regulations, of each parcel in the area depicted to the right found that accounting for zoning, parking, clearing and Suffolk County Sanitary Code related density and intensity controls, a total buildout of 1,229,958 gross square feet is permitted.

The table below documents the impact of each layer of constraint on the potential buildout of the project area. While typical bulk and area restrictions found in the zoning code would allow for 5.47 million square feet of development, after accounting for parking, clearing and Suffolk County Sanitary Code related limitations, only a fraction of that potential remains. This leaves little room for any new development, preventing the investment needed to revitalize the community.



Zoning Analysis Study Area

POTENTIAL EXISTING BUILDOUT ANALYSIS:	TOTAL SF	% REDUCTION	COMMERCIAL SF	RESIDENTIAL SF
Dimensional Regulations	5,470,895	-	4,458,639	1,012,256
Parking	2,368,941	-57%	1,374,526	994,415
Clearing	1,689,659	-12%	843,307	846,352
Suffolk County Sanitary Code	1,229,958	-8%	789,509	440,449

Dimensional Regulations

Dimensional regulations restrict the mass and bulk of development. Setbacks prevent buildings from encroaching on lot lines, height maximums limit how many stories can be built and lot coverage prevents too much land from being occupied by structures. A parcel in the Village Business district, for example, can have a maximum lot coverage of 70%, a maximum height of two stories or 35 feet, and has front, side and rear yard setbacks of 10', 15' and 35' respectively.

Parking

Off-Street parking ratios restrict the amount of development by requiring an adequate supply of on-site parking for each use. Commercial uses permitted in the Village Business district such as retail and office, for example, require 1 parking space for every 180 square feet of development.

Clearing

The amount of natural vegetation that can be disturbed in the Pine Barrens Compatible Growth Area is regulated by clearing restrictions pursuant to the Town's Aquifer Protection Overlay requirements. Non-residential parcels are subject to a 50% clearing restriction. Residential parcels are subject to a variable clearing restriction based on lot size, ranging from 20% to 75%

Suffolk County Sanitary Code

Riverside has no wastewater collection or treatment within the Hamlet and therefore relies solely on Septic Systems for disposal. The Suffolk County Department of Health Services Division of Environmental Quality regulates development through wastewater capacity. Article 6 of the Suffolk County Sanitary Code allots an amount of septic flow, in gallons per day (gpd), produced by each use and how much can be supported based on the size of a property. In Riverside, approximately 300 gallons per day per acre are permitted. Most retail uses, for example, produce .03 gpd per square foot while a typical single family home produces 300 gpd/unit/ These standards limit development by how many gpd are produced compared to the capacity of the land. Providing wastewater treatment facilities would greatly increase the development potential of the community.



Existing Land Use Condition Under Present Zoning



Potential Land Use Condition with Overlay District

Land Use Constraints

Land use controls imposed by current zoning present an additional impediment to development. Traditional zoning aims to separate land uses into distinct categories and market limitations. Multifamily apartments, for example, are expressly permitted in only two residential districts, neither of which exist in the project area and are permitted only as a special exception in the VB and OD districts, which make up only a small portion of the project area. The result is a lack of diversity of uses and an absence of a mixed-use hamlet center.

The strict restrictions on uses and their enforced separation removes the flexibility necessary to address evolving market, housing and socioeconomic conditions and promote vibrancy in the retail & restaurant markets. Many uses that would be catalytic in revitalizing the community are outright prohibited or extremely limited.

THE RIVERSIDE OVERLAY DISTRICT IS DETAILED FURTHER IN SECTION 3

Riverside Overlay District

The implications of this analysis demonstrate the dire need for an alternative option to the existing zoning. Current zoning standards make meaningful growth all but impossible and lock the community into an unsuccessful development environment that cannot adequately respond to the market. This renders the community unable to take advantage of its myriad opportunities to tap into regional economic growth and prosperity.

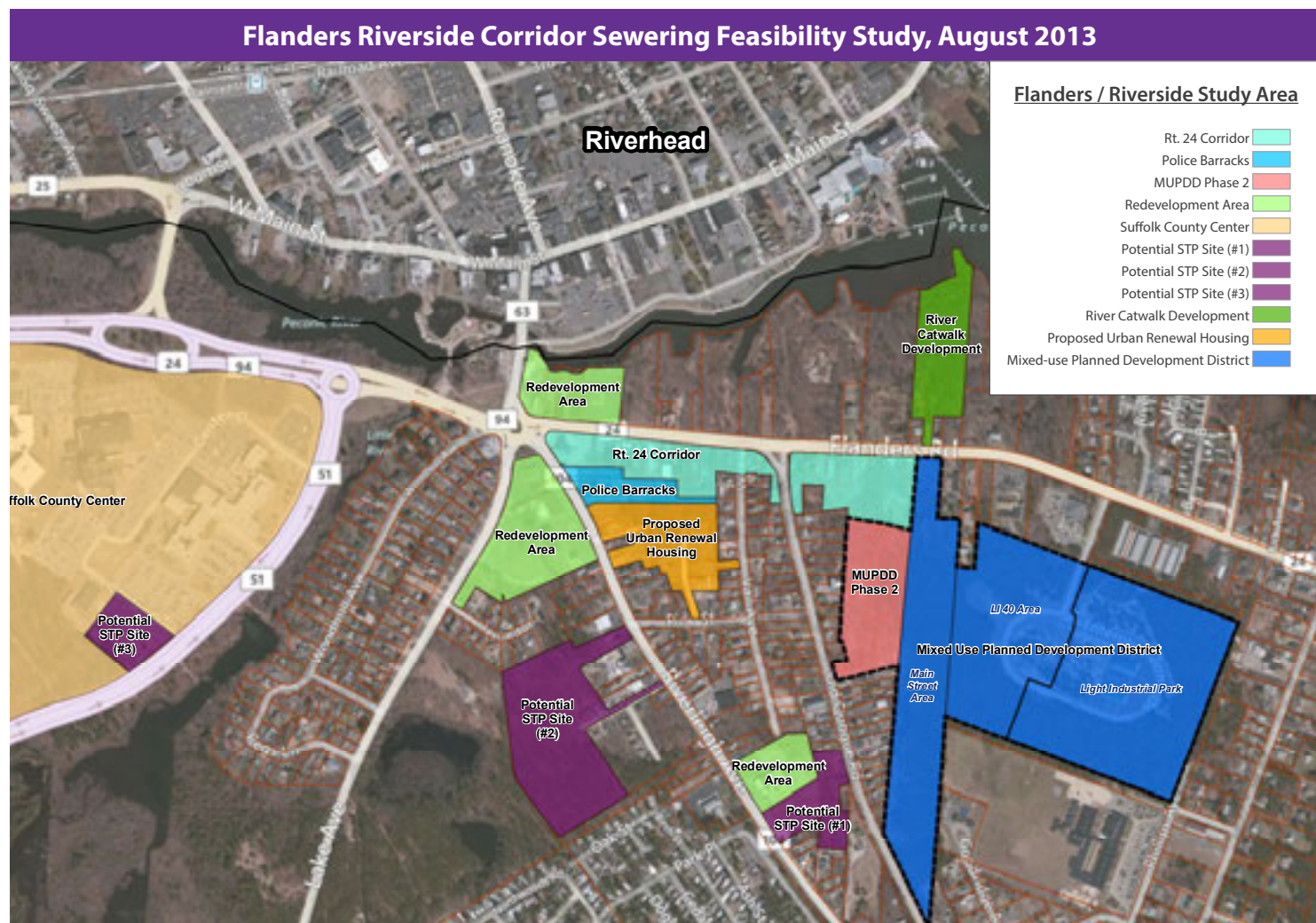
Revitalization efforts must encourage a zoning system that empowers the community to reach its full potential. A truly successful approach to zoning must account for all of the elements of a thriving neighborhood. Density, Diversity, Destination Accessibility, Distance to Transit and Design are all critical components of the built environment that must be addressed to create vibrancy. Adopting an optional form based code that prioritizes effective placemaking will foster a more vibrant and active hamlet center in Riverside

Section 6 of this document outlines the Riverside Overlay District, a form based code that would provide needed development potential to property owners while ensuring a successful mixed-use walkable environment. The proposal of this code would leave all property owners' existing rights intact but offer an alternative to their existing conditions.

Challenges and Opportunities Infrastructure

As previously identified, the lack of wastewater treatment infrastructure is one of the primary barriers to the redevelopment of Riverside. Further, due to the fact that the density associated with the existing development within Riverside is non-conforming in terms of the requirements of Article 6 of the Suffolk County Sanitary Code, combined with the fact all of this development is served by individual septic systems, the lack of wastewater treatment infrastructure has a negative environmental impact on the Peconic River Estuary. Therefore, the consideration of providing some form of wastewater treatment infrastructure will

not only assist in mitigating the environmental impacts of existing development but also eliminate this barrier to redevelopment of Riverside. This study will be used as a base to expand on the information and ideas previously forwarded by the County. No decisions have been made with respect to the wastewater solutions. During the State Environmental Quality Review process, it is recommended that alternate solutions be seriously considered for the treatment of existing wastewater conditions while new waste water generation is treated through the most efficient technologies available.



The above map is taken from the 2013 Flanders Riverside Corridor Sewer Feasibility Study which will be utilized to assist in analyzing alternative wastewater treatment options.

Currently, on-site septic systems and cesspools provide sanitary wastewater disposal for approximately 70 percent of Suffolk County. To protect the underlying sole source aquifer, the only source of potable water for the County's nearly 1.5 million residents, and the Peconic Estuary, an extraordinarily important saltwater habitat, untreated wastewater must be limited to prevent excessive nitrogen loads & pollutions to the groundwater supply.

In order to allow for the type of responsible development that will support the revitalization of the Riverside community, wastewater treatment infrastructure in whatever form must be constructed. New development cannot jeopardize the sustainability of groundwater and surface water resources. Sanitary wastewater must be collected and treated before discharge to the environment.

A recent study has evaluated existing conditions and proposed several solutions based on existing conditions, previous studies and technologies that have been approved by Suffolk county. The study highlighted that there is an obvious challenge of removing existing inadequate systems that are contributing significant amounts of nitrogen into the Peconic River.

To mitigate this condition the Study has identified a Membrane Biological Reactor (MBR) as the most appropriate technology to aid in the removal of nitrogen from existing sources. In addition, the study found that up to 15,000 gallons of existing flow could be diverted to Riverhead's existing treatment facility, which would alleviate the nitrogen burden of an additional 50 homes.

The study indicated that a long term solution requires the construction of a new sewage treatment facility in Riverside. The size of the plant and the technology that should be used were evaluated in three possible locations.

SOCIAL BENEFITS OF WASTEWATER TREATMENT - The Town's ability to implement the goals of a mixed-use walkable community supported by previous studies and the comprehensive plan is constrained by the lack of sanitary wastewater infrastructure. Provision of sanitary wastewater treatment infrastructure would allow a comprehensive mix of much needed community supported uses to be developed.

ECONOMIC BENEFITS OF SANITARY WASTEWATER TREATMENT - would include increased income resulting from construction, business establishment and property redevelopment that would be permitted if sanitary wastewater treatment were

present in addition to increased tax ratable, and increased employment and indirect economic activity resulting from the multiplier effect.

ENVIRONMENTAL BENEFITS OF SANITARY WASTEWATER TREATMENT - Wastewater generated by existing developed properties is currently discharged to groundwater either through a septic tank and leaching pools, or directly through leaching pools. These discharges include a variety of contaminants contained in sanitary wastewater, including nitrogen, which can affect the quality of the underlying groundwater and downgradient surface water bodies. Discharges from sewage treatment facilities are treated to reduce the levels of the contaminants found in sanitary wastewater to permissible levels identified in State Permit Discharge Elimination System (SPDES) permits. Construction and operation of a sanitary wastewater treatment system would help to protect groundwater quality and downgradient surface water quality by reducing the concentrations of contaminants of concern, such as nitrate, that are discharged to the environment.

Wastewater treatment infrastructure will be the catalyst for redevelopment. Other waste water policies and water use reduction strategies can support the goal of sustainable development.

"Recognizing that business development in the Flanders Riverside Corridor could benefit from the provision of sanitary sewer service, Suffolk County commissioned a study to explore the costs associated with sanitary sewer system implementation in the Corridor. It was anticipated that the provision of sanitary sewers could improve the local economy, housing opportunities and the environment, based on the Corridor's proximity to the Peconic River and Flanders Bay and the Pine Barrens."

Sources: Flanders Riverside Corridor Sewering Feasibility Study, August 2013

Challenges and Opportunities Long Island Pine Barrens

Covering more than 100,000 acres, the Pine Barrens is Long Island's largest natural area and its last remaining wilderness. The region contains a remnant of the Atlantic coastal pine barrens ecoregion, whose forests once covered a quarter million acres (1,000 km²) on Long Island. Pine Barrens overlays and recharges a portion of a federally designated sole source aquifer for Long Island's drinking water. Protecting the Pine Barrens means protecting our drinking water.



Pine Barrens Region in Riverside.

The Pine Barrens Comprehensive Plan outlines the strategies of protection, preservation and enhancement of functional integrity of Pine Barrens' ecosystem and the significant natural resources, and specifically the quality of surface water and groundwater.

The Riverside Hamlet area situated south of Rt 24 is in the Pine Barrens' Compatible Growth Area while land North of Rt 24 is outside of Pine Barrens region. Riverside residents, the Town of Southampton, its Comprehensive Plan and decades of planning studies have identified the critical need for revitalization of this disinvested community through redevelopment using best-practice planning strategies. The recommended Form Based Zoning Code is designed to follow the Pine Barrens Comprehensive Plan goals:

- Discourage piecemeal and scattered development
- Promote active and passive recreational and environmental educational uses
- Accommodate development, in a manner consistent with long term integrity of Pine Barrens ecosystem to ensure that the pattern of development is compact, efficient and orderly
- Encourage appropriate patterns of compatible residential, commercial, agricultural and industrial development in order to accommodate regional growth influences while protecting Pine Barrens environment from individual and cumulative adverse impacts
- Accommodate a portion of development redirected from the preservation area
- Allow appropriate growth consistent with natural resource goals

The revitalization of the Hamlet of Riverside will have a significant impact on the quality of life in the region. Benefits include economic development, employment opportunities, new housing choices, improved access to goods and services, improved transportation, educational opportunities, and social and economic equity.

Pine Barrens Protected Land



This RRAP will be submitted to the Long Island Regional Planning Council for consideration as a Project of Regional Significance. The intent herein is:

- **Economic Development** – This project is projected to be in excess of \$100M in Capital Costs. (STPs, circle, bridge, waterfront, parks).
- **Housing** – This project will produce more than a minimum of 50 units of next generation/work force or affordable housing units.
- **Transportation** – This project will significantly alleviate traffic on a multi-town basis by expanding the street network, addressing existing traffic patterns and encouraging multi-modal transportation and easier connections to mass-transit.
- **Energy** – This project can significantly reduce Long Island's dependence upon foreign oil by proposing walkable mixed-use redevelopment and a true live/work/entertain environment.
- **Environment** – This project can significantly reduce the environmental impact of a source of pollution on a multi-town basis, by removing existing and providing

long term solutions for nitrogen pollutants removal from Peconic River.

- **Education** – This project proposes to provide significant opportunities to educate the youth of Suffolk County on the importance of the Salt Water Estuary, sustainable growth for long island and Social Equity.
- **Public Health** – This project, by proposing a Healthy Villages plan, would significantly improve the quality of health or health care for a significant percentage of the Island's poor or underinsured population.
- **Emergency Preparedness** – This project can significantly improve the overall safety of Long Island's population and its communication capability for responsiveness to events which can endanger a significant percentage of Long Island's population.
- **Economic Equity** – This project can significantly improve the economic standing of Long Island's poor or underserved population.
- **Social Equity** – This project can significantly improve social equity and support social diversity of Long Island's population.

Getting to Know the Community Historic Maps

1915 Belcher Hyde Map



"Historic maps indicate that Riverside was sparsely settled throughout the historic period, though bridges connected the settlement to Riverhead to the north. The 1873 Beers map shows that development was principally located along Route 24....More structures are shown on the 1915 Belcher Hyde Map, along Moriches Road, Quogue Road, and New Quogue Road."

Town of Southampton Draft Historic Resources Study

Riverside Historical Maps

With the exception of a traffic circle around which several homes and businesses are clustered, Riverside does not have a central area of concentrated development (Hutton Associates 2008). Historic maps indicate that Riverside was sparsely settled throughout the historic period, though bridges connected the settlement to Riverhead to the north. The 1873 Beers map shows that development was principally located along Route 24 (also known as Nugent Drive or Peconic Avenue and Flanders Road). The map does not name the small settlement, but simply illustrates a cluster of development adjacent to Riverhead.

Riverside, shown on the 1916 E. Belcher Hyde map.

1873 Beers Map



The Hamlet of Riverside, shown on the 1873 F.W. Beers map of Southampton.

1904 Topographic Map



Source: USGS

1957



Source: USGS

1980



Source: USGS

Properties "where natural vegetation on a lot or tract was substantially disturbed" before 1984 and have not been left to "revert to natural vegetation" for 20 years or more are not subject to clearing restrictions. These maps depicting the historic evolution of the Riverside community reveal that much of the project area has been disturbed since the 1950s.

1994



Source: USGS

Getting to Know the Community Historic Images



Source: Dr. Jerry Komia Domatob, "African-Americans of Eastern Long Island"



The Masonic Lodge on Flanders Road is a community hall on the East End in which members and community people hold meeting and social functions. It is used by youth and elders as a center for organizing weddings, parties, and other ceremonies. A handsome brick building, it is open to the public with the permission of the lodge leaders. (Author's collection.)

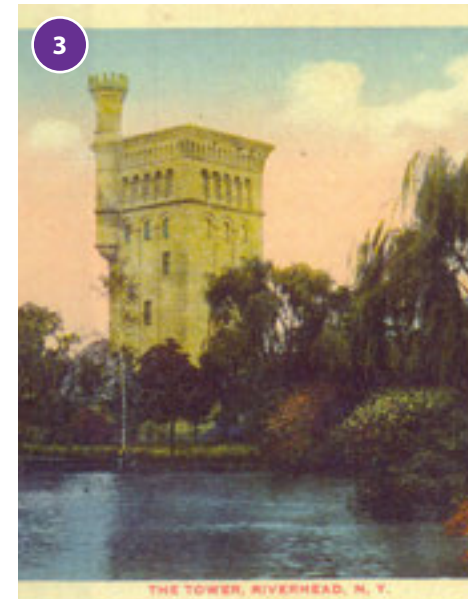


Image Courtesy of David A. Wilcox, Jr.



Image Courtesy of David A. Wilcox, Jr.



Image Courtesy of David A. Wilcox, Jr.



Image Courtesy of David A. Wilcox, Jr.

Getting to Know the Community Learning About the Past and Present

The history of Riverside has not been officially synthesized into one document. However, as the residents' ancestors worked in the nearby Hollis Warner Duck Farm, dairy farms (Danny Point Farm and Parkview Dairy), and potato farms; the collective memory paints the community history book. The farms initially attracted African-American seasonal migrant workers who eventually became permanent residents; the majority came from Virginia.

The African-American Community

A portion of the African-American community was highly educated and had a strong business spirit. A number of families who owned businesses for generations still have descendants in the community, and some of them are actively involved in Riverside Rediscovered outreach efforts:

- Fitzgerald family owned Bluebird Inn and Bar.
- Nelson family (see bottom right) owned Nelboro Trucking.
- Helms family had the first African American doctor in the area and established the existing Goodwill AMC Zion Church & The Church Hall restaurant across the street.
- Brown family helped established First Baptist Church in Riverhead; Brown St in Riverside is named after the Brown family.

Some African-American migrant workers lived in deplorable living conditions. As time progressed the agricultural jobs disappeared (1955 to 1960s) the African-American businesses closed down and the area became economically depressed.

The Latino Community

The majority of Latino residents come from Mexico (indigenous regions), Guatemala (indigenous regions), and El Salvador (Union and Morzan, poor regions of the country). The living conditions of Latino residents range from excellent to deplorable. Other community groups don't have a positive view of this population, which makes the community less likely to engage in meetings and events organized by Riverside Rediscovered, and churches are the only place where they congregate in large numbers (Evangelist and Catholic Churches). Like other Latino communities in the Hamptons, the Riverside Latino community tries to stay invisible. Understanding that the local churches are the link to this community, Riverside Rediscovered is working closely to include them in the process, trying to break a strong language barrier, to make them feel less intimidated to participate. A slow process of building trust has begun and a good relationship with three Latino owned local businesses has been established.

Community in Need

According to local residents drugs started to enter the community in 1970s. Residents recall drugs coming from Brooklyn and Queens as an entry point to the Hamptons. Drugs and prostitution have negatively impacted the community, and have affected many local families, regardless of race, class or religion.

Over the years, Riverside residents developed a complex of inferiority and felt disassociated with the rest of the Town. A small percentage of the Riverside residents participated in the Southampton hamlet studies that failed to yield the desired change, which had left the community with a dosage of skepticism towards the ability to revitalize the area. Consequently, property owners have seriously considered selling their properties in order to move out of the community. The lack of opportunities for upward economic and social mobility, cobbled with racial tension and lack of identity, as well as disinvestment, issues with crime and lack of safety with little hope in change, had created distrust and suspicion towards any positive movement.

However, with persistence, hard work and an inclusionary approach, the residents have been able to come together under the Riverside Rediscovered umbrella to set their "ism" aside. They are committed to being the voice and vehicle that will revitalize Riverside. Renaissance's work and CSPM is very important to this community: "...this process is our last and only hope to turn tide"



Picture of the Nelson Family. Source: Dr. Jerry Komia Domatob, "African-Americans of Eastern Long Island"



Community Character throughout History

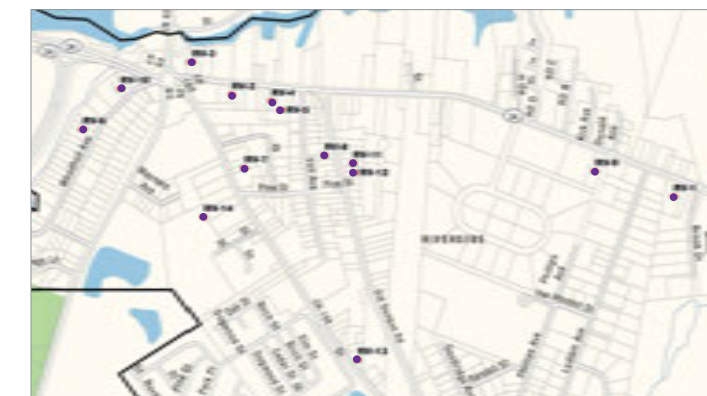
It is obvious that Riverside's position close to Riverhead's downtown, the Peconic River and its seamless connectedness to natural trails and Pine Barrens, are invaluable asset. By leveraging those assets and helping to preserve them by carefully creating new opportunities, Riverside will be able to turn the page and start anew.

The oldest structures found in the project area are existing residences likely dating to the late 19th century and first half of the 20th century, which collectively reflect Riverside's development as a residential area during that era. These structures are in different stages of disrepair and must be further studied to determine historic value.

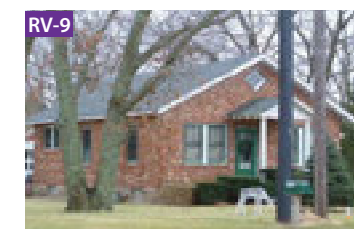
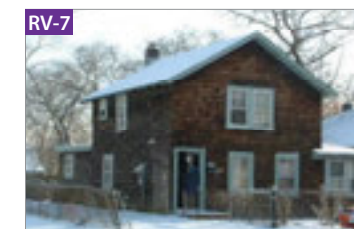


Chest donated to SCHS by Geraldine Nugent

Balsalg Suffolk County Historical Society has items that have been donated by the estate of Geraldine Nugent Balsalg, the daughter of W. Arthur Nugent, the local landowner. Mr. Nugent owned the land where the Suffolk County Center buildings were constructed in 1956-1957. He operated a stable "Dandy Point Farm" and a dairy farm from the property.



The above map is excerpted from the April 2014 Town of Southampton Historic Resources Survey. The map refers to potentially historically significant structures depicted on the right.



Getting to Know the Community Zip Code - Adding to Riverside's Identity Confusion

"Riverside, Flanders and Northampton are currently associated with the Riverhead Zip code 11901. We desire a geographic identity in order to avoid township confusion. Outsiders and locals often think that we are part of the township of Riverhead. Having a zip code will help shape our geographic identity and sense of place."

Terri H., Riverside Rediscovered Member

Riverside / Flanders / Northampton:

Land 25.7 sq. miles / Population: 7,953

Riverside: Land 2.7 sq. miles / Population: 2,911

Flanders: Land 11.5 sq. miles / Population: 4,472

Northampton: Land 11.5 sq. miles / Population: 570

A Number of Smaller Communities in the area have their own Zip Code:

Quogue: Land: 4.2 sq. miles / Population: 967

East Quogue: Land: 8.9 sq. miles / Population: 4,757

Calverton: Land: 28.0 sq. miles / Population: 6,510

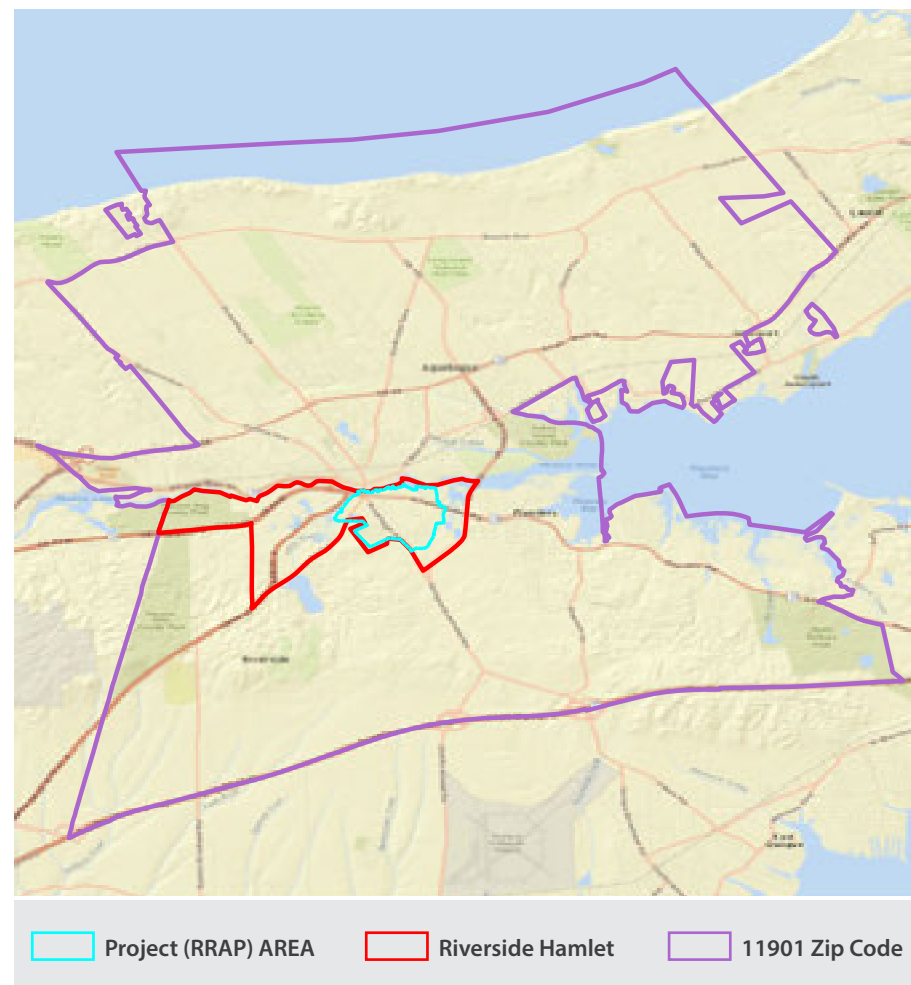
Jamesport: 4.5 sq miles / Population: 1,710

Laurel: Land: 3.0 sq. miles / Population: 1,394

Baiting Hollow: 3.2 sq. miles / Population: 1,642

We have major institutions that support the argument for our own Post Office or Zip Code including:

- Flanders Fire Department
- State Troopers
- County Jail
- Suffolk County Police
- Clinic
- Community Center
- Suffolk County Community College
- Court



Riverside's Forgotten Cranberry Bogs



This 165 acre preserve is part of the drainage system of the Peconic River and serves as a natural reservoir for our fresh water supply. It allows for hiking that includes sights of the Little Peconic River, various plants, birds, reptiles, and other wildlife creatures. Within the preserve lies Sweezy Pond and Cheney Pond, which is surrounded by a White-Cedar swamp with trees as large as 16" in diameter. It is a haven of natural, unspoiled beauty on the edge of a rapidly growing urban center.

The Cranberry Bog Preserve County Park has a mile-long trail that loops around Sweezy Pond. The Little Peconic River, the outlet of Wildwood Lake, runs through this 165-acre park and feeds Sweezy Pond. The pond was formed in the late 1800's to flood a cranberry bog. John Sweezy, who operated a gristmill powered by the Little Peconic River (and owned the surrounding land) sold the property to the Woodhull brothers for their cranberry growing venture. It became one of the biggest cranberry growing operations on Long Island. At one time, Suffolk County was the third largest producer of cranberries in the United States.



SECTION 2:
RIVERSIDE LAND USE PLAN



Revitalization Toolkit

A Proven Approach to Revitalization

This Toolkit demonstrates how great community ideas, market demand and RD's development experience all come together to form the Revitalization Strategies:

Unified Development Approach™ (UDA)

Our unique approach to engaging public & private property owners.

Crowdsourced Placemaking (CSPM)

Thousands of local voices and their socially, economically, environmentally responsible ideas.

Market Opportunities

Market experts determine the underlying economics on which ideas are likely to succeed.

REVITALIZATION TOOLKIT & STRATEGIES

Our national toolbox of time-tested revitalization tools that have proven successful in other downtowns.

SEQRA & Zoning

Strategies specifically crafted for rapid adoption of Zoning & SEQRA will be employed in the Public Private Partnership.



TRANSIT FRIENDLY

Enhance transit connectivity between commuter rail, buses and compact, walkable neighborhood centers.



MIXED-USE BUILDINGS

Incentivize mixed-use buildings within neighborhood centers to promote economic sustainability.



COMPLETE STREETS

Establish street design standards that embrace the needs of pedestrians, vehicles, safety, emergency services and the environment.



CIVIC SPACES

Create civic spaces that encourage walking, gathering and community engagement and walkability.



CONNECTED NETWORKS

Promote a connected street and pedestrian network to achieve healthy walkable communities & reduce traffic congestion.



PROMOTE CENTERS

Establish neighborhood mixed-use centers within a five minute walk from each other, promoting economic vitality & pedestrian walkability.



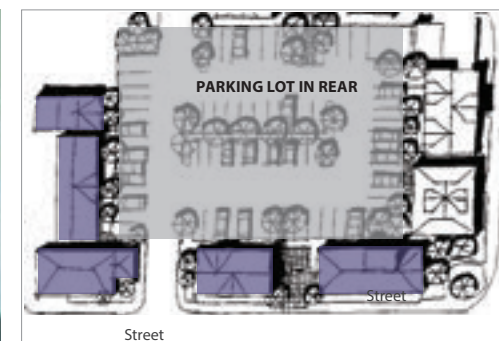
PROMOTE ANCHOR USES

Consolidate lots and incentivize development of anchor uses that will generate pedestrian activity, commerce and employment.



ACTIVE FRONTAGES

Line commercial streets with storefronts and frequently spaced doors and windows to promote pedestrian activity, commerce and a safe, walkable environment.



PARKING PLACEMENT

Locate off-street parking at the rear and side of buildings to maintain continuity of the sidewalk and storefront experience.



QUALITY & SUSTAINABLE DESIGN

Set clear design guidelines to set high standard for sites, civic spaces, green design, building and storefronts.

Implementation Strategies Visual Guide for RLP

Section 5 illustrates, graphically maps and identifies community driven ideas, provides precedent images, identifying best planning tool-box strategies, strong market opportunities, and identifying the Recommended Action Plan's proposed strategies and recommendations. Together, they form the basis for a Land Use Plan. Feasibility market studies, specific zoning overlay recommendations and a detailed SEQRA study of the Plan will further guide the implementation of this plan.

The following is a visual guide and explanation of graphics used to identify elements of the Land Use Plan:

VISUAL GUIDE FOR RLP MAPS AND STRATEGIES

Hamlet Center

1/4 Mile, 1/2 Mile & 3/4 Mile Radii
(5, 10 & 15 min walk)

REVITALIZATION STRATEGIES
■ (Strategy Listed)

123 Approximate Location of a particular Revitalization Strategy

COMMUNITY DRIVEN REVITALIZATION STRATEGIES
(Riverside Rediscovered)

MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

Grocery Store

Full-Service Restaurant

Health / Personal Care

Hobby / Sporting Goods

Clothing / Shoes

Electronics / Appliance

Housing

Artisan Production

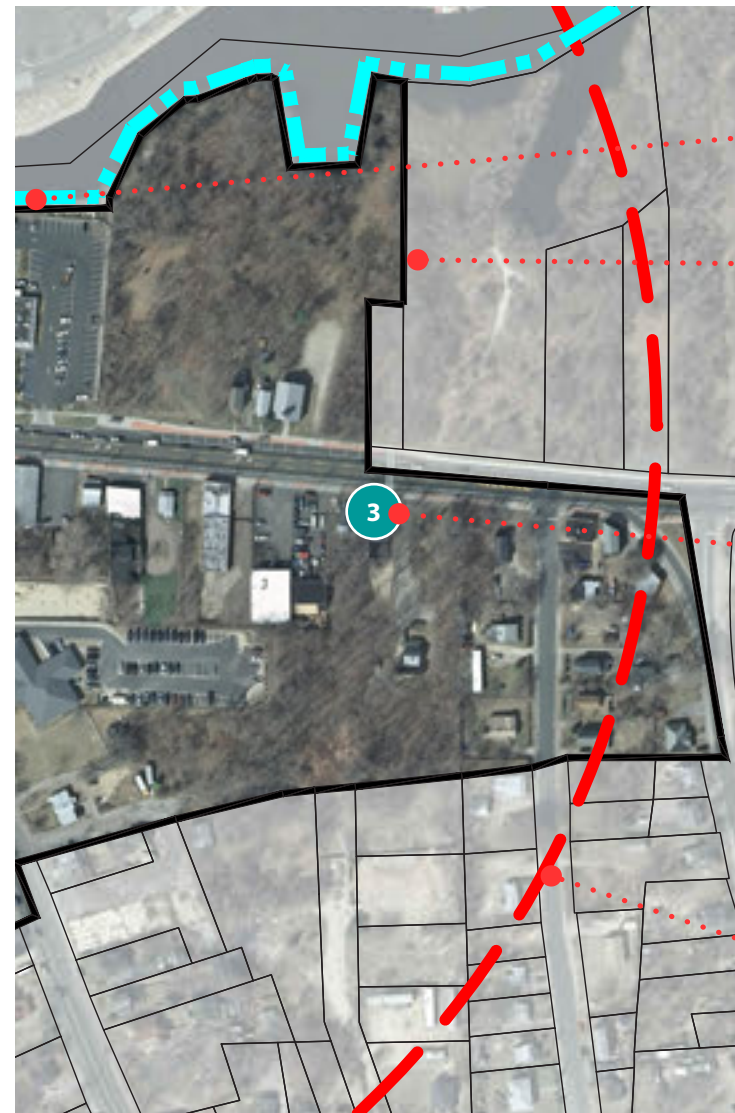
Assisted Living

Hotel

Office

Marina

Tourist



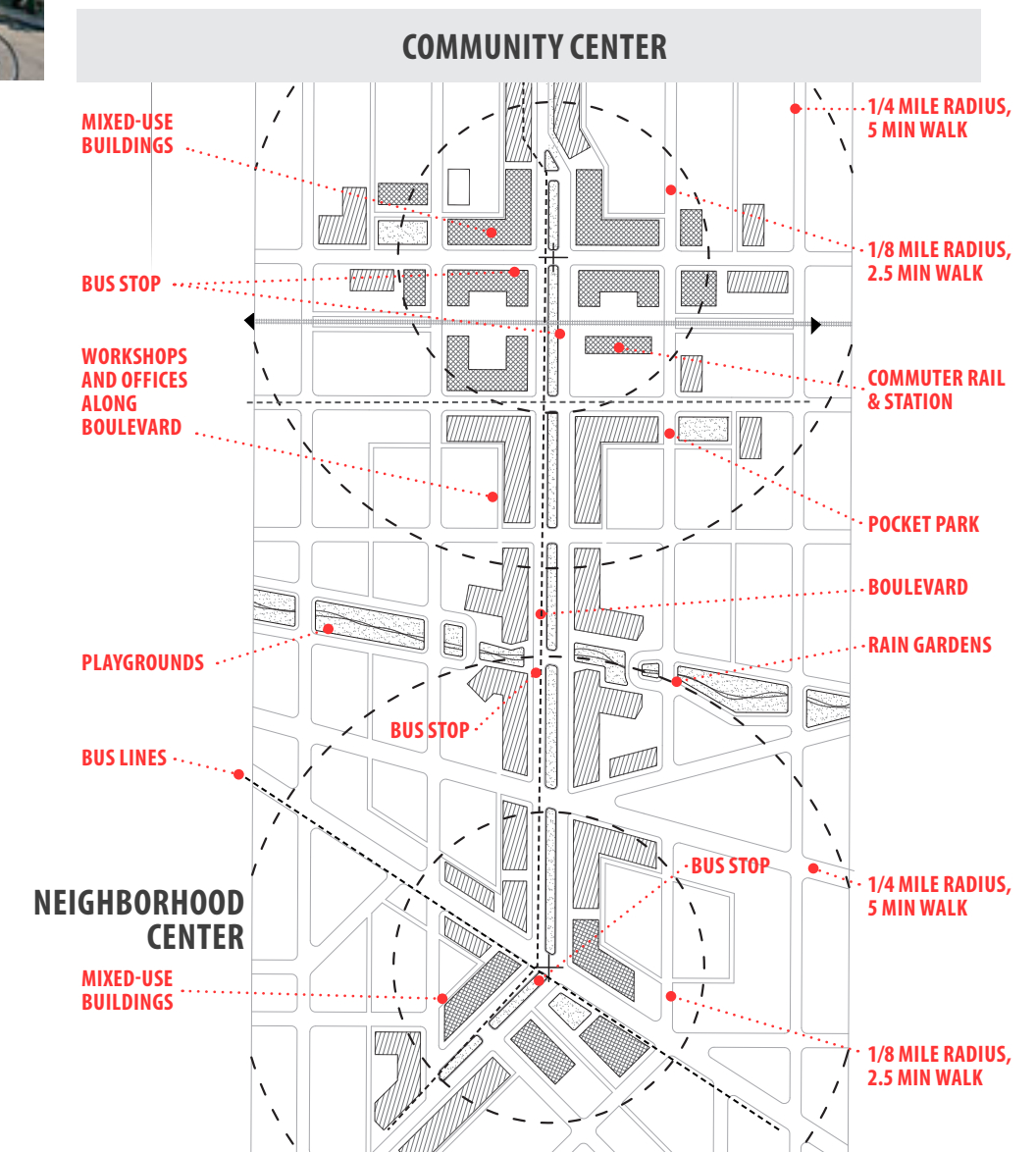
Principles for Walkable Places



Creation of walkable neighborhood areas are proven strategies for Revitalization

Neighborhood Connectivity

The Neighborhood Center diagram (below) is based upon Clarence Perry's "Neighborhood Unit" from the 1930s and the nationally recognized planning principle that walkable communities typically occur within 1/4 mile & a 5 minute walk of a neighborhood center. The core of these neighborhood areas is 1/8 mile in radius. At downtown areas with welcoming architecture, storefronts and pedestrian amenities, this distance can increase to 1/2 mile and a 10 minute walk.

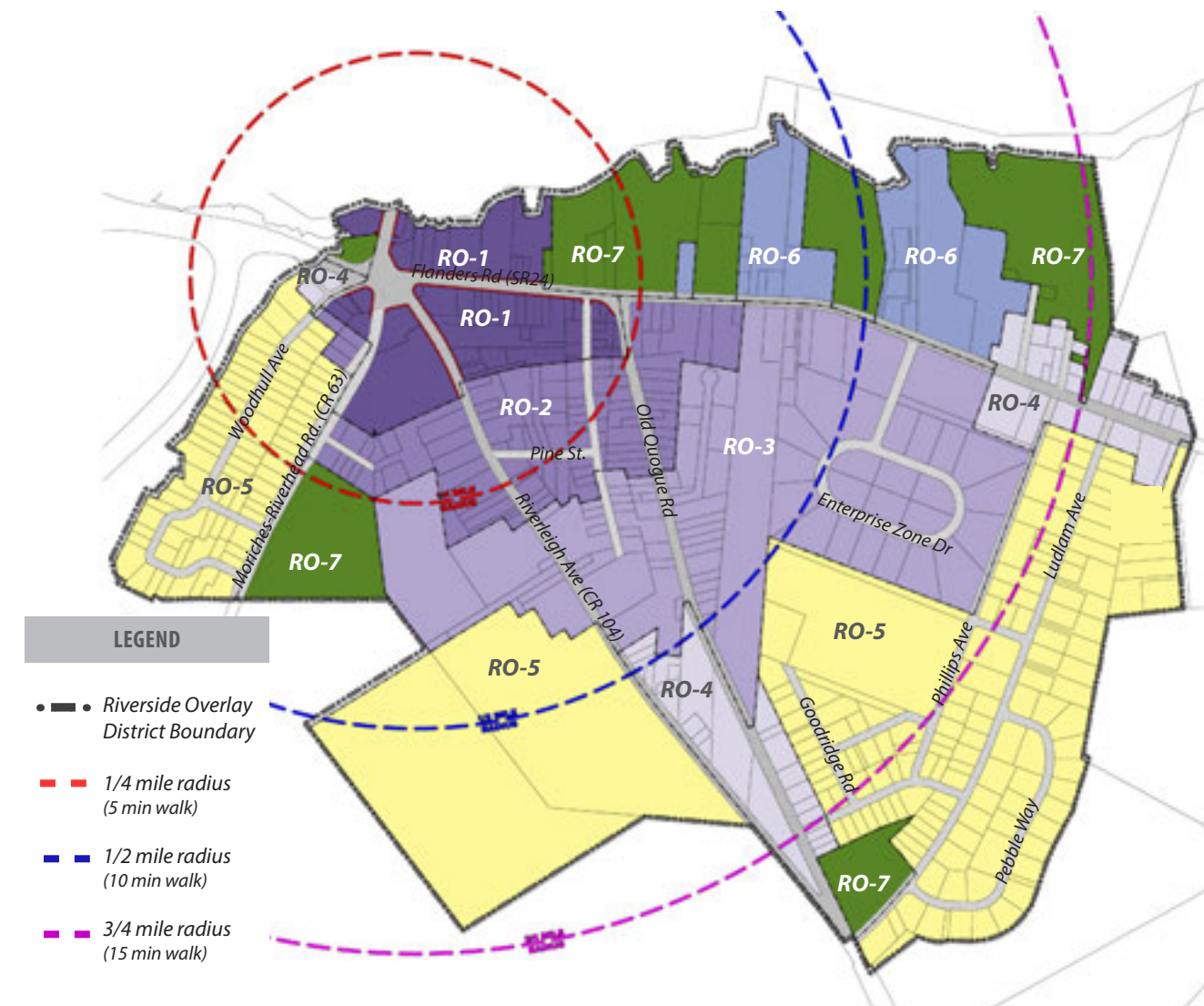


Executive Summary















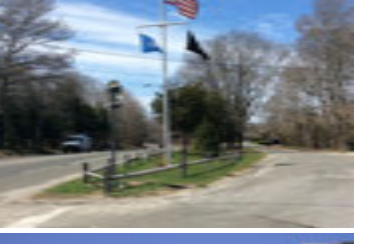
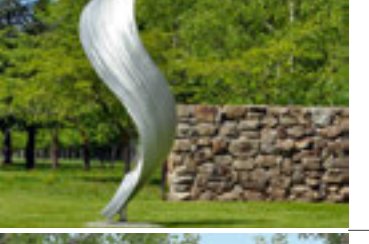









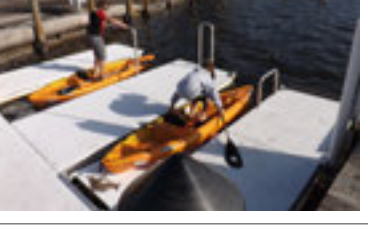






Riverside Land Use Plan (RLP)

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

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



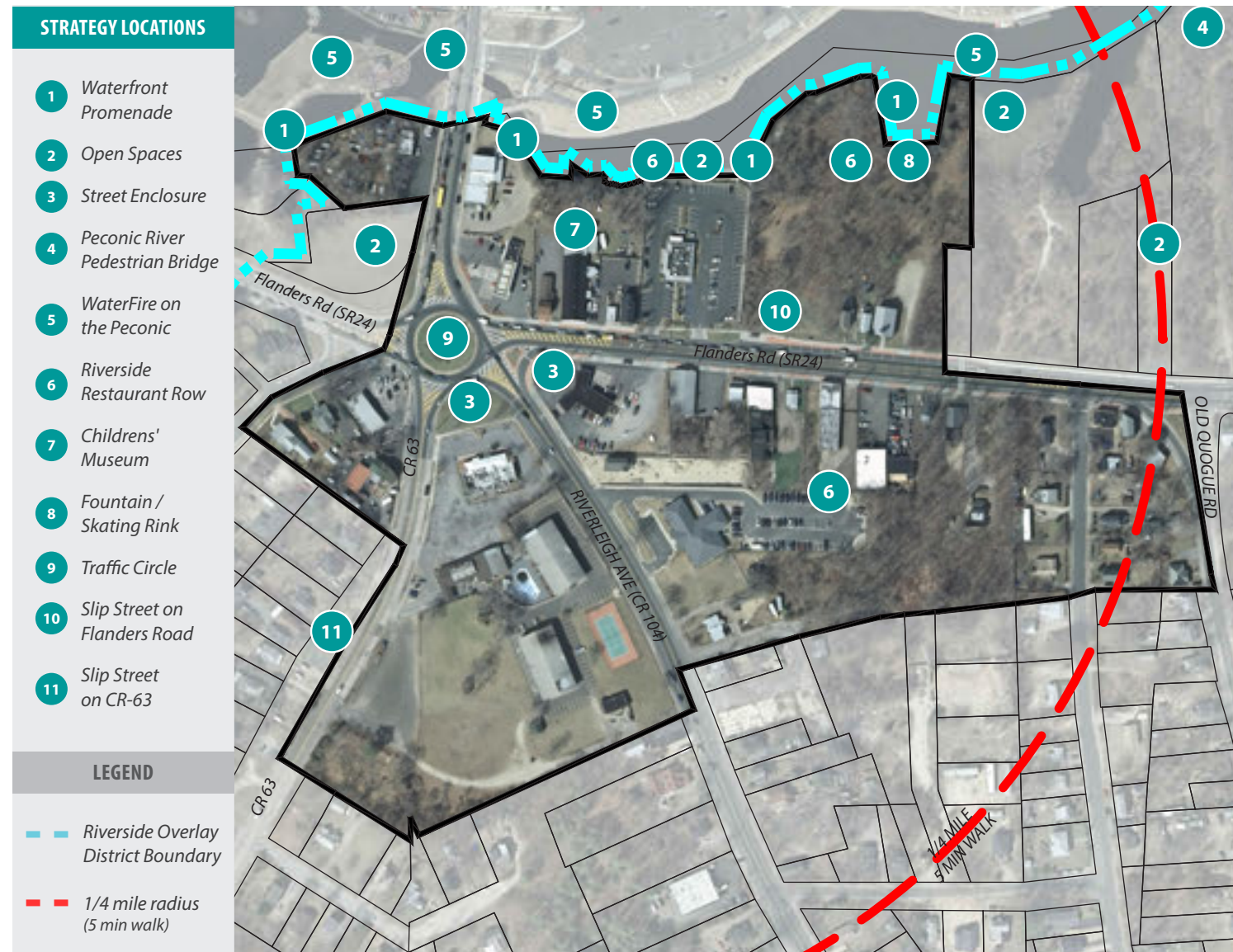
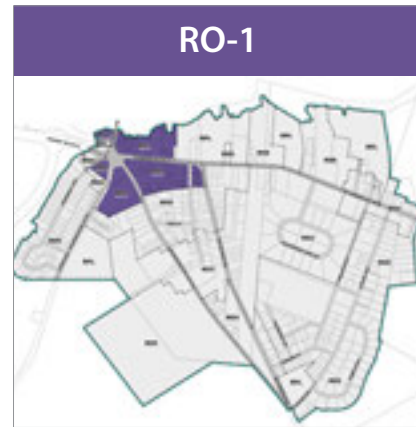
PROPOSED DOWNTOWN OVERLAY FORM BASED CODE DEVELOPMENT BULK STANDARDS

	Riverside Overlay District Requirements	Riverside Overlay Development Incentive Bonus 1	Riverside Overlay Development Incentive Bonus 2	RIVERSIDE LAND USE PLAN
	Minimum Site & Building Height Requirements			
Riverside Hamlet Center RO-1	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2 min, 3 max & 30 feet Streetwall min</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2 min, 3 max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2 min, 2 max</p>	<ul style="list-style-type: none"> Create a walkable, vibrant mixed-use Hamlet Center, with compact development and a vibrant publicly accessible Peconic River Waterfront Promenade. Leverage proximity to natural areas & open spaces. Create lovable spaces with high standards of aesthetic design, walkable streets with active frontages and on-street parking; create street enclosure. Leverage proximity to Riverhead Downtown and Riverhead transit center, and strengthen the connections by creating a pedestrian bridge and boardwalk loop.
Riverside Hamlet Neighborhood RO-2	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Provide a range of housing options in walking distance from Hamlet Center. Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic. Allow increased density to support commercial vitality and satisfy desire to live in walking distance to Hamlet Center. Regulate frontages to activate streets. Create safer streets by increasing street enclosure, providing on-street parking, visible crosswalks with pulled-in pedestrian refuge islands.
Riverside Special District RO-3	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	    <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	<ul style="list-style-type: none"> Provide diversity of housing options and building typologies. Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic. Regulate frontages to activate streets. Allow artisan production in mixed use and live-work environments. Provide diversity of private and public open spaces. Provide access to fresh food, encourage and allow food production.
Riverside Gateway District RO-4	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Create landscaped, architectural or artistic gateway features to announce arrival to Riverside. Allow cross-access or new streets. Create safe and walkable connections to natural areas.
Riverside Suburban District RO-5	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 2.5 min, 2 max or 35 feet max</p>	<ul style="list-style-type: none"> Create interconnected community to increase walkability. Create greenways and pedestrian ways. Leverage proximity to educational assets and provide variety of resources. Allow granny-flats. Minimize potable water use. Landscape with native or edible plants. Minimize energy use. Downplay and/or screen presence of parking within the private frontage.
Riverside Waterfront District RO-6	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Leverage maritime resources and proximity to natural areas and Peconic River. Create public access to waterfront. Connect to boardwalk and trails. Create economic value by leveraging on waterfront assets. Include waterfront and hospitality related uses.
RPL Riverside Parkland RO-7	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	 <p>Min. Frontage: 75 FT Min. Site Area: 7,500 SF Height: Stories- 1 min, 2 max</p>	<ul style="list-style-type: none"> Leverage maritime resources and proximity to natural areas and Peconic River. Create a Greenways Plan that connects all waterfront with pedestrian ways, greenways, parks and open spaces. Create waterfront promenade and boardwalk. Create pedestrian trails and greenways. Provide parking for large parkland areas and share with adjacent Hamlet uses to minimize cost for maintenance and security, and help increase the use of parks.

Implementation Strategies Riverside Hamlet Center (RO-1)

"Let's meet at the Nugent's Clock Tower, stroll the promenade, experience Waterfire! Maybe we can have a dinner outdoors overlooking river, cross over to Riverhead for the opening of the new show, walk over the bridge and stroll along the park while listening to music along the way. Walking home is nice, it's just down the block. Tomorrow morning the business meeting is starting early, but it is at the Innovation Center, and luckily, since it is here in Riverside, I can do the gym and get a coffee on my way in!"

Potential conversation with Riverside resident a few years from now.



This District, situated around the Traffic Circle and Rt. 24 corridor provides the opportunity for the greatest vibrancy in Riverside. By utilizing best placemaking strategies and leveraging adjacency to Peconic River waterfront, this district should support the greatest variety and mix of uses, promoting a range of residential, retail, hospitality, cultural and entertainment uses.

The RO-1 district permits the highest densities and promotes compact design with vertically and horizontally integrated residential and non-residential uses. Pedestrian amenities required in this district reflect the need for active frontages and an easy access to the waterfront that support placemaking and destination creation. Parking standards should reflect the creation of a walkable hamlet center and transit opportunities within walking distance.

COMMUNITY DRIVEN REVITALIZATION STRATEGIES

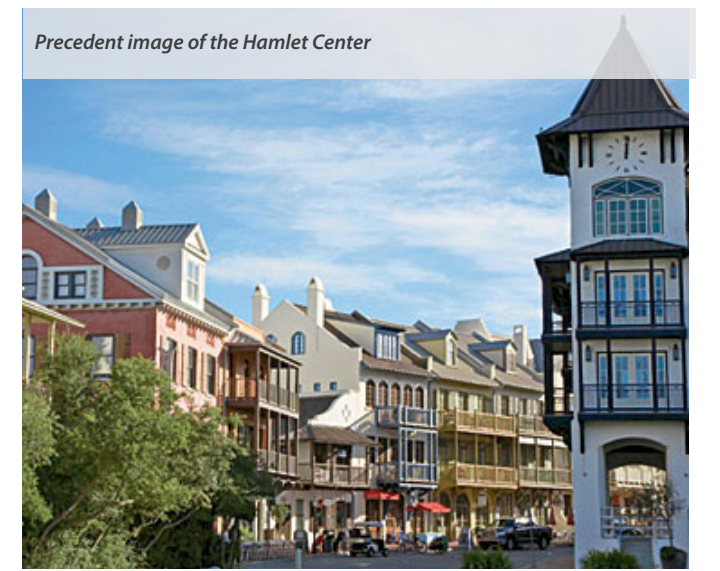


(RO-1) REVITALIZATION STRATEGIES

- 1 Create a walkable, vibrant mixed-use Hamlet Center, with compact development and a vibrant publicly accessible Peconic River Waterfront Promenade.
- 2 Leverage proximity to natural areas & open spaces.
- 3 Create lovable spaces with high standards of aesthetic design, walkable streets with active frontages and on-street parking; create street enclosure.
- 4 Leverage proximity to Riverhead Downtown and Riverhead transit center, and strengthen the connections by creating a pedestrian bridge and boardwalk loop.
- 5 Create programs to enrich experience and create a draw for residents and visitors; and create environment for regionally significant WaterFire on Peconic program.
- 6 Create a Live, Work & Play environment with large mix of uses and promote market-rate housing options.
- 7 Support cultural programs (CMEE).
- 8 Create programmed public spaces for year-round activities.
- 9 Implement Traffic Circle redesign, ensure creation of pedestrian friendly features.
- 10 Create a Slip Street on Flanders Road, to allow on-street parking and pedestrian friendly mixed-use development.
- 11 Create a Slip Street on CR-63, to create a buffer for single family homes within a wider ROW.

(RO-1) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Restaurant Row
- Apartments above Stores
- Office, Health and Personal Care
- Hospitality
- Other Retail and Services
- Grocery Store / Food Market



1 Waterfront Promenade

"Riverside Row Restaurants will have several restaurants along the water. Patrons will have access by boat, car, bike and foot. There will be a walk / bike path between restaurants and river. If flooding is an issue then restaurants can be elevated one floor with outdoor decking. Delicious food, music and dancing along the river will make this the place everyone wants to visit. The restaurants will aim to buy from local farms and wineries. Riverside Row Restaurants will be the place to promote Southampton Farms and Wines!" *Riverside Rediscovered member Terri H.*

Waterfront Promenade

Resilient waterfront communities provide protection strategies for ground floor commercial spaces from flooding using individual or neighborhood level protection measures. By elevating the waterfront promenade above the boardwalk, new development would create a protection wall for the rest of the neighborhood. New storefronts on Peconic Avenue and NY24 can be raised in the back and treated differently from the street frontage. The Summerwind development, a successful project widely loved by the community, just steps away, on 57 Peconic Avenue in Riverhead, has a floor plate raised above the sidewalk.



Precedent Image of potential waterfront development character.

THE POWER OF 10

The "Power of 10" originated by the Project for Public Spaces is the idea that any great place itself needs to offer at least 10 things to do or 10 reasons to be there. These could include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities are unique to that particular spot and are interesting enough to keep people coming back. The local folks who use the space most regularly are the best source of ideas for what uses will work best.

The Power of 10 offers an easy framework that motivates residents and stakeholders to revitalize urban life, and shows that by starting efforts at the smallest scale you can accomplish big things. The concept also provides people with something tangible to strive for and helps them visualize what it takes to make their community great

PLACES + EXPERIENCE

- | | |
|---|---|
|  BOARDWALK |  WATERFIRE |
|  RESTAURANT ROW |  ART |
|  CHILDREN'S MUSEUM |  MUSIC |
|  FARMERS MARKET |  WATER FOUNTAIN / SKATING RINK |
|  COFFEE HOUSE / CAFE |  MARITIME TRAIL |

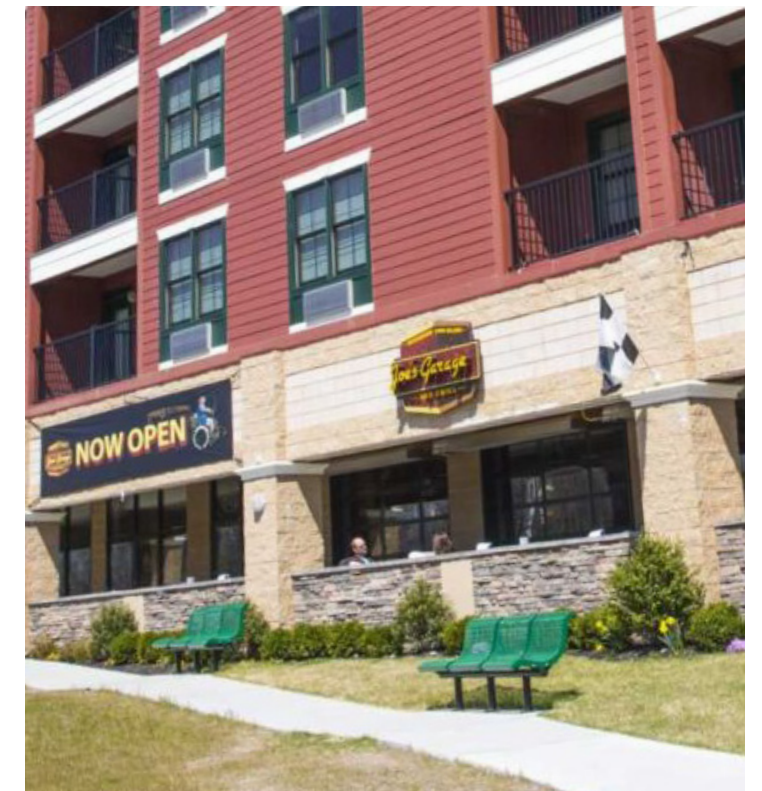
These precedent images of water adjacent development are not meant to recommend bulkheading of the Peconic River. Rather, they are used to suggest the type of development that may occur after careful study of the protection of the natural river conditions with the intent of increasing the public access, use and enjoyment of this great resource



Precedent image of potential waterfront development character



Precedent image of potential waterfront development character



2 Open Spaces

Community redevelopment and conservation need to go hand in hand, and the improved Hamlet of Riverside should become a regional example of responsible redevelopment and revitalization. A nearly 1 mile long waterfront boardwalk loop (including Riverhead's existing boardwalk) in addition to the area's miles of easily connected nature trails would create enormous recreational opportunities.

The Town of Southampton owned park at the circle is currently not used for recreational purposes by residents as it is not tied to other uses. It has become a garbage dumping ground in the most western section, hidden from the public view closest to the river. Development frontages framing the park would bring "eyes on the park" to increase safety, this park would make this park an asset to the neighborhood.



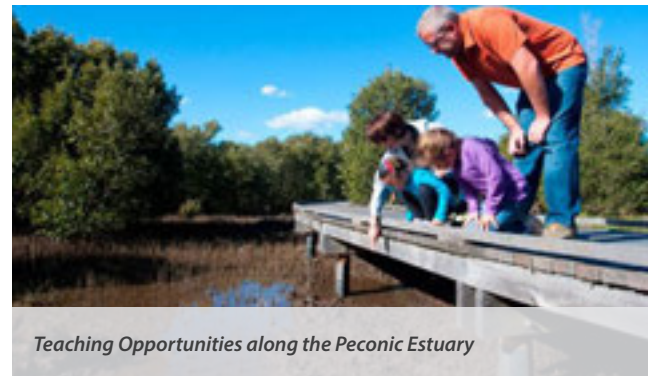
Private / Public Open Spaces enrich every community



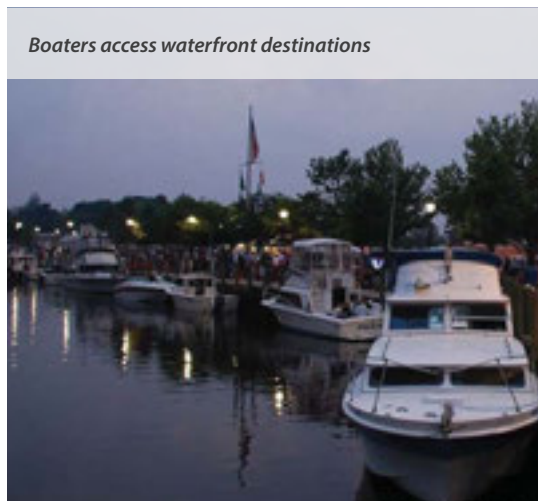
Riverside Boardwalk: Public Access to Peconic waterfront connected via proposed pedestrian bridge into a mile long loop



Pocket Park at traffic circle



Teaching Opportunities along the Peconic Estuary



Boaters access waterfront destinations



3 Creating Lovable Places

High standards of aesthetic design and execution can create the sense of pride that Riverside was deprived of for a long time are a major priority.

Creation of street enclosure with active frontages and eyes on the street should be regulated. Architectural and landscaping design standards will be developed to ensure the quality and character building in perpetuity. A healthy mix of different building typologies with a mix of uses and densities, as well as a balanced mix of rental and ownership levels would ensure this community's economic resilience.

The most resilient way to develop is to allow flexibility to meet changing market demands for more or less residential, more or less commercial activity, and to build typologies that adapt more easily to such flexibility. At the same time it is important to stay cognitive of the challenges that climate change brings to all waterfront communities.



Precedent images of potential character (above and below)



A one way access street with on-street parking would create a walkable section of NY24 without impacting walkability or the existing traffic flow



Buildings position, activity of frontages and height create street enclosure, tree canopies create protection and a sense of coziness, on-street parking creates protection of pedestrians on sidewalks. The form acts as traffic calming measure.



4 Peconic River Pedestrian Bridge

In May 2014, the Town of Southampton issued a Request For Proposals for a Feasibility and Concept Plan for a Pedestrian Bridge over the Peconic River. The concept of a pedestrian bridge over the Peconic River linking Riverside and downtown Riverhead, intended to provide a walkable link between downtown Riverhead and the primary commercial corridor of NYS Route 24 in Riverside, had the support of both municipalities. The extraordinary scenic views from atop the bridge will attract tourists to the region to visit the Riverhead/Riverside area. Additional foot traffic will spur economic activity on both sides of the river. The bridge promotes physical activity and environmental appreciation, and will offer access from the Long Island Aquarium and other major downtown Riverhead businesses and institutions to Riverside through a natural trail setting along the Peconic River waterfront.

The RFP was awarded to AECOM by a selection committee made up of Renaissance Downtowns along with representatives from the Towns of Southampton and Riverhead, and the area's Civic Association. The intent of the RFP was to determine the feasibility of the preferred location, determine structure type, necessary bridge clearance, potential utility issues and/or conflicts, accessibility and layout in accordance with guidelines set forth in the Americans with Disability Act (ADA), identify required



environmental and regulatory permits, assess environmental impacts, prepare a preliminary concept, implementation and execution plan for the bridge and estimate construction costs. AECOM had public presentations of conceivable options that accounted for different challenges of the best positions and the bridge height and length.

The effort is still in the process, and additional grant submission has been made to NYS for future financing of the bridge.



A POTENTIAL LOCATION AREA FOR PEDESTRIAN BRIDGE AND AMPHITHEATER

LOOK & FEEL

Painted Metal

Pre-Fab Truss

Designed Truss

Steel Cable + Metal

Concrete + Metal + Decking

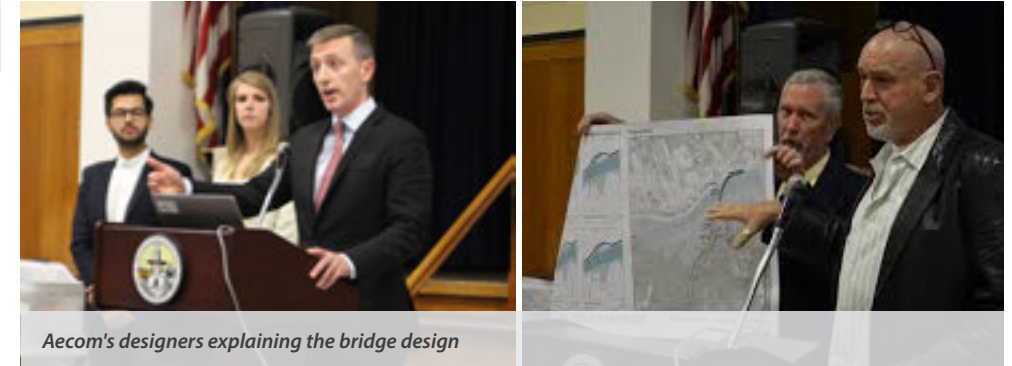
Truss + Decking

WIDTH EXAMPLES

Federal Minimum

Recommended Minimum

Recommended Minimum + Seating



5 WaterFire on the Peconic

“It’s very exciting and plays in very well with the vision of all the things we’re trying to accomplish. We’re more than prepared to make that commitment to a partnership with Riverhead.”

Southampton Deputy Supervisor Frank Zappone at the Riverhead Town Board meeting on October 30th, after presentation by WaterFire representative Lisa Lowenstein



A POTENTIAL MILE LONG PEDESTRIAN CONNECTION WITH WATERFIRE VIEWING FROM BOTH BANKS OF PECONIC RIVER

- Existing Riverhead Boardwalk
- Proposed Boardwalk
- Possible location of Peconic Pedestrian Bridge
- WaterFire Potential Area
- Trail Connections

A resolution by the Southampton Town Board received unanimous support in December to bring WaterFire to the Peconic River with decision to work corroboratively on the project with the Town of Riverhead. The board noted that the proposal has earned broad support from community members in both towns, from Renaissance Downtowns, from the Suffolk County Office of Economic Development, as well as from civic and not-for-profit organizations in both communities, including the Peconic Land Trust and East End Arts. Riverside Rediscovered community liaison Siris Barrios has been gathering input from the Riverside residents who overwhelmingly support the project, and has been part of the steering committee organized by the Town of Riverhead.

A close working relationship between two Towns is essential to the success of the efforts to revitalize Riverside. WaterFire is a public art installation that incorporates a body of water, a series of floating bonfires, music, dance and visual art created by Providence artist Barnaby Evans. He originated the event in Providence in 1994 and it has been credited at a key factor in the city’s revitalization and renewal. Evans has brought WaterFire to a number of other cities around the world, including the small city of Sharon, Pennsylvania, located about 70 miles outside of Pittsburgh. WaterFire — held three times a year — has been a boon to the local economy and helped transform its lagging downtown business district into an up-and-coming arts district. The Riverhead Town Board has authorized a \$350,000 grant application to ArtPlace America at

WaterFire Creates a Regional Destination



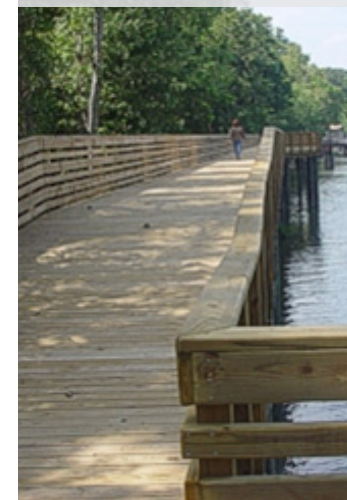
Past WaterFire Events



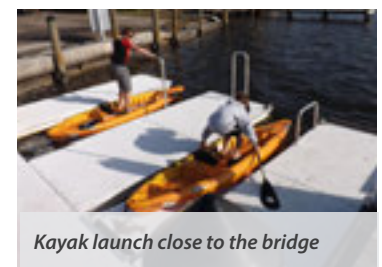
Boardwalk Connections Open Possibility for Recreational & Educational Opportunities

the suggestion of WaterFire founder Barnaby Evans. It has also authorized an application for a Bloomberg foundation public art installation grant and a grant application to the Bloomberg foundation, which is offering \$1 million per year for two years to three communities for a public art installation. Being that there is an unprecedented collaboration and support given by all government agencies, private organizations, community members and nonprofit organizations, there is an increased chance that the event will be fully funded.

Precedent image of boardwalk



Educational opportunities



Kayak launch close to the bridge

Live, Work, Play

6 Riverside Restaurant Row

"Delicious food, music and dancing along the river will make this the place everyone wants to visit. The restaurants will aim to buy from local farms and wineries. Riverside Row Restaurants will be the place to promote Southampton Farms and Wines!" *Riverside Rediscovered member Terri H., October 27, 2014*

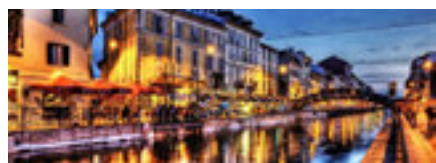


REVITALIZATION STRATEGIES

- Create public waterfront opportunities
- Create regional destination in co-competition with Riverhead downtown.
- Create multiple opportunities for recreation and entertainment.
- Support economic development and job creation.
- Protect, regulate and incorporate public open spaces, regulate private open spaces.
- Create raised promenade to protect center from raising water.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



6 RIVERSIDE RESTAURANT ROW



7 CHILDREN'S MUSEUM



8 WATER FOUNTAIN/ICE SKATING RINK



Precedent image of a restaurant row

7 Children's Museum

"Riverside is one of the most under-resourced communities in the East End. By providing an educational environment for children, we will be directly impacting their life learning outcomes. The museum will bring valuable learning through play activities that otherwise the children would not be able to access."

Riverside Rediscovered member Francisca, January 15, 2015

The Riverside community is very excited about the prospect of bringing Children's Museum for East End (CMEE) to Riverside, and has been collaborating and testing the community by opening the Museum Without Walls program in March 2015. CMEE, located in Bridgehampton is the most visited museum in Eastern Long Island. CMEE's mission is "to spark imagination and foster learning for children of all backgrounds and abilities and to build strong connections within the East End community by providing playful experiences" by presenting educational exhibits and programs and by partnering with other arts and social service organizations to address issues that concern families in the community.

Children's Museum for East End (CMEE) in Bridgehampton



8 Fountain / Skating Rink

"This elegant dancing water fountain that would be used as an ice skating rink in the winter months."

Riverside Rediscovered member Angela H., January 20, 2015



Precedent image of ice skating rink



The Riverside Hamlet Center could become a home to an outdoor ice skating rink. During the holiday season, the rink could incorporate a traditional tree, and a fountain and waterspray playground could replace the ice in the spring.

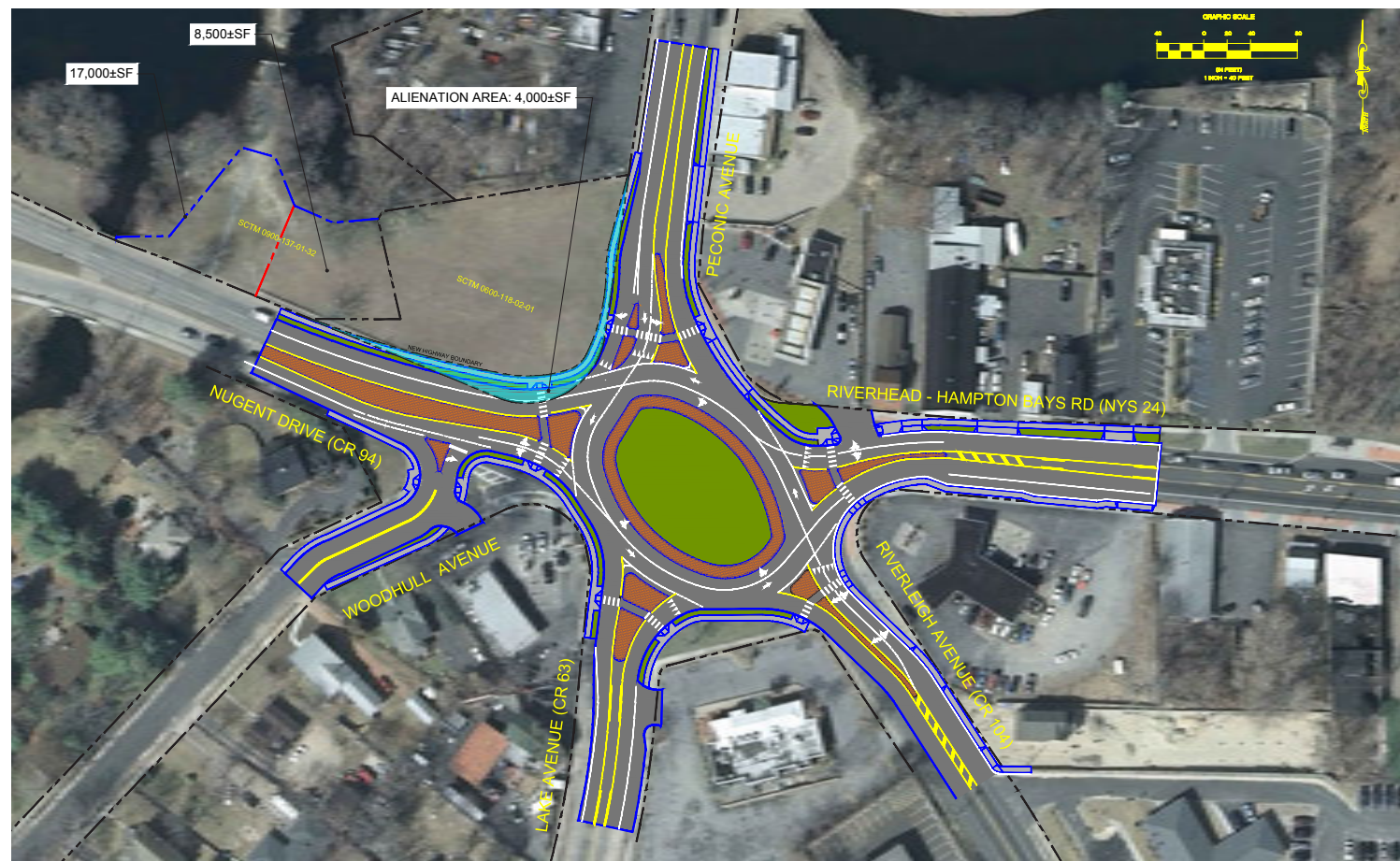
9 Traffic Circle

The Town of Southampton and Suffolk County are looking to rework the traffic pattern at the Riverside traffic circle. On November 4th, 2014, the Town of Southampton held and passed a referendum to swap the 3,000 square feet of town parkland in the northwest corner of the intersection to elongate the circle, with 8,000 square feet of county land just to the west of the town's property, backing up to the Peconic River behind the Peconic Paddler's shop. After Southampton Town residents agreed to a land swap in a referendum, the county allocated about \$500,000 in design money for the project, and is planning to allocate \$4 million in construction funds for the project in Suffolk's 2016 capital budget. If the county is at least able to start on the project next year, he said, funding would be secured for the following year as well.

The redesign would elongate the circle into an oval with two lanes of travel ways around it to allow for more movement. The design



would include pedestrian crosswalks. The inclusion of landscaped pedestrian refuge islands and seamless connections to sidewalks which was the biggest residents' concern.



REVITALIZATION STRATEGIES

- Form a Riverside Beautification Committee that includes Master Developer and Riverside residents, who will work with the Town, the County and NYS on the design and maintenance of parks, landscaping islands and medians within the ROW.
- Include landscaped islands for pedestrian refuge in the new circle design.
- Crowdfund ideas for art, lighting and landscaping of the traffic circle, park and other public spaces.



Riverside Community, Town, County and Master Developer are working together to get closer to implementation. Above from left: Councilwoman Christine Scalera, Councilman Bradley Bender, Sean McLean (Renaissance Downtowns, Master Developer), Suffolk County Executive Steve Bellone and Town of Southampton Supervisor Anna Throne-Holst



Strategies for Increasing Pedestrian Friendliness

Pedestrian friendly environment benefits any community. Landscaped islands provide pedestrian refuge in the middle of the street without additional traffic slowing. By landscaping the islands, the amount of permeable surface is increased with better stormwater drainage and diminished heat island effect. The placemaking difference between a blacktop paved 5 lanes and landscaped islands is tremendous.

The middle of the proposed circle is 54,223 SF in size, and there is an opportunity to include gateway feature to visually "pull" the circle closer. Local artists' proposals could bring local flair to a permanent or seasonal feature. If any activity is proposed in that area, protective bollards and lighting at strategic places would increase safety.



10 Addressing Walkability

Walkability offers surprising benefits to our health, the environment, our finances, and our communities. Walkability depends on scale, pattern, design, the mix of sustainability and resources, and most of all, it leads to more social interaction, physical fitness, diminished crime, increased wellness and increased property values.

HEALTH BENEFITS

People living in "sprawling" non-walkable areas are more likely to be obese and suffer from associated illnesses such as high blood pressure, diabetes and heart disease. Living in a mixed-use community with the option to walk to all necessities complements a healthy, active lifestyle.

ENVIRONMENTALLY FRIENDLY

The ability to walk within a community or development is also important from an environmental perspective. When destinations such as work, home, shopping, restaurants and transit are within a quarter-mile to half-mile of each other, community members are more likely to walk instead of drive, according to information from the Urban Land Institute. Less air pollution from less driving is not only correlated with cleaner air to breathe in, but also a healthier environment.

TIME AND COST EFFICIENT

Residents of mixed-use, walkable communities spend less time commuting when they have the option of walking wherever they need to go. Lower transportation costs mean that a lower combined cost of living.

DIVERSITY

Mixed-use communities tend to include a mix of generations, incomes and housing types, leading to a more interesting area with character and charm.

WALKABLE COMMUNITIES FOR BOOMER AND MILLENNIALS

According to many studies, miles driven per person has been flat or dropping since the early 2000s, as the baby boomer generation is starting to phase out of their peak driving years. Millennials – who are in or entering their peak driving years are driving about one third less than baby boomers did at their age. With less interest in owning and driving cars, it's easy to see why walkable communities have become so popular among this generation.



Precedent image of a walkable neighborhood (above and to the left)

EXISTING VIEW OF FLANDERS ROAD RIVERHEAD HAMPTON BAYS ROAD, a local example of the existing road which serves as a slip road and creates a green space and a buffer for existing homes from the Flanders Road with more traffic.



EXISTING VIEW OF MORICHES - RIVERHEAD RD (CR63)

●●● Existing Right of Way is very wide and could allow for a slip road and a buffer to protect adjacent homes



One of the Strategies to Address Walkability

The Right of Way at this portion of the CR63 (photo above), less than 1/4 mile from the traffic circle is over 120 feet in width. Single family homes would benefit from a new one way road with on-street parking for visitors, where a sidewalk would be protected from heavy traffic, and the landscaped median separating the road from CR63 could create a park-like feel for the adjacent properties (photo to left).

REVITALIZATION STRATEGIES

- Create vibrant spaces with mix of uses and building typologies.
- Allow increased density to support commercial vitality & satisfy desire to live in walking distance to where the "action" is.
- Allow on-street parking, shared parking and off-site parking within walking distance to maximize buildout where it belongs.
- Regulate frontages to activate streets.
- Work with transit agencies to maximize transit options.
- Create new streets to maximize walkability and adjust travel speeds.
- Create safer streets by increasing enclosure (providing a better building-height-to-street ratio to minimize perception of allowed speed).



Mixed-Use and Active frontages in walkable environment encourage pedestrian and viable commercial activity.



A one way access street with on-street parking would create a walkable section of NY24 without impacting walkability or the existing traffic flow (below).



EXISTING VIEW: Creation of a new slip street on private property adjacent to NY24 with on-street parking sidewalks with storefronts and outdoor dining, along with street enclosure created by new mixed-use development creates safe pedestrian environment (RENDERING TO THE RIGHT).

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



11 Addressing Walkability on NY24



Illustration of potential Riverside Hamlet Center, view from NY24

13 Providing Necessary Infrastructure to Support Redevelopment

Responsible Wastewater Treatment would allow for community revitalization.

There is a need to develop a sustainable water quality protection plan to reverse current trends and provide for maintainable drinking water and surface water quality. Nitrogen and pathogens are contributing to increasingly degraded water bodies across Long Island, and nitrogen loads to surface waters promote and sustain harmful algae that impede recovery of Suffolk's once world renowned shellfisheries. Currently, the clam fishery is operating at one percent of its peak potential. Sustainable concentrations of nitrogen in estuarine waters are more than 20 times lower than the drinking water standard; the Peconic Estuary Program has identified a goal of 0.45 mg/L of total nitrogen in surface waters to ensure adequate dissolved oxygen levels are continuously maintained to minimize the potential impacts to aquatic life.

While referring to the Suffolk County financed "Flanders-Riverside Corridor Sewering Feasibility Study", Renaissance team is proposing potential alternate solutions that would require further in-depth studies. There are several solutions communities around the country are using, which gives us the market tested cases to examine for the best possible solution for Riverside. These solutions, outlined below, are only a sample of a number of possibilities that will be explored and analyzed.

LIVING MACHINE® - AN ENGINEERED WETLAND SOLUTION

It is hard to think of wastewater treatment system as a thriving ecology, but that's what Living Machine® technology claims to produce. Their award-winning projects are treated to a lush cascade of water features, hydroponic plants, and engineered wetlands, all of which are constantly working to cleanse wastewater and rainwater for re-use. Living Machine® Technology blends science and engineering with plants and beneficial bacteria to efficiently treat and reuse wastewater to provide lasting water solutions. Based on the principles of wetland ecology, their tidal process cleans water, and it's an energy-efficient system with high quality reuse standards.

The Tidal Flow Wetland Living Machine® incorporates a series of wetland cells, or basins, filled with special gravel that promotes the development of micro-ecosystems. These highly flexible cells may be integrated into exterior landscaping or built into a building or greenhouse. As water moves through the system, the cells are alternately flooded and drained to create multiple tidal cycles each day, much like natural wetlands, resulting in high quality reusable water. The micro-ecosystems within the cells efficiently remove nutrients and solids from the wastewater, resulting in high quality effluent. The final

polishing stage, which involves filtration and disinfection, leaves water crystal clear and ready for reuse. Online sensors continuously monitor water quality and chlorine residuals to ensure that reclaimed water is completely safe.

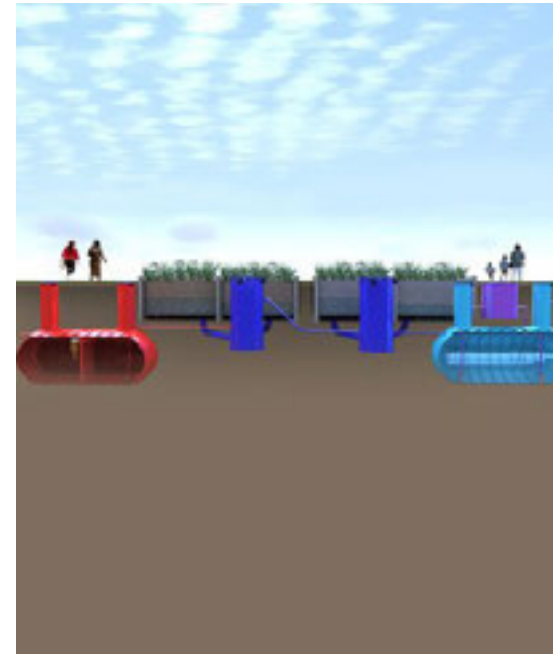
Although a typical Living Machine® system recycles thousands of gallons of water a day, everything occurs below the wetland surface. All the casual observer sees are lush, vibrant plantings. The final polishing stage, which involves filtration and disinfection, leaves water crystal clear and ready for reuse. Online sensors continuously monitor water quality and chlorine residuals to ensure that reclaimed water is completely safe.

The projects achieved with Living Machine technology embody Renaissance's low impact philosophy where "infrastructure as architecture" finds ways to make essential systems both environmentally sustainable and aesthetically pleasing. Residents and guests could swim in natural ponds fed with rainwater, and stroll or lounge beside a working ecological wastewater treatment system. The possibility of artful blending of architecture, infrastructure, and ecology poses a profound challenge to the idea that human habitation and support systems must be divorced from our natural environment.

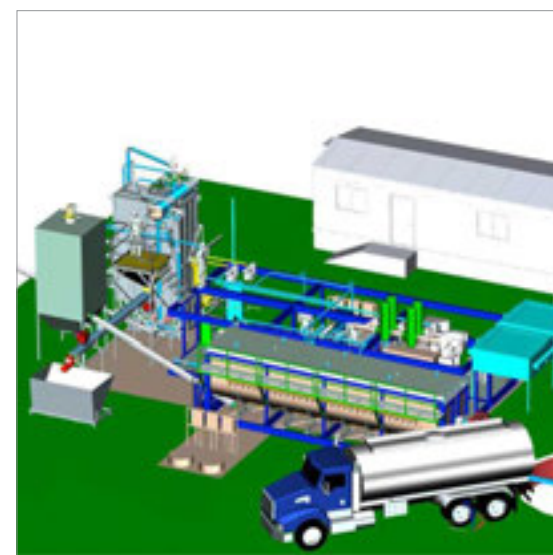
OMNI PROCESSOR- DISTRICT ENERGY, HEAT AND POTABLE WATER PRODUCTION

The Omni Processor is a trade name for a sewage sludge treatment system that produces purified drinking water and electrical energy as end products from sewage sludge. Manufactured by Janicki Bioenergy, the proof of concept model was funded by the Bill and Melinda Gates Foundation. The S100 model costs about \$1.5 million, can produce 2,853 gal of drinking water per day and 100 kW net electrical, with a planned larger model S200 designed to handle the waste from 100,000 people, produce 22,700 gal per day and 250 kW net output electrical energy, being a "self-sustaining bioenergy" process.

The treatment process first involves boiling the sewage sludge, during which water vapor is boiled off and recovered, leaving a dry sludge which is then combusted as fuel to heat a boiler that in turn produces steam and the heat necessary for the boiling off process. The steam is then used to generate electrical energy. Some of this electrical energy is used for the final water reverse osmosis purification stages to produce safe drinking water, and to power ancillary pumps, fans and motors.



Living Machine® Tidal wetland diagram (above). Based on the principles of wetland ecology, Living Machine Systems' patented tidal process cleans water, making the Living Machine® the most energy-efficient system to meet high quality reuse standards.

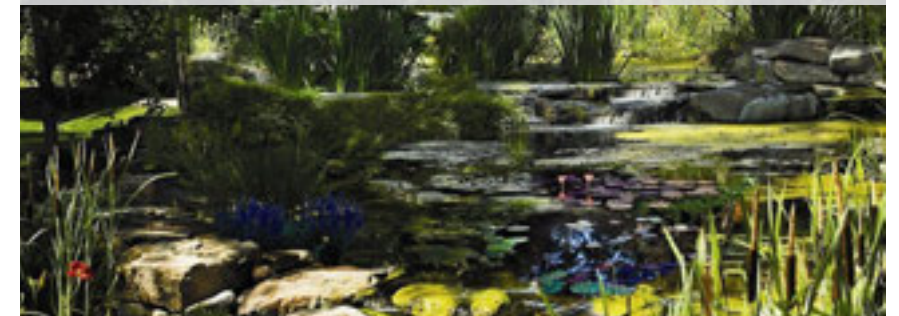


Omni Processor Plant (above and to the right)



Precedent image of a boardwalk.

Living Machine simulates wetlands and produces a thriving ecology



The water demand in Suffolk is sharply rising mostly due to irrigation demand for both residential and commercial lawns and landscapes.

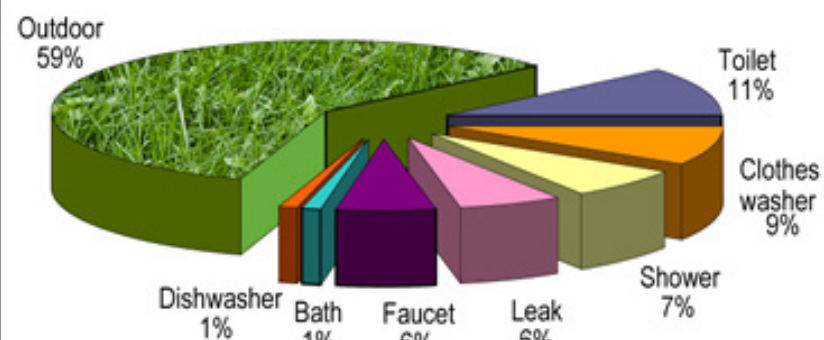
While focusing on community revitalization through redevelopment, Renaissance's triple bottom line approach keeps the focus on low impact development and mitigation of existing development's problems.



REVITALIZATION STRATEGIES

- Indoor water use efficiency - lowering water consumption reduces potable water consumption and unnecessary wastewater treatment.
 - Low flow fixtures, fittings.
 - Low flow appliances.
- Outdoor potable water reduction.
- Responsible planting.
- Requiring devices that automatically shut down irrigation systems during rain.
- Implementing Conservation Pricing in which the cost of a gallon of water increases with the quantity consumed.
- Use of secondary water sources for non-potable use.
 - Use of captured rainwater.
 - Recycled wastewater – graywater.
 - Use of stormwater, foundation drain water & AC condensate.

RESIDENTIAL AVERAGE WATER USE



Source: American Water Works Association Research Foundation, End Uses of Water



REVITALIZATION STRATEGIES

- Preserve natural spaces and restore wetlands.
- Reduce heat-island effect of parking lots and streets.
- Reduce heat island effect of roofs.
- Reduce runoff.
 - Reduce impervious pavement.
 - Install raingardens and bioretention infrastructure.

Stormwater Drainage

Low impact development as proposed throughout this RRAP would be regulated through zoning, allowing increased stormwater infiltration through a variety of biophilic design standards and impervious surfaces. Biophilia is not just about plants, sensible biophilic design creates healthy, happy live/work environments and positively affects community resilience. As humans, we have a need to be part of nature; light is part of our rhythm and the presence of water appeals to our senses. Multiple studies by ULI, APA, Smart Growth Network, and others, have proven that balanced centers with green aspects are viewed as community assets, and that the real estate values rise with inclusion of biophilic designs and open spaces.

Renaissance's Action Plan provides a direction of Riverside redevelopment through regulated measures for greening of the environment by populating with street trees, including raingardens and bioretention infrastructure, providing multiple types of public and private open spaces; and incorporating food production into built environment.

To mimic the natural occurrence, found in undeveloped watersheds, rain and melting snow are intercepted by the leaves of trees and other vegetation; while what does not evaporate is absorbed into the soil. The rate of absorption of stormwater and its ability to filter impurities is very important for the health of the river and the underground water sources. In watersheds of existing development with over-paved environments, precipitation hits hard impervious surfaces, such as roofs, roads, and parking lots, and rushes into storm sewers without being absorbed, thereby short-circuiting natural hydrologic processes. As a result, larger amounts of water surge through streams and rivers in shorter periods of time. Studies have repeatedly shown that the percentage of impervious cover in a watershed has a direct impact on the physical integrity and aquatic life of rivers and streams.

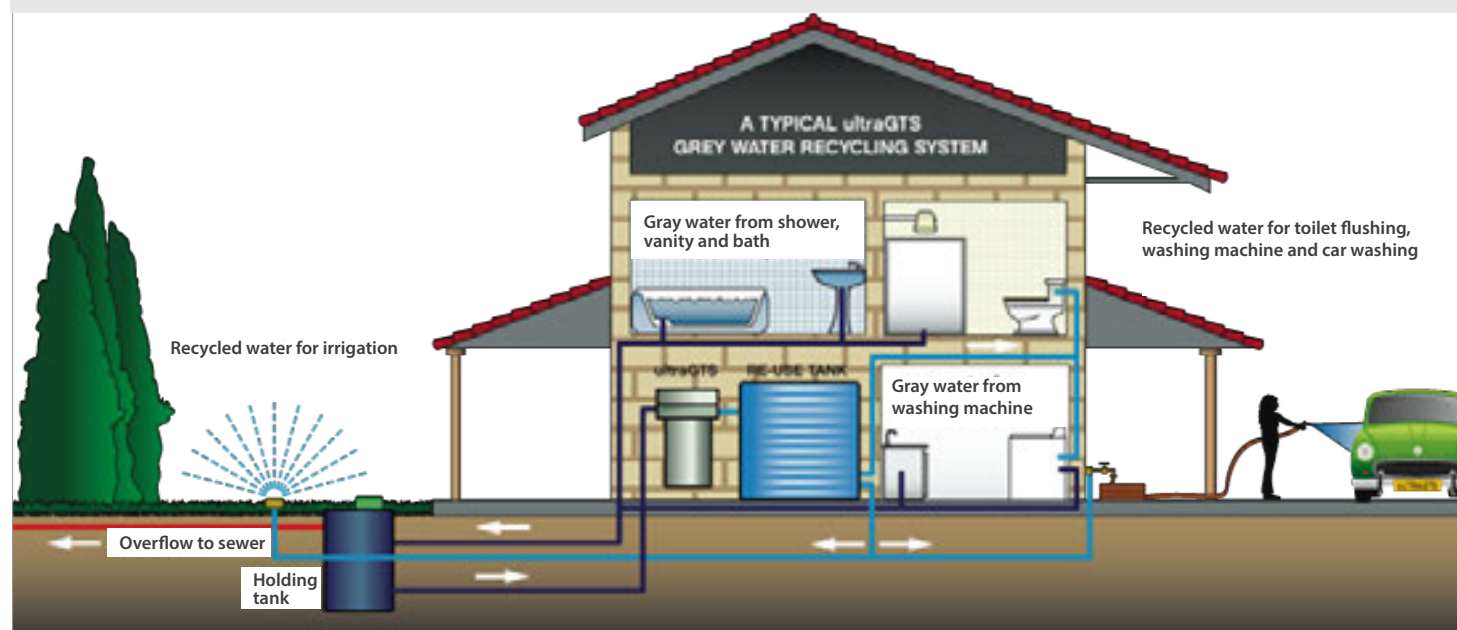


Bioswales and raingardens as filtration systems



Landscaping with bioretention (bioswales, cells or planters) and raingardens is a great way to incorporate natural storm water filtration systems into development. They function like a colander, by trapping the contaminants and debris at the top and letting the safe water run through. A rain garden, usually near a source of water runoff, often looks like a very beautiful garden but serves the purpose of slowing down the momentum of storm water runoff and gives the storm water more time to infiltrate, which stops or slows down erosion and provides a safeguard from flooding. A rain garden consists of compost-amended native soils or designed soil mixes. They usually have a simple inflow wherein rainwater enters the garden, and an above-ground overflow where excess water exits, with carefully chosen variety of plants with deep root system that absorb and slow down the filtration.

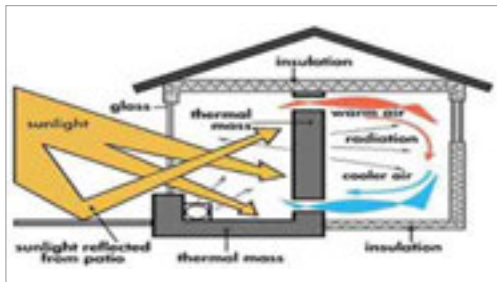
LIVING MACHINE® TIDAL WETLAND - IRRIGATION WITHOUT POTABLE WATER USE



In partnership with the Town, Master Developer and community as a whole, small scale energy production and strategic energy use reduction can become a reality.

REVITALIZATION STRATEGIES

- Increase pedestrian and vehicular connectivity throughout the community.
- Observe solar orientation.
- Implement passive solar elements.
- Install energy efficient lighting and appliances.
- Reduce heat island effect to lower need for cooling in summer.
- Encourage energy production.



REDUCE ENERGY USE BY LOWERING GREENHOUSE GAS EMISSIONS

A vibrant, walkable hamlet center with multimodal transportation options including bus/shuttle connections to the LIRR station would allow for significant savings in energy use and greenhouse gas emissions. Active green spaces along with pedestrian and bicycle networks will reduce automobile dependence and attract a class of environmentally conscious residents and employees.

ENERGY EFFICIENCY

Buildings consume approximately 37% of energy and 68% of the electricity produced according to US Department of Energy. Energy efficiency is one of the easiest and most cost effective ways to combat climate change, clean the air we breathe, improve the competitiveness of our businesses and reduce energy costs for consumers. Green buildings address energy issues in two primary ways: by reducing the amount of energy required, and by better managing energy performance in buildings. As world competition for the available supply of fuel heightens, the rate of return on energy saving measures improves. Electrical generation using sources other than fossil fuels reduces environmental impacts.

ENERGY EFFICIENCY THROUGH PASSIVE SOLAR DESIGN

By observing solar orientation and designing the project with passive solar design we can take advantage of a building's site, climate, and materials to minimize energy use. A well-designed passive solar home first reduces heating and cooling loads through energy-efficiency strategies and then meets those reduced loads in whole or part with solar energy. Because of the small heating loads of modern homes it is very important to avoid oversizing south-facing glass and ensure that south-facing glass is properly shaded to prevent overheating and increased cooling loads in the spring and fall. Operable windows are must-have elements found in passive solar designs. Properly sized roof overhangs can provide shade to vertical south windows during summer months. Just to name a few other elements: electronic sensing devices, such as a differential thermostat that signals a fan to turn on, operable vents and dampers that allow or restrict heat flow, low-emissivity blinds, operable insulating shutters and awnings. Thermal chimneys create or reinforce the effect hot air rising to induce air movement for cooling purposes. Wing walls (vertical exterior wall partitions placed perpendicular to adjoining windows) can be used sporadically to enhance ventilation through windows.

ENERGY PRODUCTION

Community resiliency grows with allowing and encouraging creation of energy production on building and neighborhood level, creating Microgrids. Microgrids support a flexible and efficient electric grid, by enabling the integration of growing deployments of renewable sources of energy such as solar and wind and distributed energy resources such as combined heat and power, energy storage,

Addressing Resiliency

REVITALIZATION STRATEGIES

- Preserve natural spaces.
- Restore and protect wetlands.
- Address rising sea impacts by strategically raising the promenade.
- Divert, channel, store water.
- Provide breakaway walls in low lying plains.

Based on the National Climate Assessment "Intermediate high sea level rise scenario", the Sea level will rise 3.9 feet locally by 2100 from a 2012 baseline



Raised Riverwalk and Boardwalk



PROTECT AND RESTORE WETLANDS

Many wetland plants help to improve water quality by capturing excess nitrogen and phosphorous carried in floodwaters before these pollutants can reach the river. In addition to filtering out pollutants, wetland trees and plants also anchor the river's banks, preventing bank erosion and providing shade, which reduces water temperatures. Wetlands also provide fish and wildlife the places they need to feed and reproduce. Nearly 70 percent of all vertebrate species rely upon the land along the river's edge—the riparian zone—during their life cycle. Healthy riparian zones create a vegetated transition zone between rivers and upland habitats, providing shelter, food, and migration corridor for river wildlife.

ADDRESS RIVERSIDE'S RESILIENCY

The Suffolk County Comprehensive Water Resources Management Plan anticipates "profound impacts" associated with sea level rise in many of the County's low-lying coastal areas. The value of waterfront development and access to Peconic River from a placemaking perspective has an exceptional appeal; people love to be in proximity of water and nature. Within a Hamlet Center the access to waterfront is valuable from a live/work/play perspective, the WaterFire events and art events associated with it could possibly create a regional destination. By raising the pedestrian areas, residential and commercial uses and creating a protection wall would potentially benefit the rest of the community.

Design Recommendations for Resilient Design

- Protect ground floor commercial spaces from flooding using individual or block-level protection measures.
- Shift commercial activity by supporting new, sometimes denser, development on higher ground; support new kinds of retail space that can be removed during a storm or designed to flood.
- Connect coastal commercial corridors to adjacent, dense areas, increasing proximity to economically resilient neighborhoods and critical transportation.

Implementation Recommendations for Resiliency

- Manage implementation by providing technical assistance to individual businesses, and encourage collective action through merchants' associations and other organizations.
- Provide information for financing collective resiliency measures for businesses that could otherwise not support the investment needed for improvements, potentially tying financing to collective action.
- Incentivize development of new kinds of commercial spaces in critical areas to make communities more economically resilient.
- Regulate codes and building standards to incorporate strategies for resiliency.
- Promote the Development of localized Microgrids for efficient heat & energy production potentially in connection with wastewater treatment as demonstrated by the Omni Processor.

13 Terminated Vistas and Significant Corners



REVITALIZATION STRATEGIES

- Regulate uses and their location to better reflect the community and market needs.
- Provide architectural elements and civic spaces that create/add to community character.
- Create significant corners.
- Create terminated vistas.
- Regulate street typologies to support walkable environment.
- Regulate frontages.
- Regulate civic spaces.

Significant Corners

Corner locations, typically at intersections, require a distinctive architectural element or a civic space, and buildings located at those corners should address the corner to enrich the community character.

SIGNIFICANT CORNERS SHOULD:

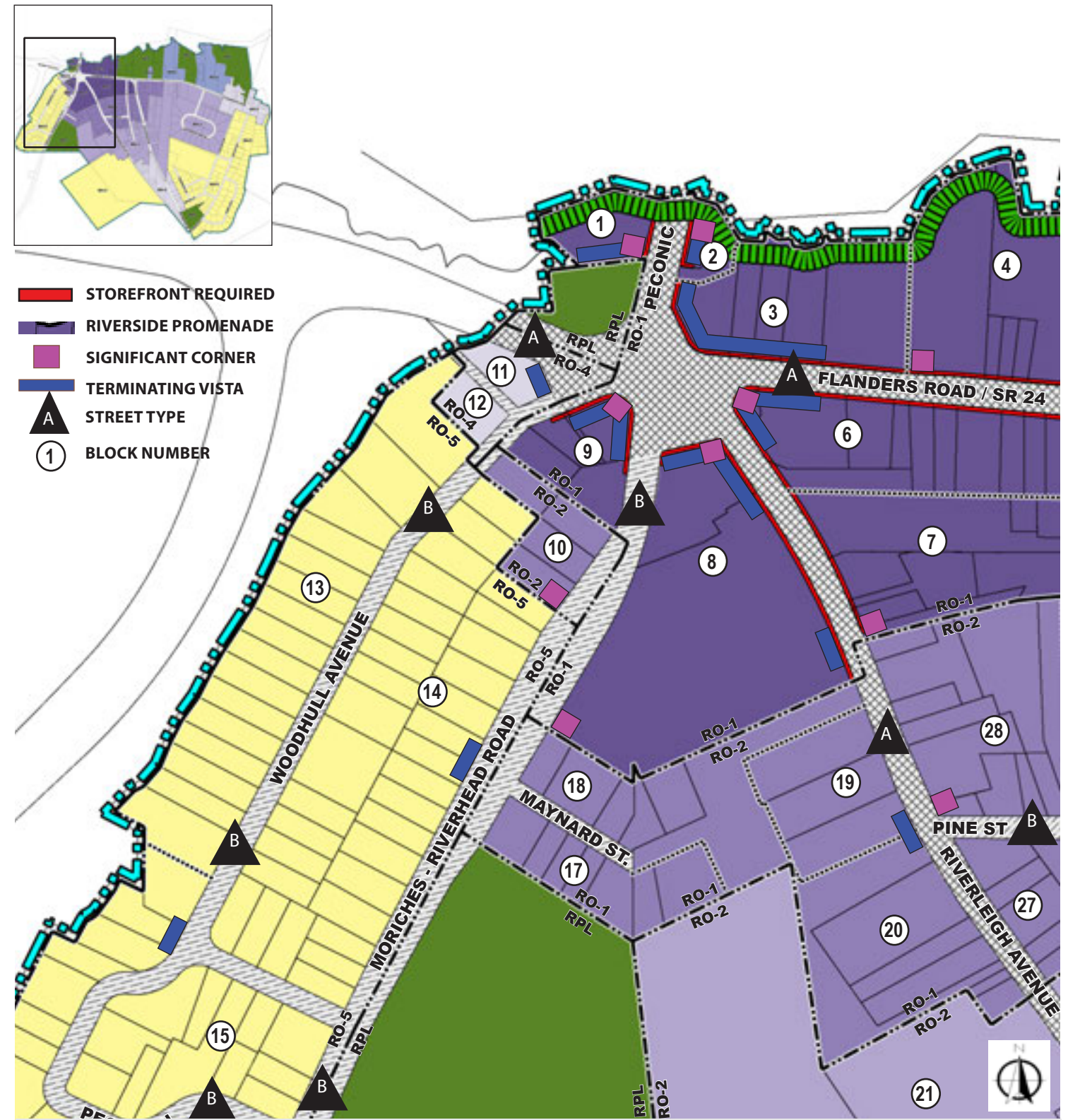
- Project higher than the surrounding buildings and may be manifested in a “tower” element or similar treatment.
- Have distinctive character from block to block to help with orientation throughout the neighborhood.
- Aspire to a higher level of detail than that of typical corners.

Terminated Vistas

Terminated vistas are considered an important method of adding aesthetic appeal to a community, and to emphasize important structures or monuments. They are typically located at the axial conclusion of a street or exposed viewshed to provide that distinctive architectural element.



Examples of buildings creating a terminated vista.



Locations of terminated vistas and significant corners can be regulated (example of a regulating plan page).

Existing Aerial View of Riverside Hamlet Area, View From Riverhead

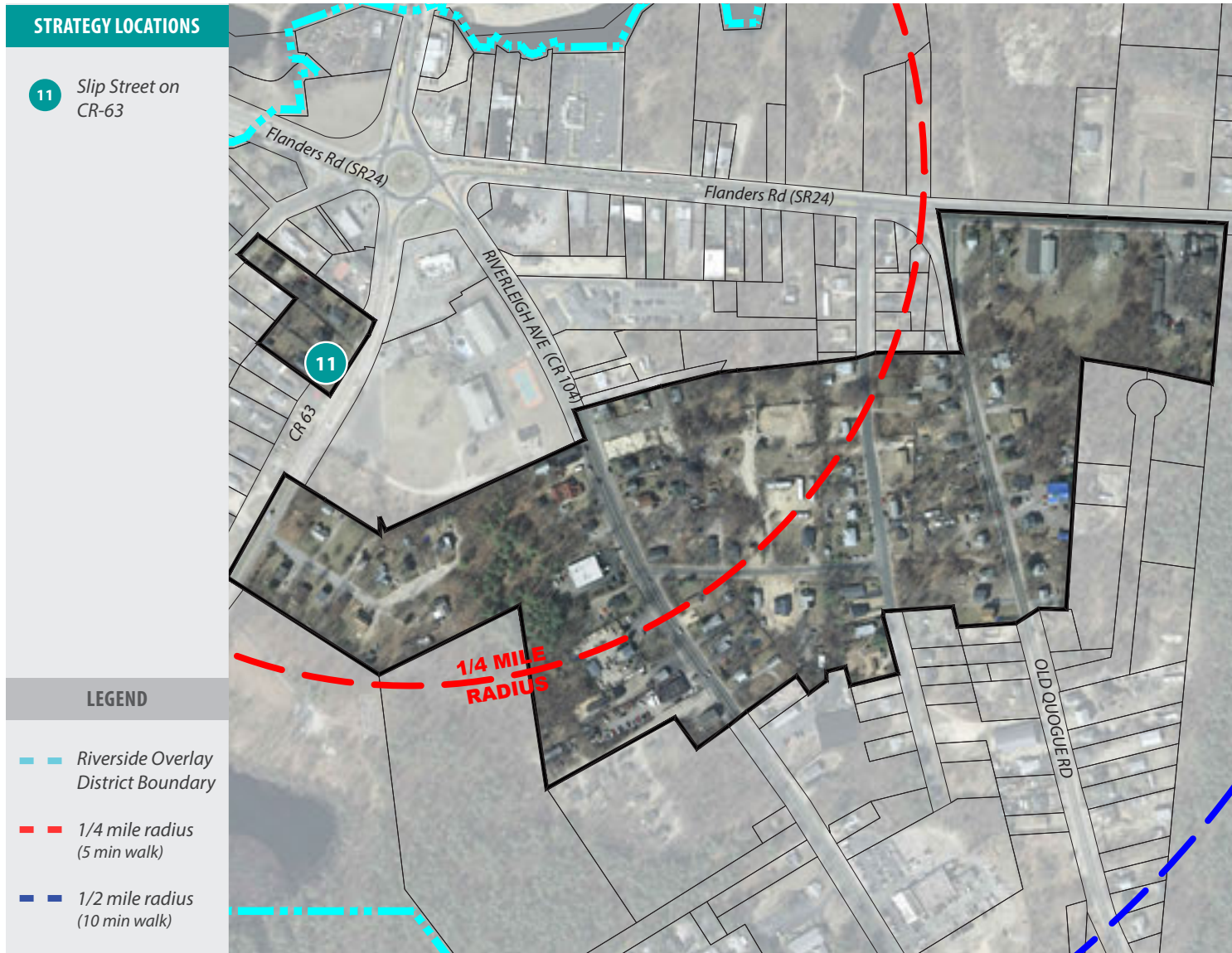
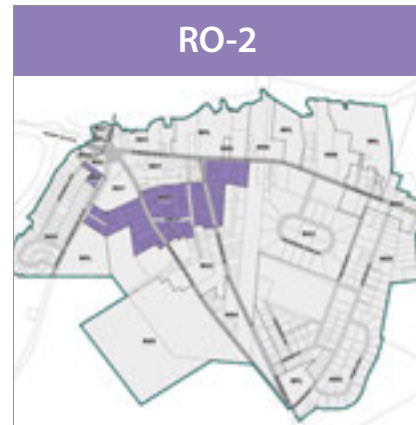


Illustration of potential Riverside Hamlet Center, view from Riverhead.

Implementation Strategies Riverside Hamlet Neighborhood (RO-2)

"Substandard housing should be replaced with new, reasonably priced townhouses or other residential units. The new residences should be offered to existing residents and workers. New dwellings bring investment, customers for businesses and an overall more vibrant downtown or Hamlet Center community. The new condos will add life to the streets and much needed tax revenues for our schools and municipalities."

Vincent Taldone, President, Flanders Riverside, Northampton Civic Association



The RO-2 Overlay District is located within walking distance of the Hamlet Center and Downtown Riverhead, and is a mixed-use hamlet neighborhood that includes restaurants with outdoor seating, shopping, offices, hospitality uses, upper floor apartments, and community utility and food production areas, up to 4 stories in height. The purpose of this zone is to support a compact mix of uses with significant residential development, including a range of residential, retail, hospitality, and entertainment uses.

The RO-2 zone promotes compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities in this zone reflect its access to the existing walkable downtown and non-automotive transportation options.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



15 MIXED-USE



ATTAINABLY PRICED HOUSING



HEALTHY VILLAGE



(RO-2) REVITALIZATION STRATEGIES

- Provide a range of housing options in walking distance from Hamlet Center.
- 11 Create a slip street within a wide ROW on CR-63 to create a buffer for the residential homes.
- Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic.
- Allow increased density to support commercial vitality and satisfy desire to live in walking distance to where the "action" is.
- Regulate frontages to activate streets.
- Create safer streets by increasing street enclosure, providing on-street parking, visible crosswalks with pulled-in pedestrian refuge islands.
- Parking should be screened and placed in the back whenever possible.



(RO-2) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Restaurant Row
- Apartments above Stores
- Office, Health and Personal Care
- Other Retail and Services
- Assisted Living



Precedent image of the Riverside Hamlet Neighborhood

Healthy Community

Research indicates that health access contributes significantly to positive lifelong outcomes. For this reason, it is important to identify the best health models and practices that contribute to building healthy communities.



Examples of walkable, healthy communities.



REVITALIZATION STRATEGIES

- Provide diversity of housing options and building typologies.
- Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic.
- Regulate frontages to activate streets.
- Parking should be screened and placed in the back whenever possible.
- Encourage preventive care.
- Create recreational opportunities.
- Provide access to fresh food.

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



ATTAINABLY PRICED HOUSING



HEALTHY VILLAGE



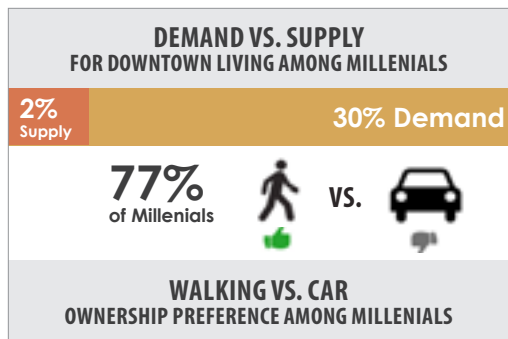
MIXED-USE

Provision of single point of contact outside the traditional sick care environment to assist in management, coordination and monitoring of healthcare and overall wellness is extremely important. Mixed use provides a physical framework in which resources are located within a walkable distance. By focusing on preventive care, community residents could translate savings into access to education and skills leading to upward economic mobility and neighborhood revitalization.

- | | |
|----------------------------|---|
| ■ Health Coordinators | ■ Physical Therapy Services |
| ■ Health Promoter/Educator | ■ Exercise |
| ■ Primary Care Services | ■ Wellness Classes |
| ■ Vision Services | ■ Mommy & Baby Classes |
| ■ Dental Services | ■ Senior Citizen Recreation Space |
| ■ Mental Health Services | ■ Adult Classes that promote Physical and Mental Health |
| ■ Pharmacy Services | ■ Assisted Living |
| ■ Nutrition Services | |



Community Benefit Units



One way to build residents' wealth is through education and training, and through job and entrepreneurial opportunities. The synergies between increased housing demand and economic options for neighborhood residents, such as the job and business opportunities opened up by increased construction and home-improvement activity, and the business opportunities arising from the growth in the neighborhood's disposable income will assure the revitalization of the community.

Provision of workforce housing is important for any Long Island community. Attainability by design is a valuable strategy for ability to provide diversity of housing for different incomes. It focuses on living in smaller spaces but provides amenities outside the residential unit. Rooftop gardens, courtyard gardens, playgrounds, lobbies with fireplaces and amenities, shared office spaces, and the whole hamlet and waterfront promenade in the backyard. The existing single family home supply will remain valuable for growing families, and by providing options for other demographics thirsty for other kinds of living, the market will finally be able to satisfy the need.

Building incomes and assets through jobs and business opportunities should be part of any strategy to improve the lives of lower-income households, although, by virtue of redevelopment pace, they will take some years to have a substantial impact. From a revitalization standpoint, these strategies are complementary to strategies that seek to influence housing costs and availability directly.



Precedent Image of mixed income communities.



Satisfying the Creative Class

The Creative Class, a socioeconomic class identified by American economist and social scientist Richard Florida, a professor and head of the Martin Prosperity Institute at the Rotman School of Management at the University of Toronto, are a key driving force for economic development.

Richard Florida describes the Creative Class as 30% of the U.S. workforce, broken into two broad sections, derived from Standard Occupational Classification System codes:

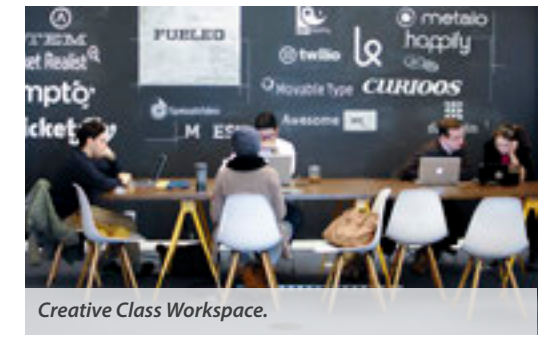
The first group, the Super-Creative Core comprises of about 12% of all jobs. It includes a wide range of occupations (e.g. science, engineering, education, computer programming, research), with arts, design, and media workers forming a small subset. They "fully engage in the creative process", they are considered innovative, creating commercial products and consumer goods. Second group consists of Creative Professionals, classic knowledge-based workers including those working in healthcare, business and finance, the legal sector, and education. They "draw on complex bodies of knowledge to solve specific problems" using higher degrees of education to do so. In addition to these two main groups of creative people, the usually much smaller group of Bohemians, who are engaged in other musical, artistic, or literary pursuits.

The Creative Class will be the leading force of growth in the economy expected to grow by over 10 million jobs in the next decade.

Shared Coworking is a way of building a community centered around a creative class. They will not only need the physical place, but housing, exhibition space, other services and support in establishing their coworking community.



Precedent images of buildings allowing co-working and creative class space without compromising quality of a street experience and walkability.



Creative Class Workspace.

REVITALIZATION STRATEGIES

- Provide diversity of housing options and building typologies.
- Provide incentives for provision of workforce housing.
- Support education, training, and entrepreneurial opportunities.

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



ATTAINABLY PRICED HOUSING



MIXED-USE

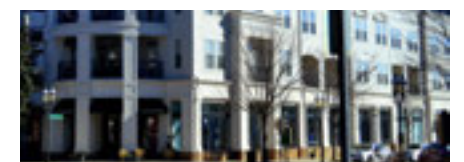
MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Apartments above Stores
- Assisted Living

REVITALIZATION STRATEGIES

- Provide a mix of uses.
- Provide professional offices and Shared Co-working spaces.
- Provide artist lofts.
- Provide gallery and art production space.

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



ATTAINABLY PRICED HOUSING



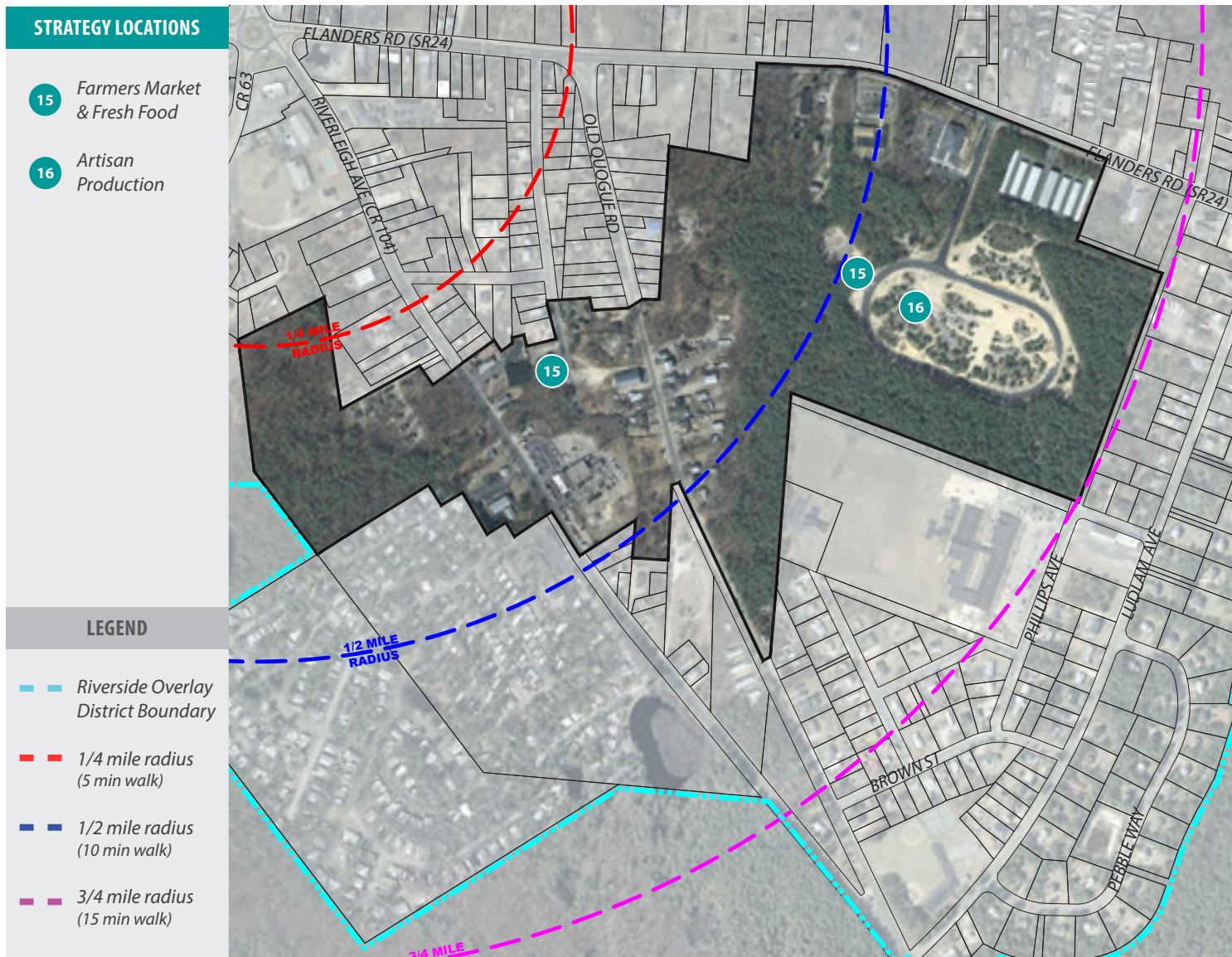
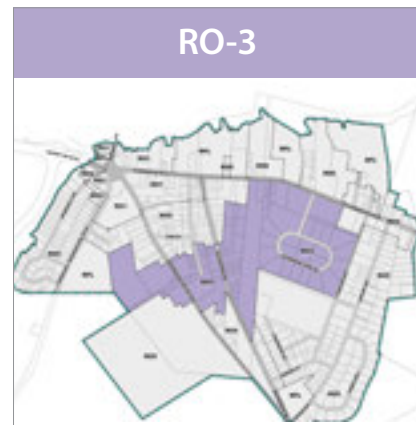
MIXED-USE

MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Apartments above Stores
- Office

Implementation Strategies Riverside Special District (RO-3)

The RO-3 Special district is a place of living and working. Residential neighborhoods provide a place to live without the hustle and bustle of the Hamlet center while still retaining easy access to places to eat, work and play. Artisan production spaces provide an interesting mix and well paying careers for residents.



The intent of RO-3 district, located mostly between 1/2-mile and 3/4 mile of Downtown Riverhead and Riverside traffic circle, is to support a variety of uses with employment in focus and variety of housing choices.

The RO-3 district promotes a lower intensity of uses while continuing to promote compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities support proximity of the Hamlet Center.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



SUPERMARKET (QUALITY & AFFORDABLE)



DAYCARE (EARLY & LATE HOURS)



MEDICAL ASSISTED CARE



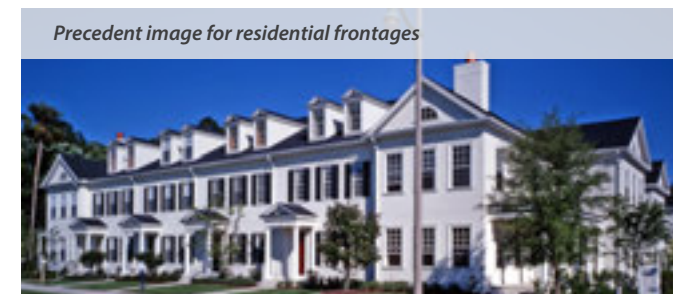
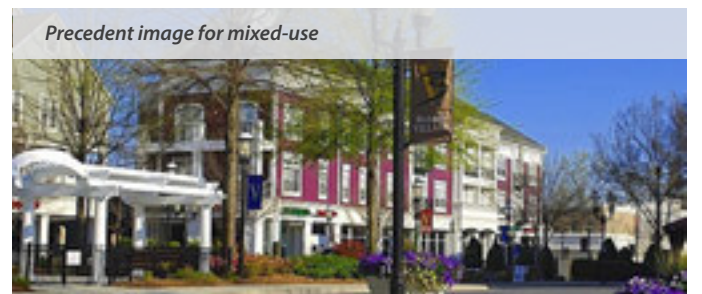
(RO-3) REVITALIZATION STRATEGIES

- Provide diversity of housing options and building typologies.
- Increase permeability of blocks for pedestrian traffic and car traffic.
- 15 Provide access to fresh food, encourage and allow food production.
- Regulate frontages to activate streets.
- 16 Allow artisan production in mixed-use and live-work environments.
- Provide diversity of private and public open spaces.



(RO-3) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Apartments above Stores
- Other Retail and services
- Assisted Living



16 Artisan Production



REVITALIZATION STRATEGIES

- Provide diversity of housing options and building typologies.
- Increase permeability of blocks for pedestrian traffic and increased connectivity for car traffic.
- Regulate frontages to activate streets
- Parking should be screened and placed in the back whenever possible.
- Allow artisan production in mixed use and live-work environments.
- Encourage Community Benefit Policies with work preference for community and Town residents.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



MIXED-USE

Creative placemaking seeks to help communities develop a stronger sense of identity, building on native cultural assets to create more cohesive, healthy, and resilient places. The deliberate integration of arts and culture into community development work brings arts organizations and artists to the table by using artistic interventions and new perspectives (beyond just aesthetics), sparking vitality and creating an environment conducive to new ideas, creativity, and social engagement. Successful use of creative placemaking requires making the PEOPLE (Riverside residents), part of the resilience equation work.



Artisan Production Space



15 Availability of Fresh Food

Research indicates that availability of fresh food is crucial for a community's resiliency, well being.

The ability to grow food has implications for communities on multiple levels: from food security and health issues, to supporting a local economy, to the vast environmental benefits of local farming, and the social benefits of a productive activity in which all members of a community can engage. Food production may include farming in different spaces, integrated both vertically and horizontally. Different forms of cultivation are suitable for different areas of community character, and building typologies. These may range from privately owned yard gardens to shared Community or Allotment Gardens which may be publicly managed spaces, gardens within buildings, on rooftop areas, balconies and window boxes.



REVITALIZATION STRATEGIES

- Provide diversity of private and public open spaces.
- Encourage and allow food production.
- Provide access to fresh food.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



15 FARMERS MARKET



15 SUPERMARKET (QUALITY & AFFORDABLE)



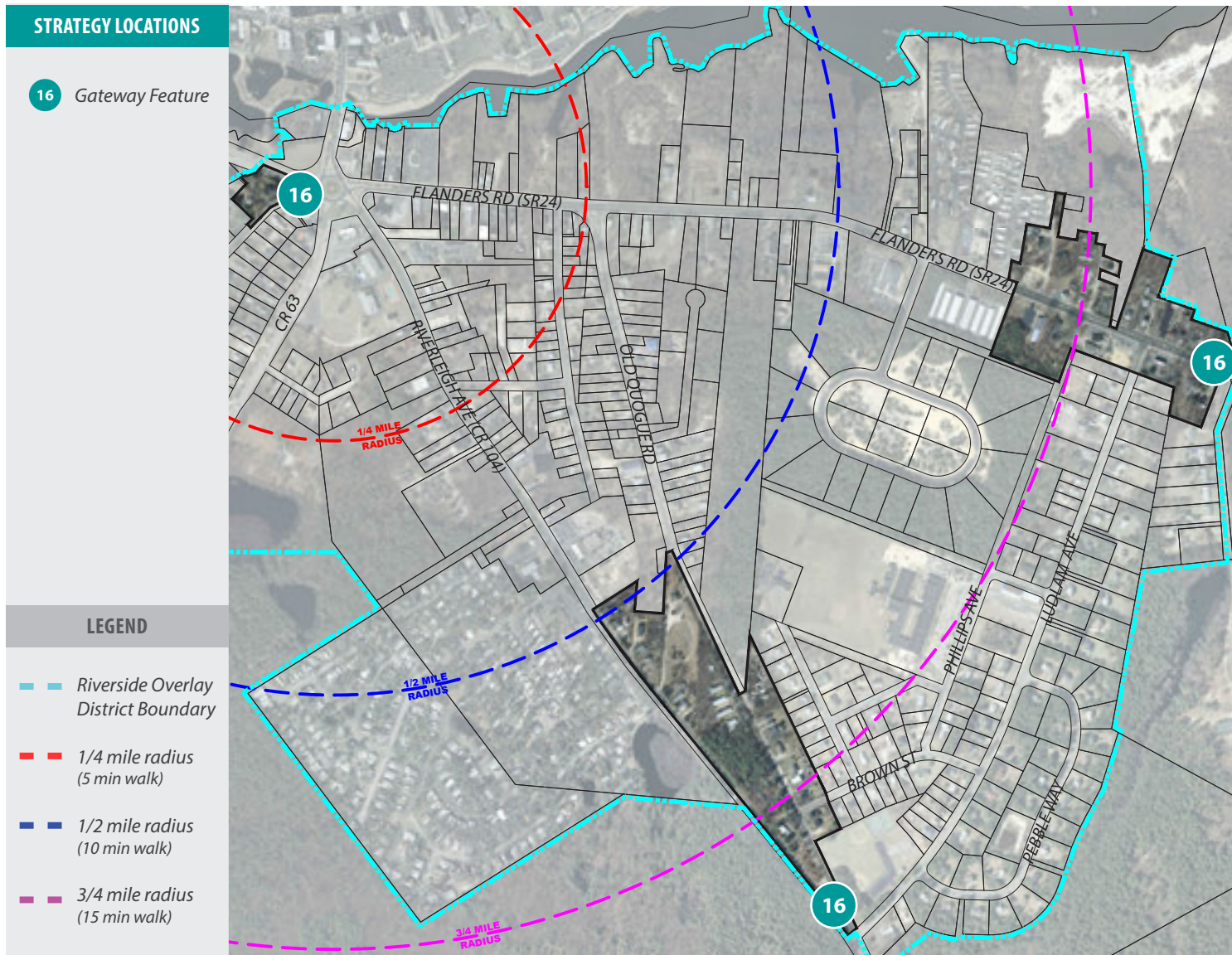
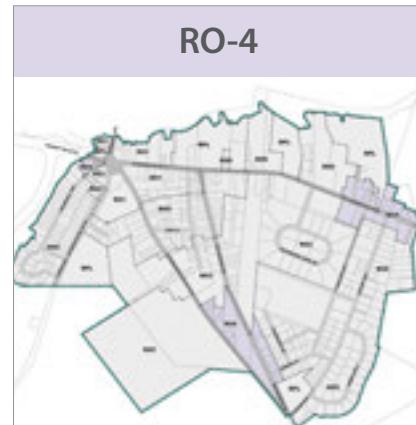
HEALTHY VILLAGE



Potential Opportunities for Local Food Growing and Selling

Implementation Strategies Riverside Gateway District (RO-4)

"Create a high frequency local shuttle bus service to connect all the various business, entertainment, recreation and residential places in Riverside and Downtown Riverhead. In addition to a standard route or loop through Downtown Riverhead and Riverside's hamlet center, the shuttle should offer flexible route service to ensure safe and convenient trips between the central business district and local residential and hospitality centers." *Vincent Taldone, member of Riverside Rediscovered, December 9, 2014 (President FRNCA)*



There is dignity in the ability to greet people to your home, to your neighborhood, to your community.

The intent of this district is to create a transition in vehicular approach to Riverside along major routes, with a wider range of uses than the underlying zoning districts permits, and lower densities than the other RO districts.

This RRAP uses the principles of nationally recognized transect-based planning based on environmental analysis to address all scales of planning, from the community to the block and building. The Riverside Overlay District has been created with a vision to keep the development compact to literally reform the sprawling patterns of existing euclidean separated-use zoning. Accordingly, this transect based Overlay District amplifies the benefits of the areas in the outskirts of this Overlay District to the community as a whole.

A local shuttle with connections to the Hamlet Center, Riverhead Downtown, LIRR, Suffolk Community College, and other local and regional destinations would enter the community on main routes through this district.



Signage and landscaping announcing arrival to Riverside

"So leave your cars at home and come enjoy a hassle free downtown experience!"

COMMUNITY DRIVEN REVITALIZATION STRATEGIES



SHUTTLE BUS SERVICE RIVERSIDE – DOWNTOWN RIVERHEAD

(RO-4) REVITALIZATION STRATEGIES

- 16 Create landscaped, architectural or artistic gateway features to announce arrival to Riverside.
- Allow cross-access or new streets.
- Create safe and walkable connections to natural areas.

(RO-4) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

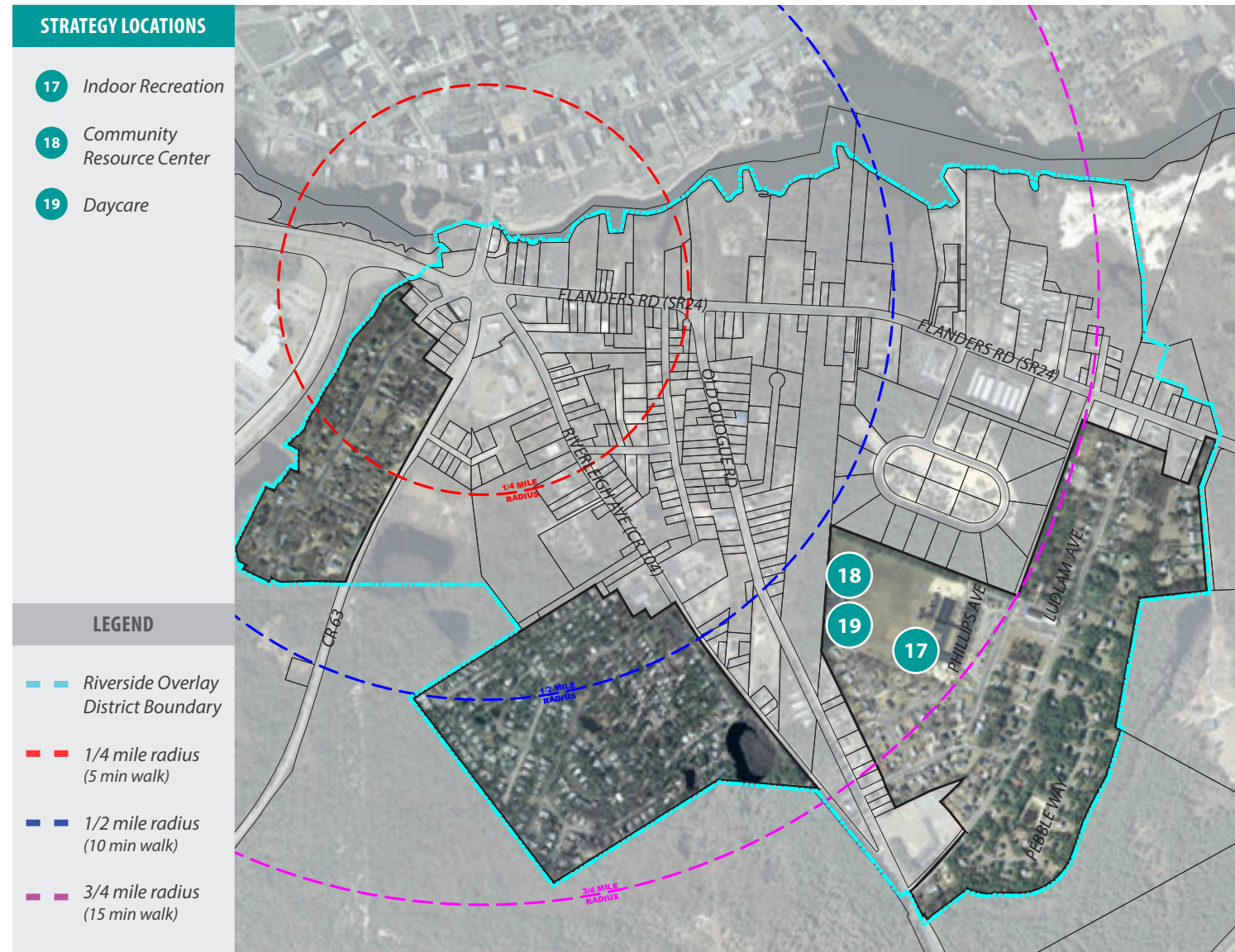
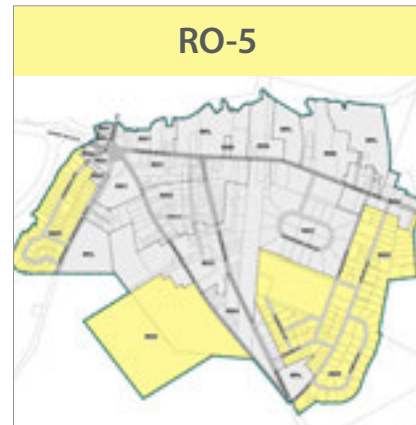
- 🏠 Apartments above Stores
- 👤 Assisted Living



Artistic Gateway Element

Implementation Strategies Riverside Suburban District (RO-5)

The best way to preserve single family neighborhoods is to densify centers within walking distance to those single family homes. To increase connectedness, there has to be a repair of Riverside's street grid, currently made up of just a few heavily travelled roads fanning from the traffic circle and The Gateway on Old Quogue Road. With the insertion of new streets, pedestrian networks and greenways parallel to NY 24, a new walkable Riverside would emerge.

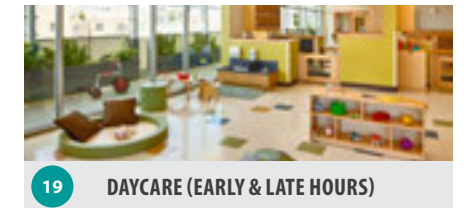


It takes a Village ... Families are returning to the old days of multi-generational living arrangements. Granny-flats are needed to accommodate an elderly relative who is incapable of independent living, but is not ready for a nursing home environment or other similar facility.

The intent of this district is to maintain the suburban character of existing neighborhoods while allowing higher densities than the underlying zoning districts permit.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



(RO-5) REVITALIZATION STRATEGIES

- Create interconnected community to increase walkability.
- Create greenways and pedestrian ways.
- 17 18 Leverage proximity to educational assets and provide variety of resources, including indoor recreation.
- 19 Provide Daycare services.
- Allow granny-flats.
- Minimize potable water use.
- Landscape with native or edible plants.
- Minimize energy use.
- Downplay and/or screen presence of parking within the private frontage.
- Allow on-street parking.

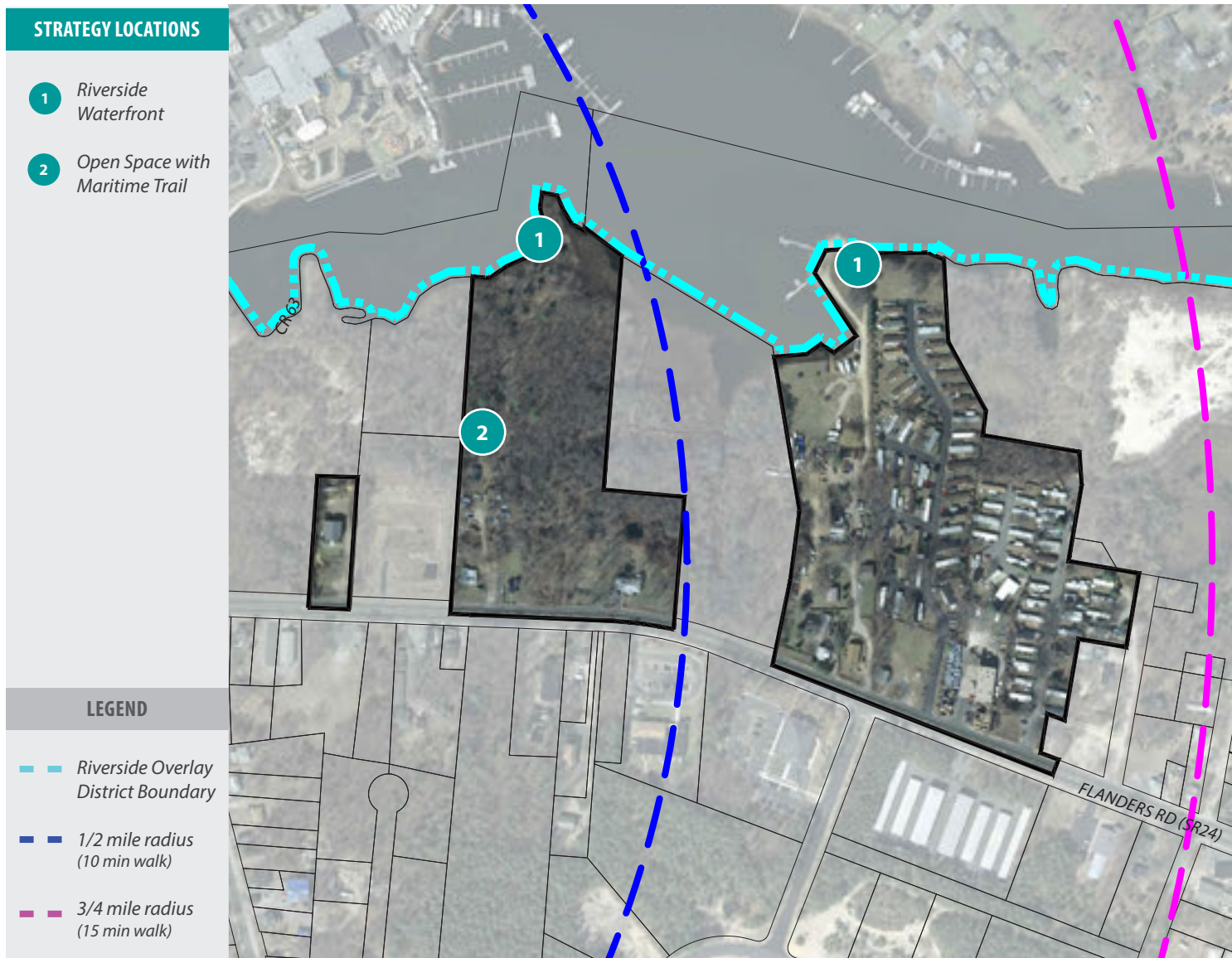
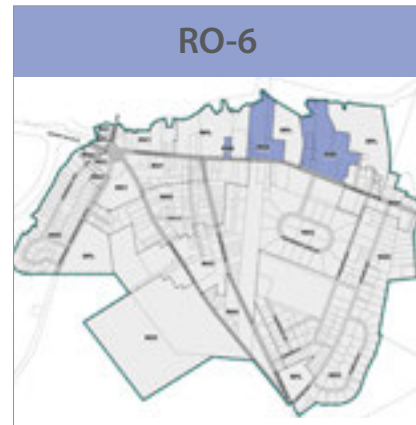
(RO-5) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Apartments above Stores



Implementation Strategies Riverside Waterfront District (RO-6)

One advantage of living on Long Island is the presence of large bodies of water open to fishing, watersports, boating, kayaking and canoeing. Besides the obvious Long Island Sound and the Great Sound Bay, there are several rivers that can be explored. One such river is the Peconic River. It is one of Riverside's natural treasures.



"Hooked Up Now is your one stop bait and tackle shop. In here you will be able to "Hook up" to NY State Fishing Licenses, rods, reels, lures, line, free advice, live bait and everything you need for a great fishing trip."

Angela, Riverside Rediscovered member, January 19, 2015

The intent of this district is to accentuate Riverside's maritime character while allowing a greater mix of uses and waterfront related businesses than the underlying zoning districts permit.



COMMUNITY DRIVEN REVITALIZATION STRATEGIES



(RO-6) REVITALIZATION STRATEGIES

- 1 Create public access to waterfront.
 - Leverage maritime resources and proximity to natural areas and Peconic River.
- 2 Connect to boardwalk and trails.
 - Create economic value by leveraging on waterfront assets.
 - Include waterfront and hospitality related uses.

(RO-6) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

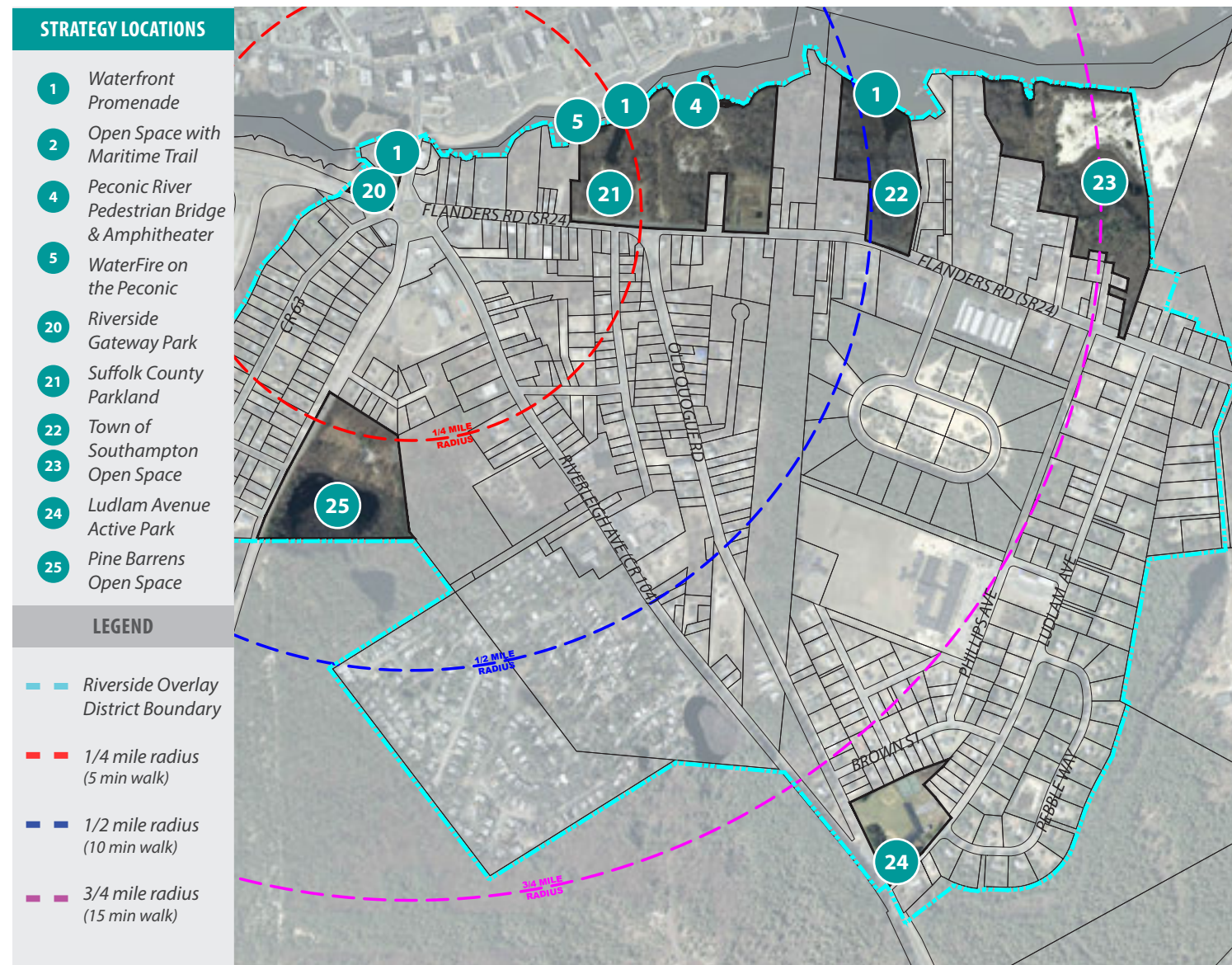
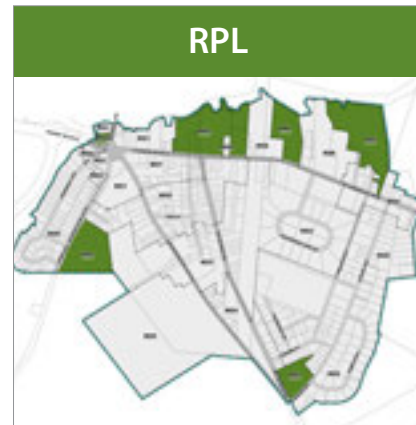
- Hospitality
- Residential Opportunities
- Marina
- Other Retail and Services



Implementation Strategies Riverside Parkland (RPL)

"A [raised] boardwalk alongside the Peconic River that mirrors the walk on the Riverhead side. It would begin at the Peconic Avenue bridge area, perhaps fronting a restaurant row while also allowing WaterFire viewing, and continue East along the river, through the wetlands and future park areas."

Terri H., member of Riverside Rediscovered, January 15, 2015



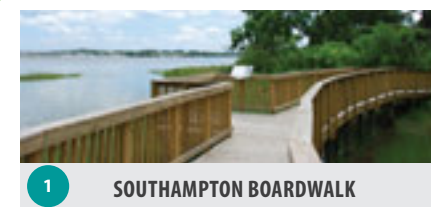
"Create a park along the river on the county's 14 acre parcel of land. The park should remain mostly woodland with walkways, benches and some picnic tables. Local residents and visitors will be able to stroll casually through the park under the shade of the existing large trees and also walk along a boardwalk trail, proximate to the river, which will provide educational information/displays about the waterfront ecosystem and history of the river."

Vincent Taldone, member of Riverside Rediscovered, December 9, 2014 (President FRNCA)

Riverside Parkland areas within the Riverside Overlay District are collective assets to this community. Those municipally owned areas (Southampton Town, Suffolk County) have a different purpose and abilities for inclusion into the overall plan. They can support passive or active recreation.



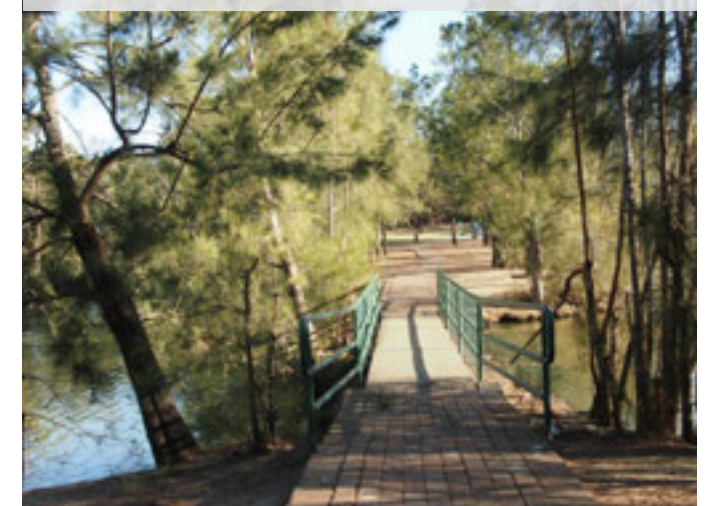
COMMUNITY DRIVEN REVITALIZATION STRATEGIES



(RPL) REVITALIZATION STRATEGIES

- Leverage maritime resources and proximity to natural areas and Peconic River.
- Create a Greenways Plan that connects all waterfront with pedestrian ways, greenways, parks and open spaces.
- 1 Create waterfront promenade and boardwalk.
- Create pedestrian trails and greenways.
- 21 Provide parking for large parkland areas and share with adjacent Hamlet uses to minimize cost for maintenance and security, and help increase the use of parks.
- Activate parks with appropriate uses and supporting facilities, create educational opportunities for agriculture and wetland preservation.
- Create a Riverside Branding Plan and advertising strategies to promote Riverside Parkland and Riverside Hamlet as Long Island regional destination.

Precedent image for RPL District



Create educational opportunities for agriculture, fishery and wetland restoration and preservation.



(RPL) MARKET DRIVEN ECONOMIC DEVELOPMENT STRATEGY

- Marina
- Tourism

20 Town of Southampton Riverside Gateway Park



REVITALIZATION STRATEGIES

- Activate the park frontage.
- Provide benches, lighting, landscaping, walkways.
- Connect all greenways and waterfront.
- Provide parking for large parkland areas.
- Activate park with appropriate uses and connect to pedestrian network.



Public Open Space with active frontage required

21 Suffolk County Park



Activated public space with trails and resting areas (above); educational activities tied to agriculture, environmental sciences, or wetland restoration (top)



REVITALIZATION STRATEGIES

- Encourage use of the park with connected trails and passive recreation opportunities.
- Formalize park areas to serve as Village Green.
- Provide public waterfront amphitheater close to the pedestrian bridge landing.
- Connect all trails with boardwalk and waterfront.
- Provide kayak concession stand, renting and launch areas.
- Provide parking for shared uses.
- Provide comfort station.
- Allow marina.

22 23 Town of Southampton Open Space



REVITALIZATION STRATEGIES

- Encourage use by providing trails, boardwalk and resting stations.
- Connect all greenways and waterfront, create a maritime heritage trail.
- Allow limited hike-in camp sites.
- Organize programs for birdwatching and interpreted education.
- Provide parking for visitors.
- Promote parks for use by Town residents and visitors.



Public Open Space with walking and biking trails (above, upper right), and access to waterfront for fishing and kayaking (right)



24 Town of Southampton Ludlam Avenue Park



REVITALIZATION STRATEGIES

- Maintain park as Active Park.
- Improve and activate with range of active recreation opportunities.
- Expand playground areas with equipment for all age groups.
- Work with community groups and sports clubs to encourage use.
- Maintain safety.



Further activate existing park (above) by expanding the program and playground areas

RECOMMENDED ZONING CHANGES (RZC)



Unified Development Approach™ (UDA) +

Crowdsourced Placemaking (CSPM) +

Market Opportunities +

Revitalization Toolkit & Strategies +

SEQRA & ZONING

= IMPLEMENTATION

Form Based Code Overlay Zoning District

Optional Nature of the Form Based Overlay

The Zoning proposed for consideration and future study, contained herein, is designed to be available to a property owner for use as an alternative to their existing underlying zoning.

The presently existing zoning will remain in place until, and if, a property owner decides to redevelop their property under the new Overlay District. The Overlay zoning option, if adopted, in no way limits the rights of the owner to develop their property under the rules, regulations, conditions and rights of the property as it is zoned as of the submission of this Action Plan. We believe that, even with the considerable conditions for economic, social and environmental protection contained in the proposed Zoning, property owners will choose over time to opt in because it will provide them the most sustainable and profitable path to development for them and the community.



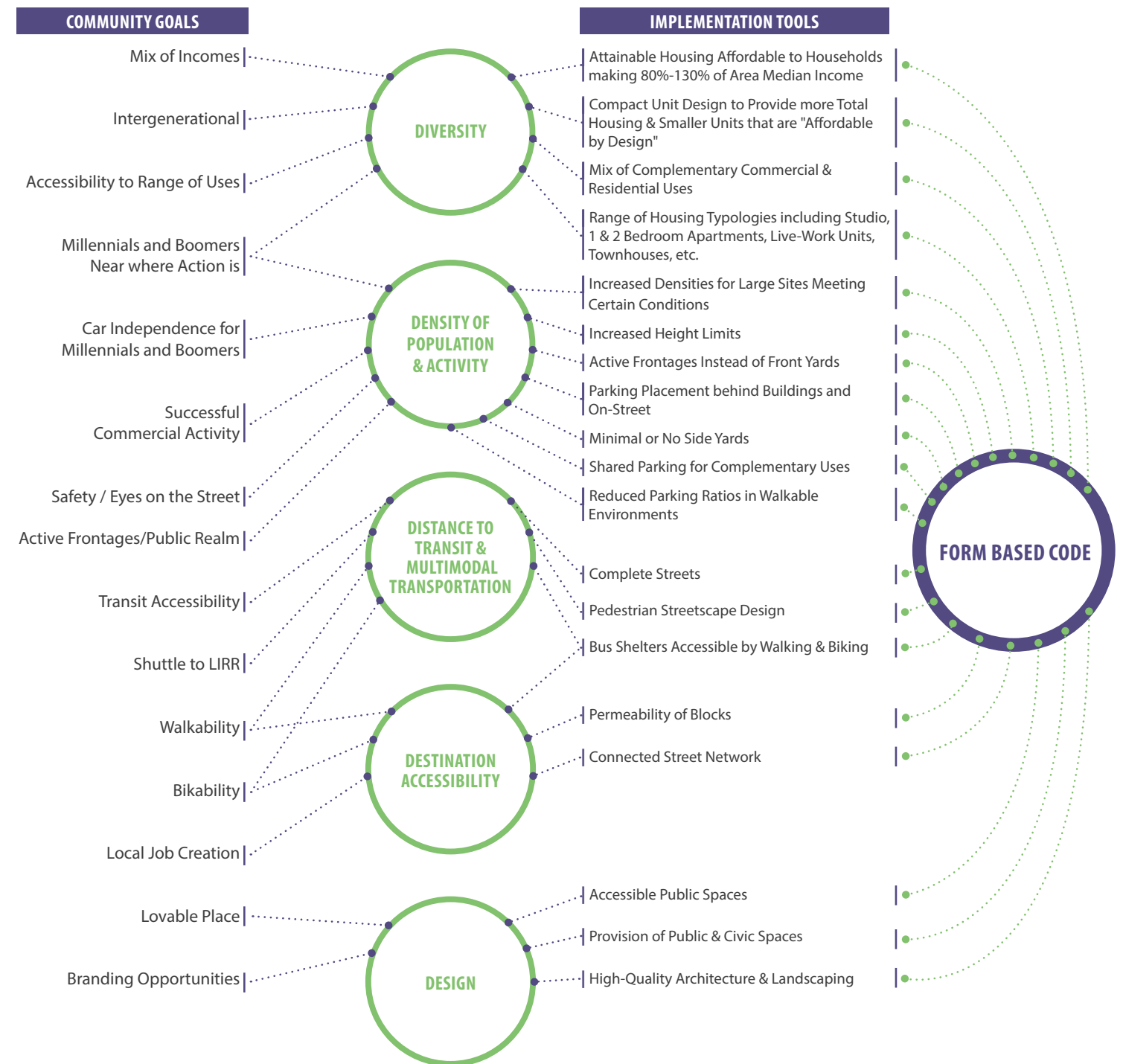
State Environmental Quality Review Act (SEQRA)

New York has one of the most rigorous environmental review processes in the country.

This review (SEQRA) examines all possible impacts from the implementation of land-use policies. Such studies include many of the items discussed in the RRAP such as wastewater, traffic and parking but also addresses many other social, environmental and economic conditions. Topics include: Land, Air, Water, Flora, Fauna, Noise, Air Quality, Minerals, Historic, Archeological Features, Community Character, Agricultural Resources, Aesthetic Resources, Community Resources such as emergency response, police capacity & school district impacts, economic analysis and cultural resources among others. If the recommended actions contained in this document result in the Town considering the implementation of the proposed Zoning amendments then a full SEQRA analysis will be performed by the Town in partnership with the Master Developer. This analysis will result in a full Environmental Impact Statement (EIS). The results of the SEQRA analysis will then be used to further advise the revision of the proposed Zoning to ensure the best reasonable mitigation of any identified adverse environmental impacts.

This process is the most critical implementation step recommended in this Riverside Revitalization Action Plan. This is

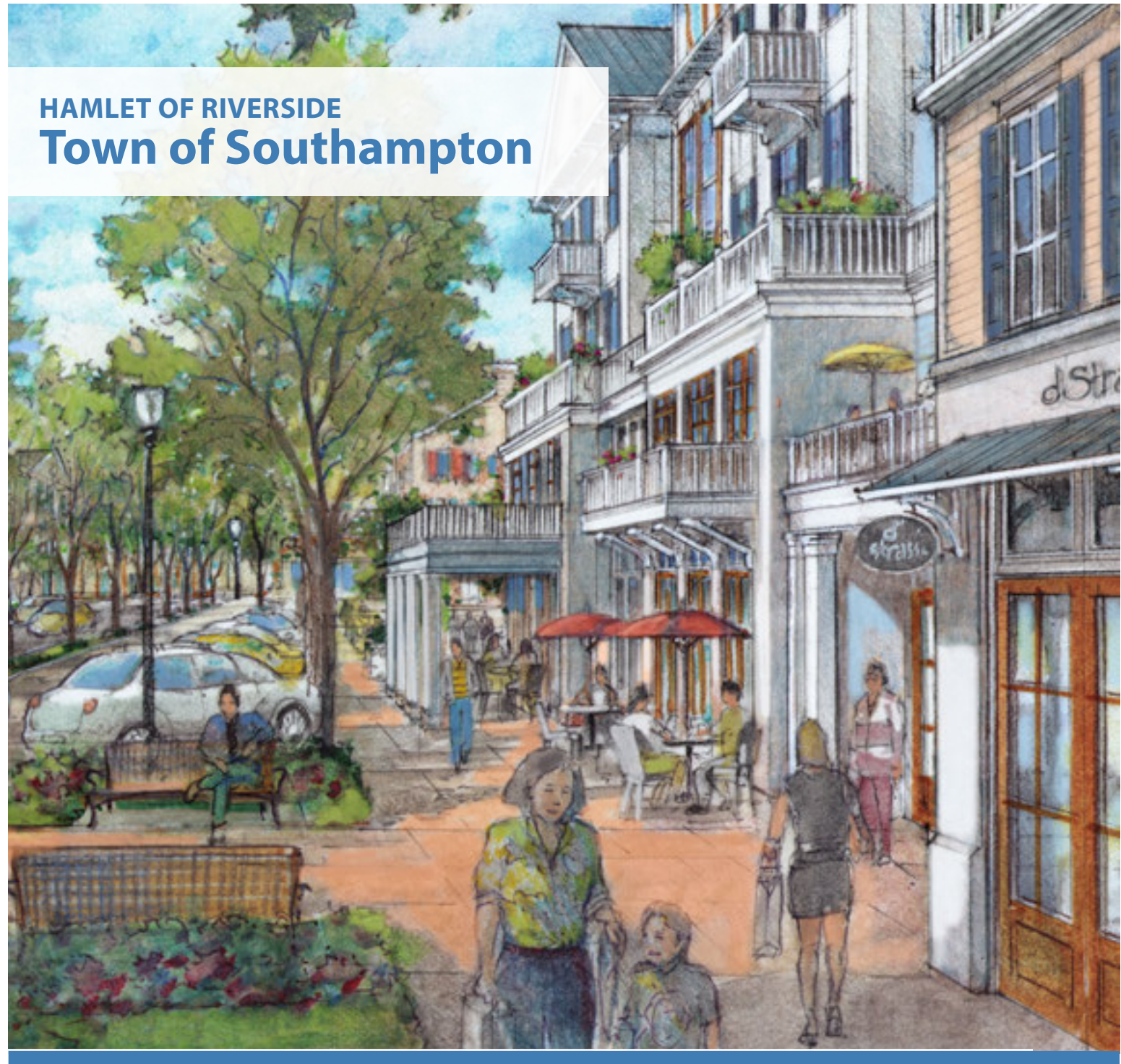
the step that will determine what actually gets approved to be built throughout the Hamlet. The results of the studies performed will be based upon densities and uses described throughout this book which the Zoning Overlay may be likely to cause to be developed over time. The total amount of development to be studied has not been calculated yet, but must be, before the analysis can commence. It is important to point out that this process, as in all of the processes used by Renaissance Downtowns, is advisory to the process and intended to produce the best overall results for the community and the redevelopment area. We will work with the Town to choose a program appropriate for the long term growth and sustainability of the nearly 500 acre study area in alignment with the proposed six Overlay Districts described above. An anticipated time frame and development phasing will be used to further define the study. The study will be advising a Zoning Code, not a site plan or Planned Development District. This Zoning Code, which would be available to all property owners throughout the district, it is not limited to those properties controlled by Renaissance Downtowns or our local partners. This will ensure that all those property owners who wish to participate in the redevelopment, now or in the future, will realize the increased opportunity that comes with the Zoning.



Attached to this report is a draft of a set of zoning amendments establishing a Form based Code designed to implement the ROD. These amendments were drafted for the sole purpose of enabling the SEQRA and BOA processes to move forward at this time. They are not intended to be considered for adoption without further refinement. However, the intent, scale, and amount of development described in these amendments are an accurate reflection of the intent and maximum build-out that will be permitted by the zoning amendments when they are drafted for formal submission and adoption. They should therefore be reviewed with the understanding that they establish a maximum build-out for the site but do not prescribe the exact form, layout, or terminology

to be used in the proposed zoning amendments. These amendments should also not be reviewed at this time for internal consistency, with the Town of Southampton Zoning Law, or technical precision. All of these considerations will be dealt with in subsequent drafts and refinements of the proposed zoning amendments, which will also consider the findings from the SEQRA and BOA analyses to ensure that the zoning is consistent with the requirements of SEQRA and the BOA program.

The SEQRA and BOA analyses will be considered in the final drafting of the zoning amendments to ensure that the zoning is consistent with these analyses.



DRAFT Riverside Overlay District (ROD)

Section 330-400 to 330-420

JULY
2015

**THE RIVERSIDE OVERLAY DISTRICT
CAN BE FOUND APPENDIX 4.**

TOWN OF SOUTHAMPTON



APPENDIX 1:
MASTER DEVELOPER &
UNIFIED DEVELOPMENT APPROACH (UDA)



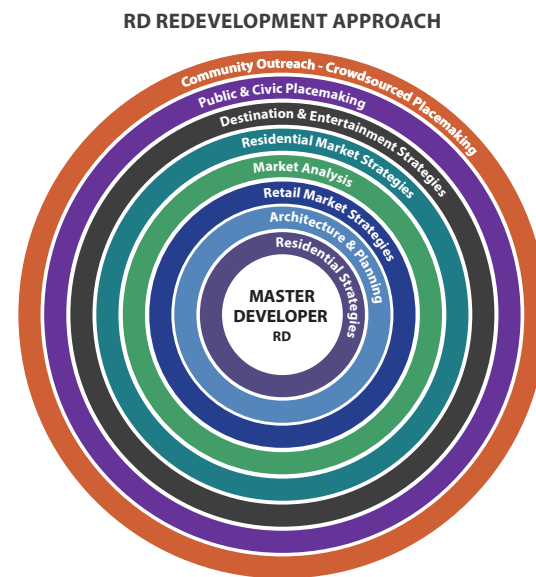
Master Developer Renaissance Downtowns



RD team members are thought-leaders in the fields of urban revitalization, transit-oriented development & economic development; participate as Council Members for the Urban Land Institute, members of the Real Estate Roundtable, Steering Committee and Policy members of LOCUS; and are active participants in CNU, and other leading industry organizations. RD understands the municipal perspective with team members having served in key government positions.

Renaissance Downtowns

Renaissance Downtowns is the branded leader in the comprehensive and holistic redevelopment of transit oriented downtowns. Led by Donald Monti, the Renaissance Team has over 35 years of development experience with 80+ completed projects. Renaissance adheres to a "Triple Bottom Line" development approach centered on social, environmental and economic responsibility that includes significant public engagement throughout the planning and development process. Hallmarks of the Renaissance approach are the Company's ability to work within sensitive community contexts and its proven success at establishing collaborative relationships within those communities, as well as successfully navigating the complexities associated with Public-Private Partnership structures.



Taking a Comprehensive Approach to Development Assures a Greater Likelihood of Lasting Success and Economic Sustainability.

A Comprehensive Approach will Enable the Town to Achieve a number of its stated Goals and Objectives, including:

- ✓ Creation of a Mixed-use & Walkable Gateway Center to enhance vibrancy and create a diversity of uses (to live, work, shop, learn, and play)
- ✓ Regeneration of cross connections to sew Riverside's disconnected environments
- ✓ Enhanced community cohesion by acknowledging the great potential of Riverside's natural features while looking forward to improved livelihoods, public realms, and enhanced social cohesion
- ✓ Incentivized redevelopment of vacant, deteriorating or deteriorated buildings, incompatible land uses and underutilized properties
- ✓ Incentivized collaboration amongst multiple property owners for rapid development of the critical mass needed for economic sustainability

Renaissance Downtowns Projects



Hempstead, Long Island represents one of Nassau County's most exciting transit oriented redevelopments and will serve as a model for the holistic and comprehensive redevelopment of suburban downtowns for the entire nation.

The ethnically diverse Hempstead community is located in the geographic center of Nassau County and anchored by exceptional transit, including one of the nation's largest suburban bus hubs, along with a LIRR station. The Village of Hempstead downtown redevelopment will epitomize smart growth, triple bottom line friendly redevelopment. The project will provide mixed-income residential options that meet the needs of the young workforce on Long Island, which seeks an amenity-driven, transit oriented walkable setting that provides live, work, learn, shop and play options.

A number of innovative methodologies were employed during the redevelopment efforts, including Renaissance's community-centric Crowdsourced Placemaking program and the adoption of an opt-in, Form Based overlay zone that is one of the most progressive in the nation. A key component of the zoning is the inclusion of Community Benefits Policies, to ensure local job creation both during construction and on a permanent basis.

The Town of Huntington sought a Master Developer with experience in visioning and community outreach within sensitive communities. Renaissance's Crowdsourced Placemaking program provided the perfect platform to implement a transformative vision for the Station area, having formally signed their Master Developer Agreement in 2012.

In a year's time, Renaissance garnered enough public support to receive a 5-0, bi-partisan approval for its Development Strategy. Renaissance has already held a very well received Grand Opening for its community informational office and subsequent events, including the first annual Huntington Station Street Festival this past summer, the largest ever for the community. At the Street Festival, it was estimated that over 8,000 participants enjoyed a renewed sense of hope for their downtown.

The "Source the Station" crowdsourcing community has been a driving force that has provided momentum to this regionally significant project. This emphasis on community input and participation has been critical in garnering ongoing, bi-partisan support for the revitalization. The Source the Station community has also provided significant market insight, leading to the decision to commence with a Hotel as part of the early phases of construction.

Unified Development Approach Paving the way for Revitalization



The Unified Development Approach provides a framework that facilitates a comprehensive mixed-use redevelopment strategy that brings together community stakeholders to collectively create and implement a shared redevelopment vision and helps to ensure project sustainability, thereby maximizing social, environmental and economic benefits.

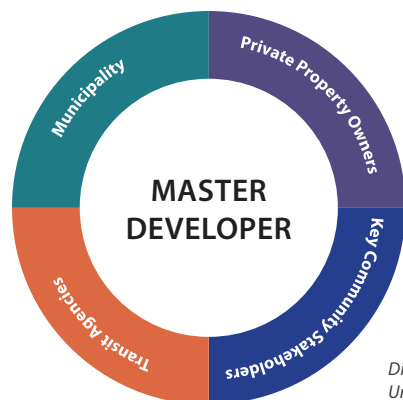


Diagram of Renaissance Downtowns' Unified Development Approach™ (UDA)

PARTNER WITH MUNICIPALITY

Through a Public-Private Partnership between the Master Developer and the Town of Southampton, a collaborative framework is created that takes into account past and ongoing planning efforts of the Town while providing a clear path toward implementation. This Partnership then builds upon the extensive planning and public engagement efforts already completed by the Town.

Renaissance Downtowns has coordinated with the Town of Southampton throughout the process through regular meetings with Town officials and employees. This strong working relationship has informed the planning effort every step of the way.

Renaissance & The Town are also working with Suffolk County on numerous initiatives including the proposed bridge, the waterfront park, the traffic circle redesign and infrastructure improvements.

Renaissance has become engaged with the neighboring Town of Riverhead on several efforts such as WaterFire, the bridge and the Business Improvement District.

PARTNER W/ PRIVATE PROPERTY OWNERS (PPO'S)

RD utilizes a collaborative approach to maximize property values for PPO's by either partnering with them or helping to create a path for them to redevelop on their own. This partnership approach streamlines the land assemblage process by providing economic incentives that encourage property owners to collaborate in the overall Master Development process.

Renaissance Downtowns has reached out to private property owners throughout the development area. Through its Crowdsourced Placemaking program, Renaissance has been successful in engaging and working with property owners.



ENGAGE OTHER AGENCIES

The involvement of agencies is critical in ensuring community connectivity and sustainable development. As such, transit agencies will be included in the visioning process to ensure a positive outcome and buy-in from all parties.

Renaissance Downtowns has been involved with a variety of state and local agencies including the DEC.

Creating Opportunities for Local Contracting, Employment and Construction Jobs

One of the key aspects of the UDA is the creation of a Community Benefits Agreement (CBA) to ensure that the primary beneficiaries of economic development will be local residents and businesses. RD will look to participate in a CBA with the Town to ensure that local job seekers and companies are first at the table in regard to career and contracting opportunities that will arise from these redevelopment efforts.

The best way to accomplish these goals is to create provisions for the CBA within the new zoning code that apply not only to municipal parcels, but privately owned land that may be redeveloped under this new zone. The CBA would prioritize:

- Construction Jobs for Local Residents
- Contracting Jobs for Local Companies
- Permanent Jobs for Local Residents

ENGAGE KEY COMMUNITY STAKEHOLDERS

Meaningful public outreach and engagement are essential to creating a vision that will gain the support of the municipality and community alike. By utilizing Renaissance's proprietary (patent pending) Crowdsourced Placemaking program, RD not only helps co-create a shared final development vision, but will also spurs entrepreneurial activity and the inclusion of members of the public (i.e. artists and young professionals) who are often left out of traditional outreach programs.

Renaissance has been very active in working with key community stakeholders as well as the general community at large. Renaissance has involved residents, business owners and nonprofit organizations through its Crowdsourced Placemaking program.

APPENDIX 2:
CSPM: RIVERSIDE REDISCOVERED



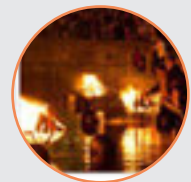
Engaging the Community



Crowdsourced Placemaking (CSPM) Overview of the Process

CSPM provides more than public engagement. It creates a community of local residents and stakeholders that are active participants in the planning and implementation of a development vision, including population segments that are often left out of, or do not feel invited into, the public process. The process helps the Master Developer and the Town to best meet the needs of its residents today and into the future, with a focus on arts, culture, the innovation sector, and to retain the millennial generation, young professionals and retirees in the Town of Southampton.

One of the challenges that has historically prevented the large scale development of mixed-use projects has been the failure to ensure community involvement and acceptance of the development vision. To address this issue, RD strongly believes in a "process before plan" approach, which mirrors the Town's desire to have grassroots outreach conducted throughout the redevelopment process, rather than after the project's parameters are set.



WATERFIRE ON THE PECONIC
Like (151)



RIVERSIDE ROW RESTAURANTS
Like (119)



CHILDREN'S MUSEUM
Like (101)

Utilizing its innovative Crowdsourced Placemaking program, RD 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. Crowdsourced Placemaking has become a nationally recognized "best practice" for community engagement:

- Helps define the Community's vision
- Helps refine and improve the Town's vision in a manner that is consistent with its goals and objectives
- Creates a framework to identify key market drivers and market opportunities, especially within the innovation, knowledge and cultural arenas
- Fosters the inclusion of local stakeholders, including entrepreneurs, artists and students, throughout the process
- Helps identify and launch new retail and commercial

businesses that will enhance daytime and evening vitality throughout the downtown

- Shortens the development timeline by ensuring community input and buy-in from the outset in a manner consistent with both the Town's vision and market realities

How CSPM Works

Utilizing both in-person meetings and internet-based tools, the patent pending CSPM process allows community members to upload and vote on ideas, uses, retail concepts, types of commercial/retail tenants and amenities they would like to see within a redevelopment plan. CSPM participants are able to utilize online forums, and web-based and paper voting applications to create tremendous support for a redevelopment vision that the community wishes to see move forward.

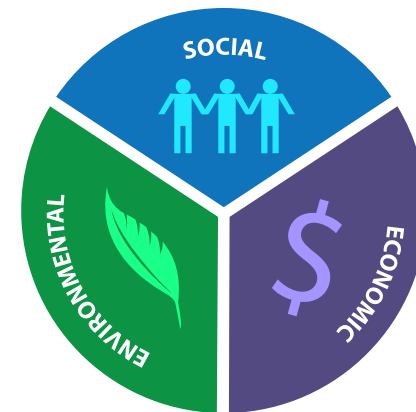
1. DEFINE PRINCIPLES

The CSPM process is guided by the principles of Social, Environmental and Economic responsibility. To ensure adherence to these principles, members must sign a "Triple Bottom Line" agreement before participating in the process.

2. SEED THE PROCESS

Traditional, in-person grassroots outreach and meetings with key stakeholders and civic leaders take place prior to launching the formal, public Social Networking Campaign. This creates a base of support with constituents who understand the Community's vision and the benefits of responsible, Triple Bottom Line development before the public at-large becomes engaged in the process. During this process, a local representative is hired to lead the CSPM program and RD opens a public informational office within the redevelopment area.

RD requires that ideas posted through the Crowdsourcing process adhere to THE TRIPLE BOTTOMLINE philosophy of Social, Environmental & Economic responsibility.



3. LAUNCH SOCIAL NETWORKING WEBSITE / WEB-BASED APPLICATIONS

RD launches a social networking website as an informational resource to accept member registrations and ideas, and engage local business leaders and entrepreneurs throughout the process.

4. LAUNCH CAMPAIGNS

Campaigns lie at the heart of CSPM activities, allowing residents and entrepreneurs to collaborate and build a critical mass of support for their ideas – ideas that help refine the vision while identifying potential market drivers and entrepreneurial opportunities that will arise from the development activity. By focusing on one interest area at a time (such as retail, public destinations and downtown living), each with its own time period for campaigning, members are motivated to work together. Each campaign lasts one to two months with the objective of having the top ideas receive a minimum number of "Likes/Upvotes," thereby becoming eligible for a feasibility study to allow for the future implementation of ideas that prove feasible.

5. FEASIBILITY STUDIES

Once ideas have enough Likes / Upvotes to warrant feasibility studies, RD enlists the talents of national leaders in downtown retail and market feasibility to test the viability of community driven concepts.

6. FIND THE BEST IDEAS

Identification of small business, entrepreneurial and cultural ideas are fundamental to the Crowdsourced Placemaking process as they are critical to both the economic vitality of Riverside and the Town's desire to create more daytime activity within the area. To reach the greatest number of participants, the CSPM team hosts events and meetups to provide a forum in which local individuals and leaders can identify themselves and participate within their comfort zone.

7. MONTHLY MEETUPS

Every month, the local CSPM community hosts a 'meetup', providing the best opportunity for members and interested residents to meet other Triple Bottom Line supporters face-to-face. Attendees brainstorm and develop ideas with the goal of building a market and support for them. Participants also work on the planning for upcoming programs and events such as community festivals and efforts to spur local business. Meetups also help inform the community via webpage and RD updates.

8. EVENTS

The CSPM team participates in, and often generates, many community events, which allows community members to learn about how they can help shape their community. These events build tremendous momentum as local residents begin to fully understand the potential of the downtown redevelopment vision that has been forwarded by the municipality and refined through the CSPM process. The end result is a shortened time frame to secure approvals and begin implementation of the plan.

Crowdsourced Placemaking (CSPM) Riverside Rediscovered: the Process Has Begun

Riverside Rediscovered

Immediately after signing the Master Developer Agreement with the Town of Southampton, Renaissance Downtowns conducted an extensive search for a community liaison to help facilitate the online and face-to-face community engagement process. In August, Siris Barrios, the community liaison began stewarding Riverside Rediscovered, meeting with community leaders and local residents to better understand their collective values and visions for the future of Riverside.

In the summer of 2014 Renaissance Downtowns opened a CSPM Community Office on 108 Peconic Avenue. Riverside Rediscovered was born in August 2014 at the kick-off community meeting in the presence of Town officials, by a vote of about 50 residents in attendance.

Siris, a resident of Hampton Bays, with experience in community organizing, has been reaching out to all community residents, businesses, and other stakeholders.

The Communities of Riverside

The mobile home communities (Riverwoods, Parkview and Peconic Bay Mobile Homes) represent the largest population in Riverside, and their respective associations have been involved in the CSPM process.

Riverwoods (formerly known as MacLeod's) was established by war veteran Andrew J. MacLeod who, unable to find housing on Long Island (at the time, the housing market was flooded with returning veterans), invested in land in Riverside and parked a trailer on it for his family to live in, with other service families joining them. Today, Riverwoods is a senior mobile park community. The community represents about 50% of the units in Riverside, and the Riverwoods Civic Association has been very active with Riverside Rediscovered.

Parkview is a 60 unit co-op mobile home community whose residents are very involved and supportive of the project.



The Civic Associations

In the last few years the Flanders, Riverside, and Northampton Community Association (FRNCA) has been the strongest and most consistent advocate for revitalization. FRNCA has taken the lead in advocating for the reconfiguration of the traffic circle, a sewage system, the bridge, county park use and revitalization. The majority of the FRNCA members represent Flanders residents. In 2010, most Riverside members split with FRNCA to start the Riverside Revitalization Community Corporation (RRCC). RRCC existed only for a short period of time, leaving the Riverside community without a civic group to advocate for its residents.

The CSPM Process in Riverside

It was only appropriate to launch the CSPM process at a Flanders, Riverside, and Northampton Community Association (FRNCA) meeting where the membership named the revitalization project Riverside Rediscovered.

The Community Liaison immediately began meeting with civic, religious, non-profit and business groups in the immediate vicinity of Riverside, most of which are located in Flanders. Local residents expressed the desire to have meetings hosted in Riverside, as in the past they felt voiceless and disempowered by the lack of community engagement in Riverside. The Community asked if Riverside Rediscovered (RR) would host a Monthly Meet-Up at the local elementary school and Riverside Rediscovered office to involve as many residents as possible, many of whom lack access to transportation. Hosting the monthly meet-ups exclusively in Riverside has significantly increased resident

participation. Riverside Rediscovered has continued to meet formally and informally with organized groups and individuals. Riverside Rediscovered has also fostered key relationships with representatives of each organized group. During this period RR talked to over 500 residents face-to-face and conducted special outreach with local pastors and congregations in order to reach a wide audience..

Door Knocking

Riverside Rediscovered spent time door knocking through the Hamlet. During this process RR witnessed the living conditions of residents first-hand and saw a range of housing types and conditions spanning from mansions to nicely manicured homes to slum housing. Residents engaged in this effort wholly welcomed the idea of developing the area.

CSPM Online

The Riverside Rediscovered website launched in August 2014 and quickly revealed the digital divide in the community. After a lot of face-to-face work, the website now has 150 registered users online. RR also launched a Riverside Rediscovered Facebook Page (162 likes), a Riverside Rediscovered Community Liaison personal page (453 friends) and a twitter account (40 followers).





MONTHLY MEETUP #1 - OCTOBER 1, 2014

Riverside Rediscovered hosted its first monthly community meeting on October 1, 2014 at Phillips Elementary Avenue. Fifty residents came together to state their fears and desire “to turn the tide” to make Riverside a socioeconomically vibrant place to live, work and play. Residents broke out into round table discussions and began identifying the types of new businesses, public spaces, beautification projects, housing and community service projects they would like to see. The report summaries echoed many of the ideas that residents have been expressing: They want to preserve the natural beauty of the areas, while also bring business and service that meet the needs of residents. Riverside residents made it clear they want an affordable supermarket that has fresh quality food, and sit-down restaurants. Other ideas mentioned were a pharmacy, soccer fields, daycare center, a walk-in clinic, music shop, bakery, and a fabric store. In all, over 30 unique ideas were presented.



MONTHLY MEETUP #2 - NOVEMBER 6, 2014

Riverside Rediscovered conducted an asset and safety mapping exercise in order to inform planning efforts. This exercise identified Riverside’s positives assets, areas of safety concern, and areas of opportunity. The results were mapped and analyzed by Renaissance Downtowns. Approximately 40 residents attended the monthly meetup, opening with featured resident speakers representing the values and needs of the local community.

MONTHLY MEETUP #3 - NOVEMBER 24, 2014

Riverside Rediscovered launched the “Ideas” campaign and presented the concept of WaterFire on the Peconic. Residents were asked to go online to post ideas they would like to see implemented in Riverside and to stop by the office to work with the Community Liaison to document their ideas.

MONTHLY MEETUP #4 - DECEMBER 12, 2014

Riverside Rediscovered provided a summary of the outreach efforts that were conducted from August to December. We also provided an update on ideas that residents were submitting. At this meeting residents expressed their concern for affordability and desire for development that considers the economic realities of the community.

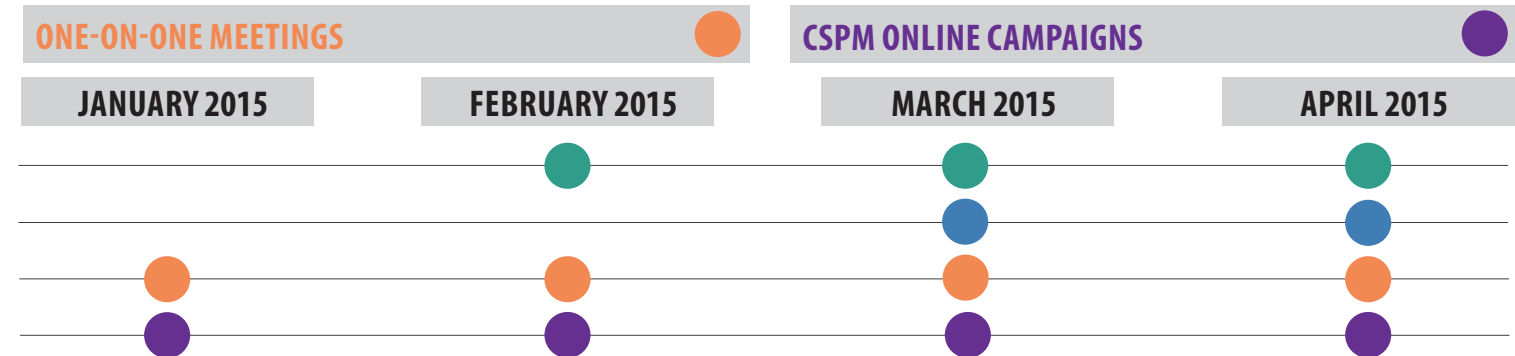
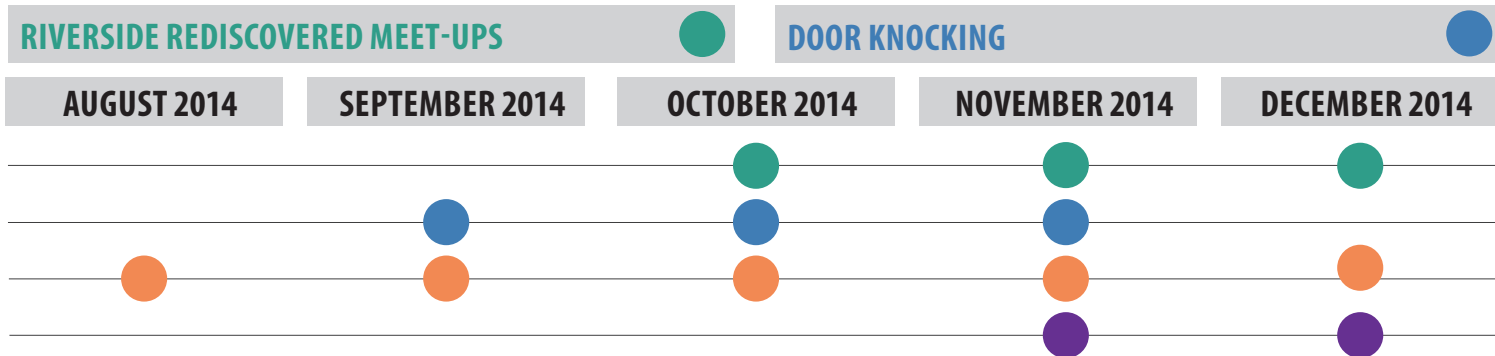
MONTHLY MEETUP #6 - FEBRUARY 12, 2015

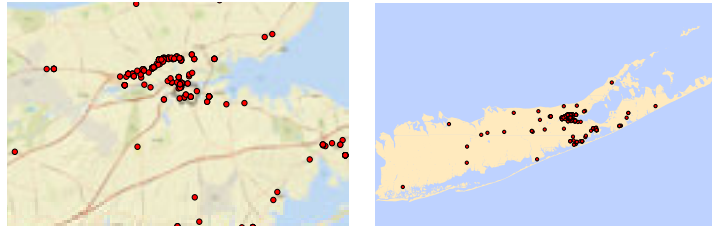
Sean McLean presented on architectural styles. The residents were very enthusiastic about having a downtown aesthetic that brands Riverside as a unique destination. Riverside Rediscovered also launched the “Idea” Action Plan Campaign.

MONTHLY MEETUP #6 - MARCH 19, 2015

Riverside Rediscovered provided an update on the Idea Action Plan Campaign. The residents were excited to hear about the “Idea Likes” leading the competition to secure a feasibility study. Residents signed up to help their family, friends and neighbors cast their “Idea Likes” with paper ballots.

During the questions & answers session about the Riverside Revitalization Action Plan (RRAP), one resident said: “I believe this time it will happen in my lifetime.” It was announced that Riverside Rediscovered has partnered with the Children’s Museum of the East End to offer an eight-week pilot art program out of the Riverside Rediscovered office. Residents were thrilled to hear that children will have access to high quality learn through play programming.





Community Asset Mapping

At the second monthly meetup, members engaged in a community asset mapping exercise. The participants broke out into six worktables and began identifying community assets and deficits. They were asked to answer twelve key questions that identified the places they go to for groceries, dining out, socializing, health care, arts and recreation. The results are clear: Riverside residents are forced to travel, often far, to fulfill their wants and needs. This clearly demonstrates the near total lack of assets and amenities within the community and the need for an injection of new activity.

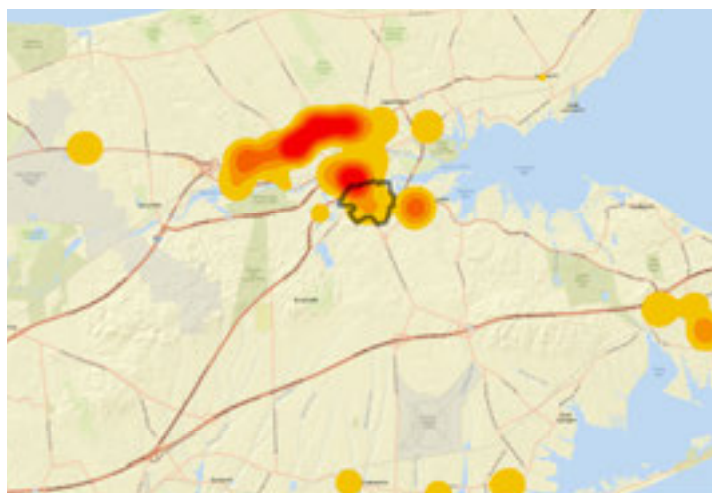


Community Assets in Riverside:

- Phillips Avenue School
- Local Churches
- Gas Stations
- Riverside Rediscovered Community Office
- McDonalds
- Riverwoods Community Center

Total: 352 Entries
 % in Riverside: 5%
 Average Distance from Circle: 3.8 Miles

Community Assets



Residents Were Asked Where They Go for the Following:

- | | |
|--|---------------------------------------|
| ■ Work | ■ To Get Involved in Community Issues |
| ■ School | ■ Arts and Recreation |
| ■ Shopping | ■ Healthcare |
| ■ Out to Eat | ■ Worship |
| ■ To Socialize / Get Together with Friends | ■ Other Services / Resources |



Crime and Safety Mapping

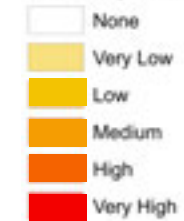
At the second monthly meetup, members engaged in a crime and safety mapping exercise. Residents identified issues in the built environment such as poor lighting, unsafe crosswalks, dilapidated buildings and unkempt properties as well as social issues such as homelessness, crime, prostitution and drug use. The results show that crime and safety issues occur throughout the community but are largely clustered in the area most in need of revitalization.



Crime and Safety Issues Raised by Residents:

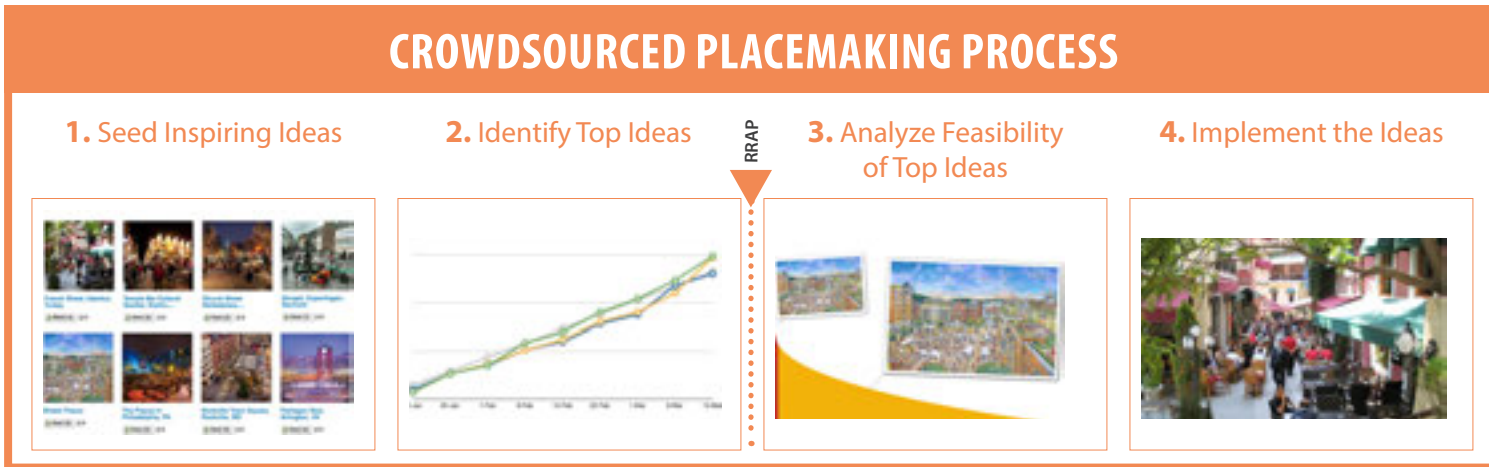
- Break-ins
- Drugs
- Prostitution
- Homelessness
- Don't Feel Safe
- People Hanging Out
- Traffic
- Loitering
- Poor Lighting
- Squatting
- Poor Housing
- Deplorable Conditions
- Shooting
- Dangerous to Walk
- Unsafe
- Illegal Dumping
- Unauthorized Activities
- Unsafe Crossing
- Dirty Road
- Robbery
- Speeding

Intensity of Safety Issues



Crowdsourced Placemaking (CSPM) Ideas Campaign

CROWDSOURCED PLACEMAKING PROCESS



Riverside Rediscovered has continually worked with residents to identify the most popular triple bottom line compliant ideas through in person outreach and online social media. On the next page are the most popular of the 38 community chosen ideas. Each of the following has received 100 or more "likes" indicating support from fellow community members. Several of these are now being considered or implemented in the revitalization plan.



1. Seed Inspiring Ideas

Post ideas through images and descriptions that inspire the desired future vision of your community.

"LIKED" IDEAS

Riverside Rediscovered members posted their ideas after signing a Triple-Bottom-Line contract.



SOUTHAMPTON BOARDWALK
Like (157)



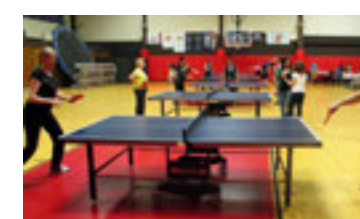
SHUTTLE BUS SERVICE
Like (157)



WATERFIRE ON THE PECONIC
Like (151)



WATER FOUNTAIN ICE SKATING
Like (147)



INDOOR RECREATION CENTER
Like (131)



MODERN MOVIE THEATER
Like (130)



RIVERSIDE ROW RESTAURANTS
Like (119)



WATERFRONT GREEN SPACES
Like (110)



RIVERSIDE PARK MARITIME TRAIL
Like (109)



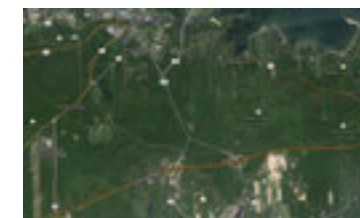
SUPERMARKET (Quality / Affordable)
Like (108)



HEALTHY VILLAGE
Like (107)



FARMERS MARKET FOOD MART
Like (103)



ZIP CODE FOR Riverside, Flanders & Northampton
Like (103)



CHILDREN'S MUSEUM
Like (101)

2. Identify Top Ideas

Allow the crowd to campaign for their favorite ideas through a simple 'Liking' system.



157 Likes
Shuttle Bus Service – Downtown Riverhead



157 Likes
Southampton Boardwalk



151 Likes
WaterFire on the Peconic River

A boardwalk alongside the Peconic River that mirrors the walk on the Riverhead side. It would begin at the Peconic Avenue bridge area, perhaps fronting a restaurant row while also allowing WaterFire viewing, and continue East along the river, through the wetlands and future park areas.

Create a high frequency local shuttle bus service to connect all the various business, entertainment, recreation and residential places in Riverside and Downtown Riverhead.

This idea has been submitted to help explore the type of programming, festivals, and activities that should take place on the south side of the Peconic River (Riverside). We should think of Riverside as a blank canvass where we can imagine the type of WaterFire that our community would enjoy.



147 Likes
Water Fountain / Ice Rink



131 Likes
Indoor Recreation Center



130 Likes
Modern Movie Theater

This elegant dancing water fountain that would be used as an ice skating rink in the winter months.

The community recreation center will provide residents a place to relax, exercise and place to interact with their neighbors. It would be like the Flanders Community Center, but a little larger. This is a separate idea from a regional recreation center that would house a swimming pool and multiple playing courts. An Olympic pool is under construction at Suffolk County Community College four miles away, and will be open to the surrounding community

This will not be your traditional movie theater. The theater will become a major entertainment anchor for the East End. Offering a number of movie theater experiences for customers; stadium seating, parlor/living room seating, complete immersion seating.

Paper Ballots

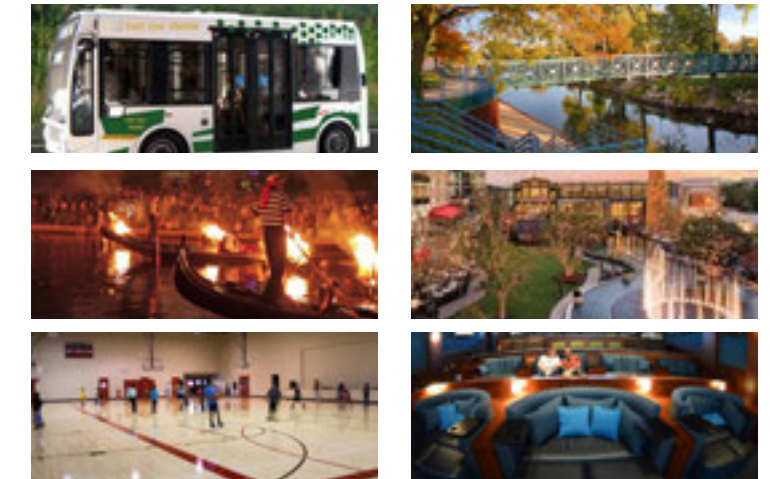
Either "like" online or in person, using ballots.



Digital divide is an economic and social inequality of a given population in their access to, use of, or knowledge of information and communication technologies. The Riverside community is experiencing a digital divide, and although CSPM utilizes online technological tools, special paper ballots were created to allow community members to sign up, suggest ideas or comment, and "like" already posted ideas. There were over 200 paper ballots collected and recorded online for up-to-date website information.

3. Analyze Feasibility of Top Ideas

Complete studies to understand how they can be economically, socially and environmentally feasible.



4. Implement the Ideas

Establish an implementation team with ideas' supporters and both public and private sectors.



Children's Museum



Early in the CSPM process many residents related stories about the need for youth based activities in the area. However, they felt that community serving groups would never come to Riverside to offer services and that Southampton residents from outside the Hamlet would never bring their children to Riverside for programming. Riverside Rediscovered set out to prove that this perception was not the reality.



In March 2015 the Children's Museum of the East End (CMEE) began an 8 week pilot program for children between the ages of 2 and 5. The sessions were over-subscribed within 24 hours of the announcement, with families from Riverside, Flanders, Northampton, Hampton Bay, Tuckahoe and Westhampton, all taking part. There was additional interest from communities throughout the Town of Riverhead.

The "Museum Without Walls" Riverside experiment has proven without a doubt that the community and the rest of the Town of Southampton can and will come together in Riverside if quality programming of quality space is offered.

Community Events and Meetings



idea
kickoff!
Riverside Rediscovered

Pictures, Articles and Testimonials Riverside Residents

“It's happening quickly, I'm accustomed to things taking decades, with 400 volumes of studies on the shelves before anything happens.” - **Vince Taldone, President of FRNCA**



“There are currently no medical doctors or facilities in Riverside. The Healthy Village is an excellent idea.” - **Art Bridenstine**

“I've lived in this community since I was a little girl. When I was a child, we were able to leave our doors unlocked, and we knew everyone that lived on the street. Now, we no longer leave our doors unlocked, and we no longer know everyone that lives on the street.” - **Tanya Collins**

“The goal is to have beautiful stores, a beautiful water walk, to have safe places and not to feel fearful. That is a good vision. If it does not happen it will be a very sad thing for us.” - **Terri Holtgrewe**



“I am crossing my fingers that this works, I can't tell you how many times I have heard that they are going to fix Riverside, and it has not happened. I am crossing my fingers and saying a prayer for this time to really work.”

“I would like to walk to the waterfront and cross over the river to the other side without the long walk, to enjoy events.”

“I want to stay here; I plan to spend the rest of my life here. I prefer to spend what income I do have on this side of the river.”

- **Linda Testagrose**

APPENDIX 3:
MARKET OPPORTUNITIES
AND BRANDING STRATEGIES



Market Opportunities Create Sound Revitalization Strategies

A point of emphasis that runs throughout all of Renaissance Downtowns' projects is the need to ensure that a redevelopment vision is fully attuned to market realities. To this end, Crowdsourced Placemaking fosters community involvement that is guided by a Triple Bottom Line that includes economic responsibility, while the Unified Development Approach™ provides a collaborative framework whereby local property owners and stakeholders share in the upside of targeted redevelopment activity.



Preliminary Market Study

To best understand the commercial uses that are viable in Riverside, Renaissance Downtowns prepared a preliminary market study. By combining the preferred uses identified by the Riverside Rediscovered community and this market study, Renaissance Downtowns can determine which uses are likely to have sufficient market demand necessary to be viable. The focus has been on:

- Market niches that might complement, rather than compete with independently owned businesses in Riverhead Downtown
- The extent to which existing businesses in the project area might absorb additional sales, either by adjustments in marketing or merchandising or by opening an additional location or relocating to new space in the project area.
- Tools and resources that might be helpful in stimulating new business development and growth of existing businesses.

Market Weaknesses

There are several potential challenges for retail development in Riverside:

- Through traffic on NY24 with no options for on-street or off-street public parking
- Current socioeconomic climate and high crime rate
- Lack of diverse offerings

Market Strengths

There are many opportunities for retail development in Riverside, below are just a few:

- Gateway area for the East End
- Cultural diversity can be a powerful tool in differentiating its retail offerings
- History of locally owned businesses, suggesting a healthy foundation for entrepreneurship
- The need for a fresh start and will for new identity
- County Center
- Strong Mass Transit Bus Connections

RIVERSIDE ECONOMIC PROFILE (2013)

TOTAL HOUSEHOLDS: 803

INCOME:

Less than \$10,000	1.9%
\$10,000 to 14,999	5.7%
\$15,000 to 24,999	22.3%
\$25,000 to 34,999	16.6%
\$35,000 to 49,999	23.0%
\$50,000 to 74,999	21.4%
\$75,000 to 99,999	5.4%
\$100,000 to 149,999	0.0%
\$150,000 to 199,999	0.0%
\$200,000 or More	3.7%

Median Household Income:	\$36,781
Aggregate Household Income:	\$39 Million

EMPLOYMENT:

Management, Business, Science & Arts Occupations	10.7%
Service Occupations	30.8%
Sales and Office Occupations	16.3%
Natural Resources, Construction, and Maintenance Occupations	32.0%
Production, Transportation, and Material Moving Occupations	10.1%
Unemployment Rate	14.6%

Sales Leakage

“A measure of retail sales lost by a community to a competitive market, indicating the need for more retail development in an area”

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 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, fuelling additional market opportunities. \$100 of new resident income could yield a purchasing power of \$24 on retail and services and \$5 on restaurants.



RETAIL Sales Leakage	Purchasing Power	Existing Sales	Sales Leakage	Approx. Sales / SF	Potential SF	Approx. Job Creation
Riverside Alone	\$11,390,104	\$3,144,559	\$8,245,545	250	32,982	33
Riverside, Flanders, Northampton	\$51,013,540	\$6,675,446	\$44,338,094	250	177,352	176

RESTAURANT Sales Leakage	Purchasing Power	Existing Sales	Sales Leakage	Approx. Sales / SF	Potential SF	Approx. Job Creation
Riverside Alone	\$1,478,232	\$2,204,381	\$(726,149)	300	(2,420)	-
Riverside, Flanders, Northampton	\$6,205,140	\$3,558,240	\$2,646,900	300	8,823	50

Source: U.S. Census Bureau American Community Survey 5-Year Estimates, Bureau of Labor Statistics Consumer Expenditure Survey, ESRI Business Analyst Online, Urban Land Institute, Baker Tilly

“The community is in need of a medium sized (approx. 15,000 sq. ft.) supermarket that provides affordable, quality fresh produce, bakery goods, frozen foods, international specialties and staples.”

Grocery Store/Food Market

A food market needs assessment conducted by the Town of Southampton concluded that there is a need for a medium sized supermarket to serve the Riverside community. The study cited the lack of accessible food options within the community, a strong desire from residents, Riverside’s geographic position as a gateway, stable population growth, high vehicular traffic, and a customer base in nearby Flanders and Northampton as drivers of demand for a food market. This analysis demonstrates a basic calculation of demand for a food market undertaken by Renaissance Downtowns that supports the Town’s determination.

GROCERY STORE DEMAND ANALYSIS

AGGREGATE SPENDING ON "FOOD AT HOME"	
Riverside	\$2,473,812
Flanders	\$6,278,472
Northampton	\$758,292
Total Potential Sales	\$9,510,576
Existing Sales	\$521,167
Leakage	\$8,989,409
Estimated Sales / SF	\$400.00
Estimated SF Demand @ 50% Capture	10-12 ksf

Sources: Consumer Expenditure Surveys; American Community Survey 2008-2013 5 Year Estimates
<http://www.statista.com/statistics/240970/average-weekly-sales-per-square-foot-of-us-supermarket-stores/>
<http://smallbusiness.chron.com/industry-standard-gross-margin-groceries-38121.html>



FARMERS MARKET / FOOD MART (YEAR ROUND)

👍 Like (103)



SUPERMARKET (QUALITY & AFFORDABLE)

👍 Like (108)

Additional Retail Opportunities

Additional analysis of sales leakage in the Riverside-Flanders-Northampton area reveals a number of opportunities for new businesses. The most untapped opportunities include: full service restaurants, furniture and home furnishings, clothing and shoe stores, health and personal care stores, sporting good, hobby and musical instrument stores, and electronics and appliance stores. The neighboring Town of Riverhead is a major hub for consumer spending, home to the Tanger Outlets and a plethora of big box retail establishments. New business development in Riverside must differentiate itself from Riverhead's offerings. Key to this is focusing on smaller, independent establishments and restaurants that fill a niche beyond the chain stores and restaurants in Riverhead. This way both centers can complement, rather than detract from, one another. These analyses represent a preliminary demand study based on the untapped purchasing power of the Riverside-Flanders-Northampton area alone, they do not take into account potential patronage from members of Riverhead or other communities, nor do they account for the impacts of new development and regional attractions such as WaterFire™, which would generate additional demand for these uses.

Sources: U.S. Bureau of Labor Statistics, Consumer Expenditure Survey; U.S. Census Bureau, American Community Survey; ESRI Business Analyst Online

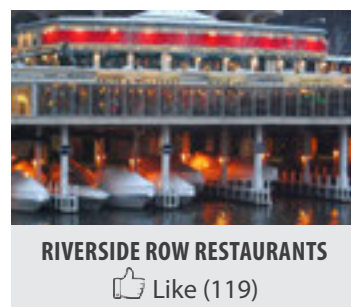
RIVERSIDE RETAIL INVENTORY TOTAL ESTABLISHMENTS: 22

SECTOR:

Motor Vehicle & Parts Dealers	5
Furniture & Home Furnishings Stores	1
Electronics & Appliance Stores	2
Bldg Materials, Garden Equip. & Supply Stores	0
Food & Beverage Stores	3
Health & Personal Care Stores	0
Gasoline Stations	2
Clothing & Accessory Stores	3
Sporting Goods, Hobby, Book & Music Stores	1
General Merchandise Stores	0
Miscellaneous Store Retailers	1
Food Services & Drinking Places	3

Source: ESRI Business Analyst Online

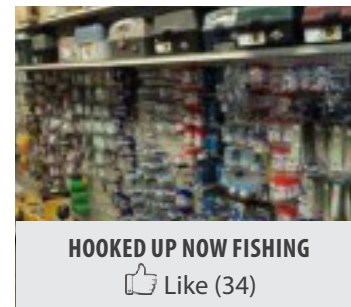
Full Service Restaurant



Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$3,722,870	\$1,353,859	\$2,369,011	\$300	7,897

There is a severe lack of full service dining establishments in the Riverside area. Riverside-Flanders-Northampton are all sorely underserved in this area and limited service options are relatively sparse as well. While the existing income levels of the community in general is not conducive to a strong restaurant market, these are largely offset by the near complete lack of options. There is therefore a strong market for full-service restaurants, particularly those that take advantage of the community's existing resources by tying into the Riverfront and the local Farm to Table Movement.

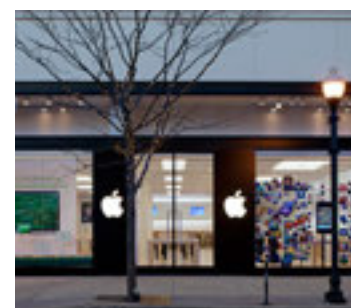
Hobby, Sporting Goods, Music Instruments



Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$1,362,684	-	\$1,362,684	\$250	5,451

There is a demand for nearly 5.5 thousand square feet of retail space in the Sporting Goods/Hobby/Musical Instrument Stores category. A fishing establishment, for example, could offer both fresh and salt water same day guided tours, lunch provided at on-site restaurant, shore, kayak and motorboat fishing, gear rental and sale, etc.

Electronics and Appliances



Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$2,428,526	\$480,697	\$1,947,829	\$1,000	1,948

The Riverside-Flanders-Northampton area has a sales gap of nearly \$2 million on electronics and appliances. This could yield a roughly 2,000 square foot small format retailer. A small computer, camera, cell phone, video game or accessories store could fill this gap.

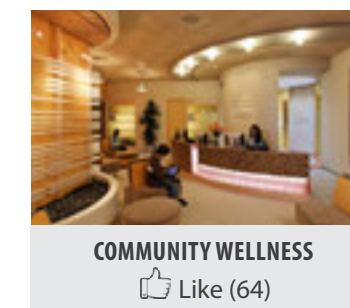
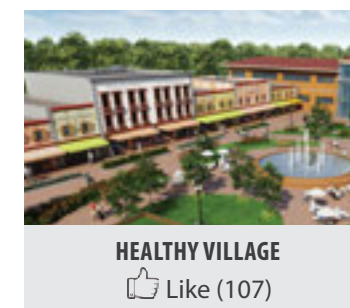
Clothing and Shoes



Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$4,189,267	\$490,037	\$3,699,230	\$250	14,797

Demand for nearly 15,000 square feet of retail space for apparel could be filled by a variety of vendors. Potential tenants could include shoe stores, clothing boutiques and other retailers. Given the proximity to the Tanger Outlets in Riverhead, a smaller footprint, niche product would serve to differentiate the Riverside market from nearby competition.

Health and Personal Care



Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$2,747,801	-	\$2,747,801	\$400	6,870

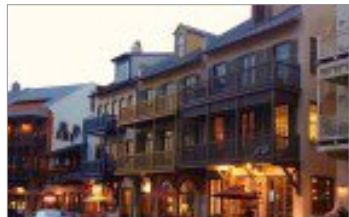
A sales leakage of over \$2.7 million reveals the opportunity for a small health and personal care store. This could be an opportunity for a small format pharmacy, a beauty supply store, or a health products store. Two of the most "liked" ideas on the Riverside Rediscovered site are "Healthy Village" and "Community Wellness Pharmacy" demonstrating community support for this type of establishment.

Existing Residential Trends

Long Island’s lack of attainably priced downtown living choices has had serious consequences for its residents. A significant portion of Long Island’s young population is leaving for good. Therefore, it is not surprising that some of the most supported ideas on the Riverside Rediscovered site were “Attainably Priced Residences” and “Mixed-Use Development in the Hamlet Center.” The changing composition of American households and their changing housing preferences are both shaped by the two largest generations in the history of America: Baby Boomers and Millennials; Baby Boomers (born between 1946 and 1964) are currently estimated at 77 million and Millennials (born between 1977 and 1996) are estimated at 78 million, having surpassed the Baby Boomer generation in size in 2010. Regardless of the difference in their ages, many Boomers and Millennials have remarkably similar living preferences. In addition to a shared preference for downtown living, they are changing housing markets in multiple ways. In contrast to the traditional family (married couples with children) that comprised the typical post-war American household, Boomers and Millennials are households of predominantly singles and couples. As a result, walkable mixed-use neighborhoods are now more likely to succeed.



Need for Rental Housing



MIXED-USE DEVELOPMENT

👍 Like (81)



ATTAINABLY-PRICED RESIDENCES

👍 Like (68)

Current trends among the Millennial and baby boomer generations have demonstrated a growing demand for rental units in recent years. At its current rate of growth the Towns of Southampton and Riverhead are likely to add a demand of over 3,100 new rental units between 2010-2030. Given the growing propensity of Millennials and boomers to rent and the smaller household sizes of Millennials, this number could be even greater. This trend speaks for itself. The demand for rental housing is quickly growing and is not likely to stop soon. More rental units, and more types of rental units beyond single family homes, are a must if the Riverside community is to meet the challenges of the next generation.

This analysis of existing trends and conditions does not account for additional pressures for the Towns of Southold, East Hampton or Shelter Island all of which are experiencing the same general trends. The sustainability of the entire East End Economy will require all of the 5 Towns to address these needs.

LOCAL HOUSING MARKET (2010):

	# OF UNITS		
	Riverside	Southampton	Riverhead
TENURE			
Renter-Occupied	229	5,704	10,271
Owner-Occupied	579	21,913	2,572
Seasonal	0	17,399	1,528
Vacant	232	3,167	919
GROSS RENT			
< \$500	0%	3%	14%
\$500-\$999	11%	18%	26%
\$1000-\$1499	73%	27%	39%
\$1500-\$1999	0%	30%	13%
> \$2000	16%	22%	8%
HOME VALUE			
< \$50,000	20%	3%	6%
\$50k - \$99,999	42%	3%	4%
\$100k - \$200k	14%	3%	7%
\$200k - \$300k	9%	6%	14%
\$300k - \$500k	15%	28%	50%
\$500k - \$750k	0%	22%	13%
\$750k - \$1mil	0%	13%	4%
> \$1,000,000	0%	22%	2%
UNIT SIZE			
Studio	3%	1%	0%
1 Bed	13%	6%	10%
2 Bed	54%	21%	31%
3 Bed	27%	40%	36%
4 Bed	1%	21%	20%
5 Bed or more	2%	11%	3%

Sources: U.S. Census Bureau, American Community Survey 5-year estimates.

AREA WIDE RENTAL HOUSING DEMAND PROJECTION (2010-2030)

Age Cohort	2000 Population	2010 Population	2020 Population	2030 Population	Population Change* 2010-2030	Rental Headship Rate**	New Rental Units Demanded
Under 5 years	4,810	4,794	4,781	4,771	(23)	0.0%	0
5 - 9 years	5,311	5,527	5,209	5,167	(90)	0.0%	0
10 - 14 years	5,060	5,253	5,453	5,661	408	0.0%	0
15 - 19 years	4,625	5,532	6,664	8,088	2,556	5.4%	138
20 - 24 years	4,048	4,963	6,201	7,904	2,941	5.4%	159
25 - 34 years	9,670	10,353	11,084	11,867	1,514	20.0%	303
35 - 44 years	13,762	11,961	10,445	9,167	(2,794)	14.8%	(414)***
45 - 54 years	12,233	14,065	16,312	19,089	5,024	12.8%	642
55 - 59 years	4,701	6,277	8,495	11,660	5,383	12.9%	696
60 - 64 years	3,982	6,108	9,568	15,317	9,209	13.3%	1,226
65 - 74 years	7,223	8,286	9,683	11,531	3,245	6.2%	202
75 - 84 years	5,110	5,165	5,260	5,398	233	10.0%	23
85 years & Over	1,857	2,282	2,824	3,521	1,239	11.3%	140
TOTAL							3,115 Units

Source: U.S. Census Bureau 2000 & 2010 Decennial Censuses; US Census Bureau American Community Survey 2010 5-Year Estimates

* Numbers in parenthesis indicate population loss

** Age group rental households



Market Opportunities for Job Creation



Office

It is imperative that Riverside be positioned to tap into the employment growth occurring in the region. 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.

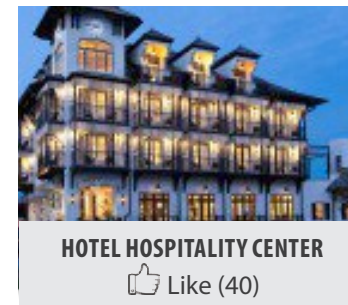
Industry Sector	2011 Jobs	Annual Projected Growth	Estimated 2015 Jobs	Projected 2030 Jobs	% Work in Office	Projected 2015-2030 Office Job Growth
Agriculture, Forestry, Fishing and Hunting	1258	-1.10%	1,189	993	83%	-163
Utilities	131	-1.10%	124	103	20%	-4
Construction	3066	2.60%	3,465	4,816	91%	1230
Manufacturing	1461	-0.50%	1,424	1,318	82%	-88
Wholesale Trade	1018	0.80%	1,059	1,186	58%	73
Retail Trade	6582	0.70%	6,812	7,528	58%	415
Transportation and Warehousing	936	0.70%	969	1,070	20%	20
Information	673	-0.20%	666	646	78%	-16
Finance and Insurance	802	0.90%	838	951	78%	88
Real Estate and Rental and Leasing	314	1.10%	331	386	78%	43
Professional, Scientific, and Technical Services	4584	1.80%	4,997	6,346	70%	944
Management of Companies and Enterprises	571	1.10%	602	702	78%	78
Administration & Support, Waste Management and Remediation	1654	1.00%	1,737	1,997	81%	211
Educational Services	4721	1.90%	5,169	6,643	58%	855
Health Care and Social Assistance	5613	2.60%	6,343	8,816	58%	1435
Arts, Entertainment, and Recreation	856	1.10%	903	1,052	20%	30
Accommodation and Food Service	2448	0.90%	2,558	2,904	20%	69
Other Services (excluding Public Administration)	1400	1.00%	1,470	1,691	58%	128
Public Administration	1595	0.20%	1,611	1,659	81%	39
TOTALS						
New Jobs						5,386
SF / Worker						150
Total SF						807,957
Assuming only 10% Capture of the Office market in Riverside*						80,796*

*This number is a relatively conservative estimate as it assumes a well below-average space per worker, and assumes that 100% of vacated office space can be re-filled, regardless of the sector.

Sources: U.S. Census Bureau Center for Economic Studies Longitudinal Employer Household Dynamics Origin-Destination Employment Statistics; Bureau of Labor Statistics Employment Growth Projections; Rena Mourouzi-Sivitanidou "Market Analysis for Real Estate"



Hotel



HOTEL HOSPITALITY CENTER
Like (40)



THE GATEWAY CENTER
Like (86)

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. Community support for this is manifested in "likes" on the Riverside Rediscovered website for a "Hotel Hospitality Center" as well as "The Gateway Center", an idea for a center that includes visitor and tourist services which could successfully be integrated with the hotel. Needless to say, a hotel would also bring about increased job opportunities for residents.

RIVERSIDE JOB MARKET (2011)*

TOTAL JOBS: 162 # OF JOBS

EARNINGS
\$1,250 / month or less 52
\$1,251 - \$3,333 / month 73
> \$3,333 / month 37

INDUSTRY
Construction 8
Manufacturing 5
Wholesale Trade 4
Retail Trade 17
Information 6
Real Estate & Rental & Leasing 14
Professional, Scientific & Technical Services 9
Waste Management & Remediation 17
Healthcare & Social Assistance 27
Accommodation & Food Service 42
Other Services 12
Public Administration 1

*EXCLUSIVE OF COUNTY CENTER
Sources: U.S. Census Bureau Center for Economic Studies Longitudinal Employer Household Dynamics Origin-Destination Employment Statistics.



Assisted Living



HEALTHY VILLAGE
Like (107)



MEDICAID ASSISTED LIVING CARE
Like (31)

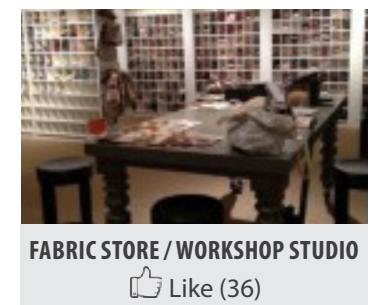
There is a significant market opportunity for an assisted living or similar facility. The closest assisted living facility to Riverside is over 10 miles away in Center Moriches. Between the Towns of Southampton and Riverhead there are approximately 3,000 seniors classified as having a "self-care" or "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.



Light Industrial / Production Space



FABRIC STORE / WORKSHOP STUDIO
Like (36)



FABRIC STORE / WORKSHOP STUDIO
Like (36)

A measure of job creation and economic development can be attained through certain light industrial uses. Artisan production facilities for local artists and craftsmen to create specialty items to sell online or locally, for example, could generate opportunities for entrepreneurial ventures and local employment while attracting creative and artistic people to live and work in Riverside.

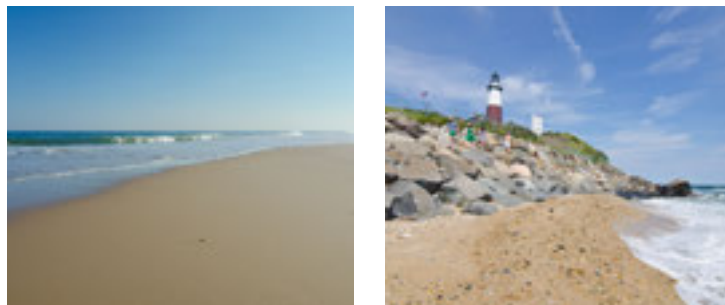
Branding Strategies: Gateway to the East End

As the geographic gateway to the North and South Forks of Long Island, Riverside is well positioned to take advantage of the many attractions of the East End. People going to the Hamptons, North Fork wine trails, local farms or other destinations can easily stop by Riverside as well. A well appointed hamlet center could be a vibrant way-stop for families seeking an East End experience. By leveraging its existing assets and potential opportunities, Riverside can brand itself as a unique and attractive destination. A wealth of natural resources as well as community inspired events and establishments can make Riverside a truly incredible place to be.

Creative placemaking seeks to help communities develop a stronger sense of identity, building on native cultural assets to create more cohesive, healthy, and resilient places. The deliberate integration of arts and culture into community development brings arts organizations and artists to the table by using artistic interventions and new perspectives, sparking vitality and creating an environment conducive to new ideas, creativity, and social engagement. Successful use of creative placemaking requires making the people part of the resilience equation work.

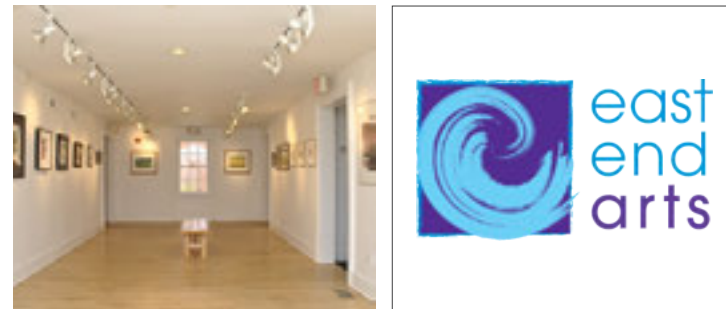
Renaissance Downtowns and Riverside Rediscovered have been working with art organizations and local artists to leverage on existing creating powers and initiatives, community location and waterfront amenity.

Beaches



Riverside is fortunate to be located in close proximity to the world renowned beaches of the Hamptons. As the gateway to the south fork, Riverside is perfectly poised to brand itself as a place for beachgoers to shop, dine, stay and play.

East End Arts



"East End Arts is a multi-award winning 501(c)3 not-for-profit arts organization serving the five East End towns of Long Island, NY since 1972. East End Arts is committed to building and enriching community through the arts by way of education, support, advocacy and inspiration.

As a regional multi-arts center recognized as an "outstanding organization focused on local neighborhood priorities", East End Arts acts as a powerful catalyst for economic and cultural revitalization in Riverhead its home base, and for the surrounding villages and towns."

Leveraging East End Arts and other art based entities can support creative placemaking efforts and opportunities for cultural activity.

Children's Museum



The Children's Museum of the East End is a 7,000+ square foot facility in Bridgehampton that conducts educational exhibits and programs for children of all backgrounds. On March 31, the CMEE began a pilot series of free art classes at the Riverside Rediscovered office in Riverside. Efforts to bring a children's museum to Riverside are popular among community members. Having a Riverside Children's Museum would make Riverside a unique place to visit while also providing an important educational opportunity for underprivileged children who typically lack access to quality educational offerings.

WaterFire



Waterfire is a public art installation and community arts event that started in Downtown Providence, Rhode Island in 1994. It has evolved into an annual event there, drawing an average of 40,000 people each night. WaterFire has since expanded to reach cities throughout the country and world. Plans to bring WaterFire to the Peconic River are in the works and the idea is one of the most "liked" on the Riverside Rediscovered website. WaterFire is an internationally recognized and renowned event that could bring new interest and investment to both communities on the Peconic.

Wine Industry



New York is the 3rd largest wine growing region in America, and East End, the wine region of Long Island, is considered the premier region in the state for the production of Vinifera wines, due to its long growing season, maritime climate, moderate temperatures, and good soil conditions. Long Island is the youngest and fastest growing wine region in New York, with over 50 wine producers, most of which are offering tours and tasting, resulting in over 1,200,000 visitors annually. East End vineyards are planted on over 3,000 acres and produce over 500,000 cases of wine annually.

Riverside's proximity to wineries on the North and South Forks offers excellent opportunities to tap into viniculture and viticulture for tourism, recreation and education.

Food Industry



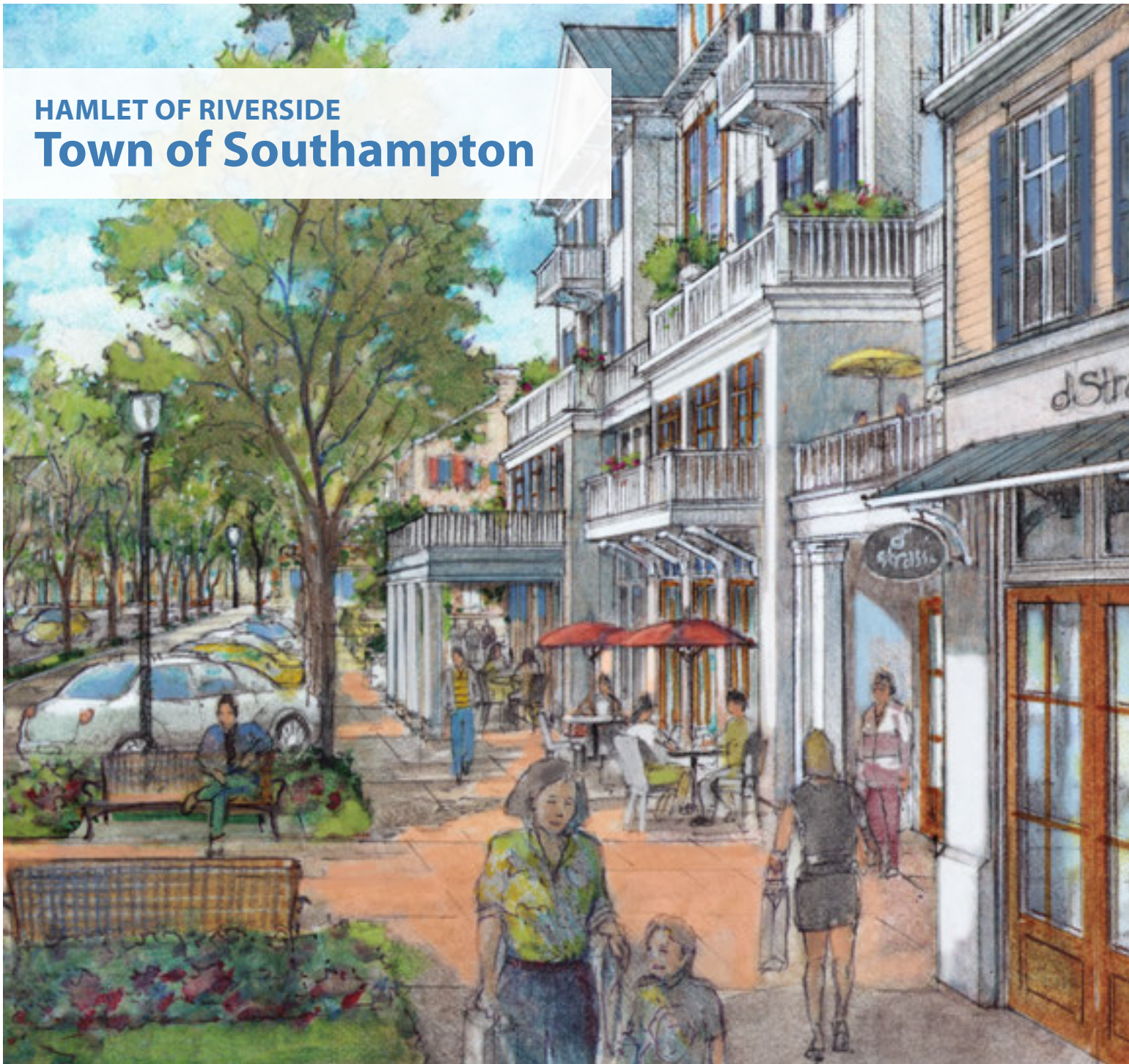
The ability to grow food has implications for communities on multiple levels: from food security and health issues, to ensuring a local economy, to the vast environmental benefits of local farming, and the social benefits of a productive activity in which all members of a community can engage. Food production may occur both vertically (living walls, hydroponics), and horizontally (fields, gardens, community gardens, yards), and within both the public and private realms. Different forms of cultivation are suitable to the character of the Hamlet Center and adjacent neighborhood areas. These may range from privately owned yard gardens to shared community gardens, which may be publicly managed spaces. They may occur within buildings, for example, in window boxes or on rooftop areas. Local food growing would provide economic, social and health benefits to Riverside while shaping its unique identity as a place where food, community, nature and culture intersect.

Ecotourism



Riverside offers an abundance of natural resource based destinations and activities. The Riverfront and planned boardwalk provide an excellent venue for water-based recreation while a number of trails offer opportunities for hiking, nature walks, exercise and exploration. Additionally, the range of natural assets in Riverside presents an opportunity for nature based education programs for children and families. Access to numerous parks, preserved lands and wetlands makes Riverside an incredible prospect for ecotourism and nature-based recreation.

HAMLET OF RIVERSIDE
Town of Southampton



DRAFT Riverside Overlay District

Section 330-400 to 330-420



TOWN OF SOUTHAMPTON

OCT
2015

RIVERSIDE OVERLAY DISTRICT

Town of Southampton

Town of Southampton
Local Law No. _____ of the Year 2015

A Local Law amending Chapter 330 of the Code of the Town of Southampton, "Zoning," amending the Zoning Map and adding a new Article XXXI, to implement form-based zoning for the purpose of revitalizing the Hamlet of Riverside.

BE IT ENACTED by the Town Board of the Town of Southampton as follows:

Section 1. Chapter 330, "Zoning," is hereby amended by adding the Riverside Overlay District (ROD) in Section 330-400 containing the following districts:

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

Section 2. Chapter 330, "Zoning," is hereby amended by adding after Section 330-363, the following new Article XXXI, Sections 330-400 through 330-420, annexed hereto as Attachment A.

Section 3. The Zoning Map of the Town of Southampton is hereby amended to indicate the existence of the Riverside Overlay Districts noted above, as shown on Attachment B annexed hereto.

Section 4. This local law shall take effect immediately upon filing with the New York State Secretary of State.

ATTACHMENT A

Town of Southampton

RIVERSIDE OVERLAY DISTRICT ZONING AMENDMENTS

AMENDMENTS TO THE CODE OF THE TOWN OF SOUTHAMPTON, NY

1. ADD A NEW CHAPTER 330, SECTION 400, AS FOLLOWS:

ARTICLE XXXI, TOWN OF SOUTHAMPTON RIVERSIDE OVERLAY DISTRICT

TABLE OF CONTENTS

SECTION 330-400	AUTHORITY
SECTION 330-401	INTENT AND PURPOSE
SECTION 330-402	APPLICABILITY
SECTION 330-403	DEFINITIONS
SECTION 330-404	RELATIONSHIP TO OTHER COOPERATING ENTITIES
SECTION 330-405	ESTABLISHMENT OF RIVERSIDE OVERLAY DISTRICT
SECTION 330-406	RESERVED
SECTION 330-407	ZONING STANDARDS MAP
SECTION 330-408	STREET AND BLOCK STANDARDS
SECTION 330-409	CIVIC SPACE & PRIVATE OPEN SPACE STANDARDS
SECTION 330-410	USES AND DEVELOPMENT STANDARDS
SECTION 330-411	DESIGN MANUAL
SECTION 330-412	COMMUNITY BENEFIT UNITS
SECTION 330-413	ADMINISTRATION
SECTION 330-414	RESERVED
SECTION 330-415	COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
SECTION 330-416	IMPLEMENTATION OF COMMUNITY BENEFITS POLICIES
SECTION 330-417	AMENDMENTS TO THIS ARTICLE
SECTION 330-418	INSPECTION, VIOLATIONS, AND ENFORCEMENT
SECTION 330-419	RESERVED
SECTION 330-420	RESERVED

SECTION 330-400 AUTHORITY

Section 330-400 Authority. This article XXXI (hereinafter the “Article”) is adopted as a local law pursuant to, inter alia, the New York State Constitution, Article 9, §2(B)(3); New York State Statute of Local Governments, §10, Subdivision 6; and New York State Municipal Home Rule Law §10, Subdivision 1(ii)A(11), §10, Subdivision 1(ii)A(12), and §10, Subdivision 1(ii)D(3), and Article 16 of the New York State Town Law, including but not limited to §§261, 261-a and 261-b. It shall amend and, to the extent necessary, supersede any provisions of Article 16 of the New York Town Law, as well as any other sections of the Town Law with which it may be inconsistent.

SECTION 330-401 INTENT AND PURPOSE

- | | |
|---|---|
| <p>A. This Article regulates the location, design, construction, alteration, occupancy, and use of structures and the use of land within the area known as the “Riverside Overlay District” (hereinafter “ROD”) within the Town of Southampton. The Riverside Overlay District is hereby divided into seven Overlay Zones designated as RO-1, RO-2, RO-3, RO-4, RO-5, RO-6, RO-7 from which specific regulations are included in this Article.</p> <p>B. This Article is intended to promote the health, safety and general welfare of the Town by creating a holistic and comprehensive economic development strategy that utilizes the principles of social, economic and environmental responsibility to reestablish the hamlet of Riverside as a center of vibrancy within a mixed-use, transit oriented setting. This Article is intended to create an opportunity for a more economically successful and environmentally responsible hamlet center with a more harmonious and pedestrian-oriented public realm than can be achieved under the regulations in the underlying zoning in effect at the time of adoption of this Article.</p> <p>C. The primary purpose of this Article is to institute a legally enforceable form-based code within the ROD zones, based upon the Town of Southampton Comprehensive Development Plan Update dated March 1999 (hereinafter “the Comprehensive Plan”); Urban Renewal Plan dated December 2009; Flanders, Northampton, Riverside Revitalization Study dated March 2004; Southampton 400+ Sustainability Element dated November 2013; Riverside Revitalization Action Plan and Zoning Standards Map Section 330-407, dated July 2015. This Article establishes development rules and procedures that will result in compact and walkable transit-oriented mixed-use development accessible on foot to the train station in Riverhead.</p> <p>D. This Article is further intended to implement a streamlined process of development application review and approval based upon compliance with this Article in order to expedite economic development that fulfills the purposes of this Article.</p> | <p>E. The goals and objectives of the ROD are to:</p> <ol style="list-style-type: none"> (1) Expand employment opportunities throughout the hamlet center and surrounding area. (2) Encourage green building design, including sustainable technologies such as rooftop gardens and agriculture, stormwater management, photovoltaic energy sources and other renewable energy and water and energy conservation technologies. (3) Ensure the inclusion of a range of quality public parks and open spaces. (4) Promote sustainable and mixed-use development that creates a network of connected streets, parks, walkways and vibrant street-level storefront commerce that will provide for an activated environment along with a sense of security and safety. (5) Transform underutilized and underperforming properties in the hamlet overlay. (6) Reduce automobile dependency by creating a compact, pedestrian oriented, mixed-use environment. (7) Provide sufficient building densities and land uses within walking distance from the Hamlet Center. (8) Leverage the extraordinary access to existing rail and bus transit by linking land use with transportation. (9) Provide for a diverse mix of residential living choices. (10) Create incentives to concentrate development in the downtown core and within ¼ mile of the traffic circle, in walking distance from the Riverhead train station. (11) Promote civic, institutional, commercial, retail, hospitality, entertainment, recreational and |
|---|---|

SECTION 330-401 INTENT AND PURPOSE (continued)

residential activity throughout the hamlet core districts.

- (12) Provide public access to riverfront.
- (13) Encourage participation by private property owners using Riverside Incentive Bonuses (RIBs) within the ROD to make use of the provisions of this Article by:
 - (a) Providing a mechanism for smaller properties that would otherwise be unable to meet the necessary development thresholds of this Article, to participate in collaborative development efforts through the formation of property owner alliances.
 - (b) Allowing for greater densities and building heights.
 - (c) Expanding the range of uses allowed.
 - (d) Reducing parking requirements.
 - (e) Allowing payments in lieu of required on-site parking spaces.
 - (f) Providing shared parking opportunities.
 - (g) Allowing payments in lieu of parks and open space requirements.
 - (h) Providing for shared parks and open space opportunities.
 - (i) Providing an expedited review and approval process.

- F. This Article institutes a comprehensive system of form-based regulation within the ROD that is intended to be as user-friendly as possible. To that end, this Article contains some provisions that are partially duplicative of other sections of the Town of Southampton Zoning Law. This is done intentionally to make this Article largely self-contained, which will enable users to find as much information as possible in one place, reducing the need to cross-reference other sections of the zoning law. The conceptual framework of this form-based overlay zoning is fundamentally different from the zoning framework of the underlying Town zoning and is best understood as an integrated whole.

SECTION 330-402 APPLICABILITY

- A. This Article applies to all land, buildings, streets, sidewalks, uses, activities, public and private improvements, and landscape alterations of any kind occurring within the seven Riverside overlay zones, as further detailed in Section 330-405 and 330-407.
- B. The regulations in the ROD apply not only to private land use and development, but also to public improvements, new streets, sidewalks, land and land uses owned or to be owned and operated by the Town of Southampton. The Town of Southampton encourages entities that are legally exempt from the Town's zoning law to take this Article into consideration in conducting their activities within the ROD.
- C. The seven ROD overlay zones do not replace the underlying zoning rules and regulations that currently exist in the ROD. They provide an alternative option for landowners to use in developing and redeveloping their land and buildings within the ROD. All existing rights, allowable uses, and approval procedures under the Town of Southampton Zoning Law remain in full force and effect, except that if a property owner elects to proceed under the overlay provisions of this Article, such provisions shall replace the provisions of the underlying zoning districts as well as the procedural provisions to the extent that the overlay is inconsistent with any underlying district provisions. A landowner electing to proceed under this Article shall follow the procedures in Section 330-413 rather than procedures prescribed elsewhere in the Chapter 330, unless this Article provides that such procedures apply to the ROD.
- D. This Article includes street and civic spaces standards further described in 330-408 and 330-409, and use standards, development standards, and site planning standards organized by Riverside Overlay zoning Districts, as further described in Section 330-410. For applicants electing to proceed under the ROD, these overlay districts and standards replace the otherwise applicable zoning, subdivision, site plan, and other provisions in the Town Code regulating land use and development; creating an integrated code for the ROD and a new set of procedures for administering this code. Where this article is silent about any matter relating to land use, building, or development, applicable provisions of the Town Code that do not conflict with this Article shall apply. In case of any conflict between this Article and any other provision of the Town Code, this Article shall control, except as provided in subsection E below.
- E. Building Code and Life Safety Codes: All applications for building construction are required to conform to applicable building code and life safety ordinances, laws, and regulations. Applicants shall be responsible for obtaining all necessary building permits and other approvals from local regulatory agencies with jurisdiction over a project. In any case where building or life safety regulations are in conflict with this Article, such regulations shall take precedence. The Planning Board and Department of Land Management, in reviewing any such conflicts, shall seek solutions that, to the maximum extent practical, are consistent with the intent and purpose of this Article.

SECTION 330-403 DEFINITIONS

The definitions below describe terms as they appear in this Article that are technical in nature or that otherwise may not reflect common usage. Unless otherwise specified, if a term is defined in this §330-403, and if it is defined in §330-5 of this Chapter, the definition in this §330-403 shall apply. Additionally, if a term is not defined in this §330-403, and if it is defined in Section 330-5 of this Chapter, the definition §330-5 shall apply. If a term is not defined in either section of this Chapter, then the common usage of the term shall be used. In any interpretation of terms used in this Article, the official or officials responsible for making such interpretation shall consult with the Master Developer and/or Project Development Council.

ACCESS LANE

A traveled way providing vehicular access to a parking lot, parking structure, garage, service area, loading area or building subject to Section 330-408, Street and Block Standards.

ACTIVE EDGE

A combination of architectural and programmatic elements designed to stimulate and concentrate pedestrian activity along a public frontage, including frequent placement of entrances, storefronts, display areas and areas designed for multiple users.

AGRICULTURE

The use of land and buildings including rooftops for one or more of the following purposes listed below, where no nuisance is created by such use:

AQUACULTURE

Raising aquatic plants or animals for sale.

COMMUNITY GARDENS

Land managed by a public or not-for profit organization or association and used to grow plants or ornamental crops for household use, sale, or donation.

ROOFTOP GARDENS

A garden on the roof of a building, used as private or public open space, providing increased viewshed opportunities. Roof plantings may provide hydrological benefits, heat-island effect reduction (as described in Section 330-410), architectural enhancement, building temperature control, habitats or corridors for wildlife, recreational opportunities, and other ecological benefits. Rooftop gardens may be used for rooftop farming.

ROOFTOP FARMING

Providing practice of cultivating food on the rooftop of buildings.

APARTMENT

A dwelling unit sharing a building and a lot with other dwelling units and/or uses.

APPLICANT

Any person or entity applying for an approval under the provisions under this Article.

ARCADE

A private frontage type that has a series of arches or openings carried by columns or piers, and provides a covered walkway with access to adjacent storefronts. An arcade can support a wall, terrace/balcony, a roof, or an entablature. See Section 330-410.

ARTISAN PRODUCTION FACILITY

An establishment where small-scale art, craft, and similar products are produced and/or sold on the premises, including but not limited to arts and crafts, micro breweries, musical instrument makers, toy makers, and custom furniture makers. An artisan production facility does not include industrial scale mass production.

BLOCK

The aggregate of private lots, parking and rear access lanes, as identified by Zoning Standards Map, Section 330-407.

BOA

Brownfield Opportunity Area- the New York State Department of State (DOS) provides financial and technical assistance to municipalities and community-based organizations. Funding can be used to complete revitalization plans and implementation strategies for areas affected by the presence of brownfield sites, as well as site assessments for strategic sites.

SECTION 330-403 DEFINITIONS**BUILD-TO-LINE (BTL)**

A line parallel to the Front Lot Line which defines the portion of the Build-To-Zone closest to a street.

BUILD-TO-ZONE (BTZ)

The portion between the Build-To-Line and a line parallel to the Build-To-Line and further from the street within the lot. Also a Private Frontage, as regulated in Section 330-410.

CIVIC SPACE

Land accessible to the public that is available for public use. See Section 330-409.

COMMUNITY BENEFIT UNITS

Housing unit(s) which is (are) intended to provide a long-term benefit to the community as an affordable housing unit(s) for income-eligible households as defined and administered in Chapter 216 of the Town Code.

COMMERCIAL USE

Any retail, service or office use listed as such in Table of Uses, see Figure 410-1A and Figure 410-1B.

COMMUNITY GARDENS

Land managed by a public or not-for profit organization or association and used to grow plants or ornamental crops for household use, sale, or donation.

COURTYARD

See Section 330-409.

CURB

The portion of pavement marking the transition from the vehicular to the pedestrian realm. It may be raised, flush, with bollards or similar indications. (See: Face of Curb)

CURB CUT

Any point of access along a street where the curb line is broken in order to permit the passage of vehicles to another street, access lane, loading area, parking area or parking structure.

DATA INFORMATION CENTER

A facility that provides services or management for data processing and houses related equipment.

DEVELOPMENT

The performance of any building, demolition or mining

operation, the making of any material change in the use or intensity of use of any structure or land or the creation or termination of rights of access or riparian rights, any substantial improvement to an existing structure or change in the façade of a building, any material change in a site's topography, grading, landscaping, tree removal, clearing of natural vegetation or site disturbance beyond reasonable management purposes.

DOCUMENT/ MISC. STORAGE

The commercial enterprise of storing documents, goods, and materials.

EDGING ELEMENTS

Structures, walls, or landscaping along the edges of public spaces and frontages that define and enclose the public realm. See Section 330-410 D.

EDUCATIONAL USE

Provision of educational services, public or private, including but not limited to primary and secondary schools, nursery schools, colleges and universities, music schools, dance schools, vocational schools, apprenticeship programs, and facilities designed to provide instruction in any other recognized skill or vocation.

ENCROACH

To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, or into the public frontage.

ENCROACHMENT

Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, or into the public frontage.

FACE OF CURB

The side or the end of a curb at the edge of the traveled way.

FRONT COURT

See Section 330-409.

FRONTAGE, BLOCK

The contiguous length of all lots measured as the linear feet at the Build-to-Line.

FRONTAGE OCCUPANCY

The percentage of the Site Frontage that must be occu-

SECTION 330-403 DEFINITIONS

ped by a building façade for a specified minimum height and built within the build-to-zone.

FRONTAGE, PRIMARY

Frontage facing the waterfront or street type with the highest priority where A Streets are the highest and C Streets are the lowest priority.

FRONTAGE, PRIVATE

An area located within a Build-to-Zone containing a Street Wall at regulated height.

FRONTAGE, PUBLIC

The area located between the face of curb and the Build-To-Line as defined by the Zoning Standards Map and corresponding Street Type or civic space designations. See Sec 408.B.

FRONTAGE, SITE

The total length of a site fronting on one or more streets and public spaces including riverfront, measured in linear feet at the Build-To-Line.

FRONTAGE TRANSITION ZONE

The portion of the public frontage between the Build-To-Line and the pedestrian clearway, allowing for building fixtures (e.g. lighting, signage, projected architectural mouldings), removable planters, and signage boards.

GARDENS, ROOFTOP

See Rooftop Gardens

HALF STORY

An uppermost improved story, usually lighted by dormer windows, in which a sloping roof replaces the upper part of the front wall in which fifty percent (50%) or less of its area with a clear interior height of seven (7) feet or more.

HOTEL

An establishment providing sleeping accommodations for guests, with additional ancillary uses contained in full service hotels, containing at least 20 guest suites, or condominium units that provide guest amenities or services and are operated and managed by the hotel (excluding inns and bed and breakfast establishments).

LANDSCAPE AND FURNISHING ZONE

The area of sidewalk where placement of street furniture and landscaping is allowed.

LINER BUILDING

A building designed to screen another building or use of less active frontage from a view within a Build-To-Zone, street or civic space.

LIVE-WORK BUILDING

A building which includes a combination of dwelling units and retail and/or artisan production facilities in excess of what is allowed as a Home Occupation or Home Professional Office as defined by Table of Principal Uses, 330-410-1A.

MARINA

A facility for the berthing of all types of recreational watercraft, providing secure moorings and offering fishing stations.

MASTER DEVELOPER

The development entity selected by the Southampton Town Board to oversee development in the ROD pursuant to the Master Developer Agreement executed on April 16, 2014.

MIXED USE

A building or site designed for and containing more than one of the uses listed on the Table of Permitted Uses, Section 330-410.

MULTI-FAMILY RESIDENCE

A single-use building containing three or more dwelling units.

OFFICE

Premises allowing for the transaction of general business but excluding retail and artisan production facility.

PARAPET LINE

A continuous horizontal projection for most of a façade. The parapet can be a designated location for measure of building height for buildings with flat roof.

PARKING LOT

A municipal or private, surface used for parking, accessory to principal uses on a same lot or on a separate lot.

PARKING STRUCTURE

An isolated or integrated structure containing one or more stories of parking above or below grade.

PARKING MANAGEMENT PLAN

A tool to implement parking management strategies that result in more efficient use of parking resources, including

SECTION 330-403 DEFINITIONS

sharing, regulating and pricing of parking facilities, more accurate requirements, use of off-site parking facilities, improved user information, and incentives to use alternative modes.

PEDESTRIAN CLEARWAY

An area within the Public Frontage that must remain clear of obstructions to allow public passage. See Section 330-408.B.3

PEDESTRIAN WAY

An outdoor pedestrian walkway providing common access between buildings, streets, civic spaces and parking areas, which may be open or roofed.

PIAZZA

See Section 330-409.

PLAZA

See Section 330-409.

POCKET PARK

See Section 330-409.

PRINCIPAL ENTRANCE

The main point of access for pedestrians into a building.

PRIVATE FRONTAGE

See FRONTAGE, PRIVATE.

PRIVATE OPEN SPACE

A privately owned outdoor space located at ground level or on upper floors, designed to provide outdoor dining, passive recreation, gardens, urban agriculture, plaza space, sitting areas, green roof, landscaped courtyards or similar spaces for regular occupant use, not including parking areas, roofs not designed for regular occupant use, loading areas or mechanical areas. See Section 330-409.

PROFESSIONAL SERVICES

Services rendered by an attorney, a licensed professional including but not limited to certified public accountant, professional engineer, architect, landscape architect, physician, dentist, speech pathologist, audiologist, chiropractor, podiatrist, physical therapist or psychologist, actuary, appraiser, business consultant and development manager, financial institution and financial advisor, information technology professional, certified planner, public

relations professional, recruiter, researcher, real estate professional, surveyor, translator.

PROJECT DEVELOPMENT COUNCIL (PDC)

An advisory committee established by the Town Board to advise an applicant and Town agencies pursuant to a resolution adopted on June 12, 2012 (No. 2012-641) whose membership, scope of review and duties may be modified in this Article.

PUBLIC FRONTAGE

See Frontage, Public.

RECREATIONAL BUSINESS

A business and/or club, which for compensation and/or dues, offers recreational services, including but not limited to gyms, health clubs, movie theaters, children's play facilities, or other places for public or private entertainment.

RESEARCH AND DEVELOPMENT

The systematic study and application of knowledge or understanding, directed toward the production of useful materials, devices, and systems or methods, including design, development, and improvement of prototypes and new processes to meet specific requirements.

RESIDENTIAL CARE FACILITY

A building used as a group residence or extended care facility for the care or supervision of persons, including Adult Care Facilities and nursing homes, where compensation and/or reimbursement of costs is paid to an operator, pursuant to State or Federal standards, licensing requirements, or programs funding residential care services.

RETAIL USE

Sale of goods and/or provision of personal services directly to the ultimate consumer.

RIVERSIDE INCENTIVE BONUS (RIB)

Incentives for private property owners that choose to seek additional height and density. See Section 330-410.

RIVERSIDE OVERLAY DISTRICT (ROD):

The area of the Town of Southampton regulated by this Article 330 ("this Article") pursuant to the Town Comprehensive Plan, Urban renewal Area, corresponding

SECTION 330-403 DEFINITIONS

with the area covered by the BOA boundary and Master Developer Agreement. The acronym “ROD” refers to the geographic area covered by this Article (i.e. the ROD “area”), the ROD regulations (ROD “zoning”), and the group of specific overlay zones created and described herein.

SETBACK

The distance between a specified lot line or build-to-line and the front, side, or rear of a building. (See also: Build-to-Line and Build-to-Zone)

SIGNIFICANT CORNER

Corner locations, typically at intersections, with a distinctive architectural element or a civic space framed by buildings of high architectural quality. A significant corner may function as a terminating vista.

SITE / DEVELOPMENT SITE

An assemblage of one or more Lots controlled through an individual owner, contract vendee, or a group of owners acting together to develop under the provisions of this Article.

SMALL SCALE RENEWABLE ENERGY FACILITY

Structure or Improvement for the generation of energy from renewable resources, including, but not limited to, wind, solar, hydroelectric, methane, wood, biomass and alcohol, not to exceed a generating capacity of 100 Kilowatts.

SQUARE

See Section 330-409.

STOOP

See Section 330-410.

STOREFRONT

A private frontage type primarily for retail use, with regulated minimum percentage of glazing, complying with Storefront Frontage or Arcade Frontage requirements. See Section 330-410.

STREET

The public right-of-way, encompassing the traveled way and the public frontage on either side of the traveled way, bounded by build-to-lines or lot lines on both sides of the public right-of-way. See Section 330-408.

STREET WALL

The wall of a building and the series of building walls aligned within a Built-To-Zone facing a street to form an uninterrupted pedestrian experience of street enclosure.

STREET WALL HEIGHT

The vertical height of a Street Wall measured from the median grade of a sidewalk at the Street Wall to the highest vertical plane of a facade at a roof line, or the top of the parapet, located within the Build-To-Zone.

TERMINATING VISTA

A location at the axial conclusion of a street or exposed viewshed and designated on the Zoning Standards Map to provide a distinctive architectural element or a civic space framed by buildings of high architectural quality.

TRAVELED WAY

The portion of a street between the curbs and available for use by vehicles, bicycles and other forms of transportation.

UTILITIES

Facilities and structures used for production, generation, transmission and distribution of services provided by licensed utility companies (public or private) including but not limited to electric, gas, water, sewer, telephone, cable TV, and internet access services, excluding local services directly provided to buildings by cables, wires, poles and pipes, and excluding wireless communication towers.

SECTION 330-404 RELATIONSHIP TO OTHER COOPERATING ENTITIES

Certain other entities and legal instruments are referenced herein for the purpose of securing related public improvements and community benefits. These include the following, which are detailed more fully in the enumerated sections below:

- A. Project Development Council
- B. Parking (See Section 330-410)
- C. Community Benefits Policies (See Section 330-416)
- D. Civic Spaces (See Section 330-409)

The Riverside Overlay District (ROD) is shown on the map entitled

SECTION 330-405 ESTABLISHMENT OF RIVERSIDE OVERLAY DISTRICT

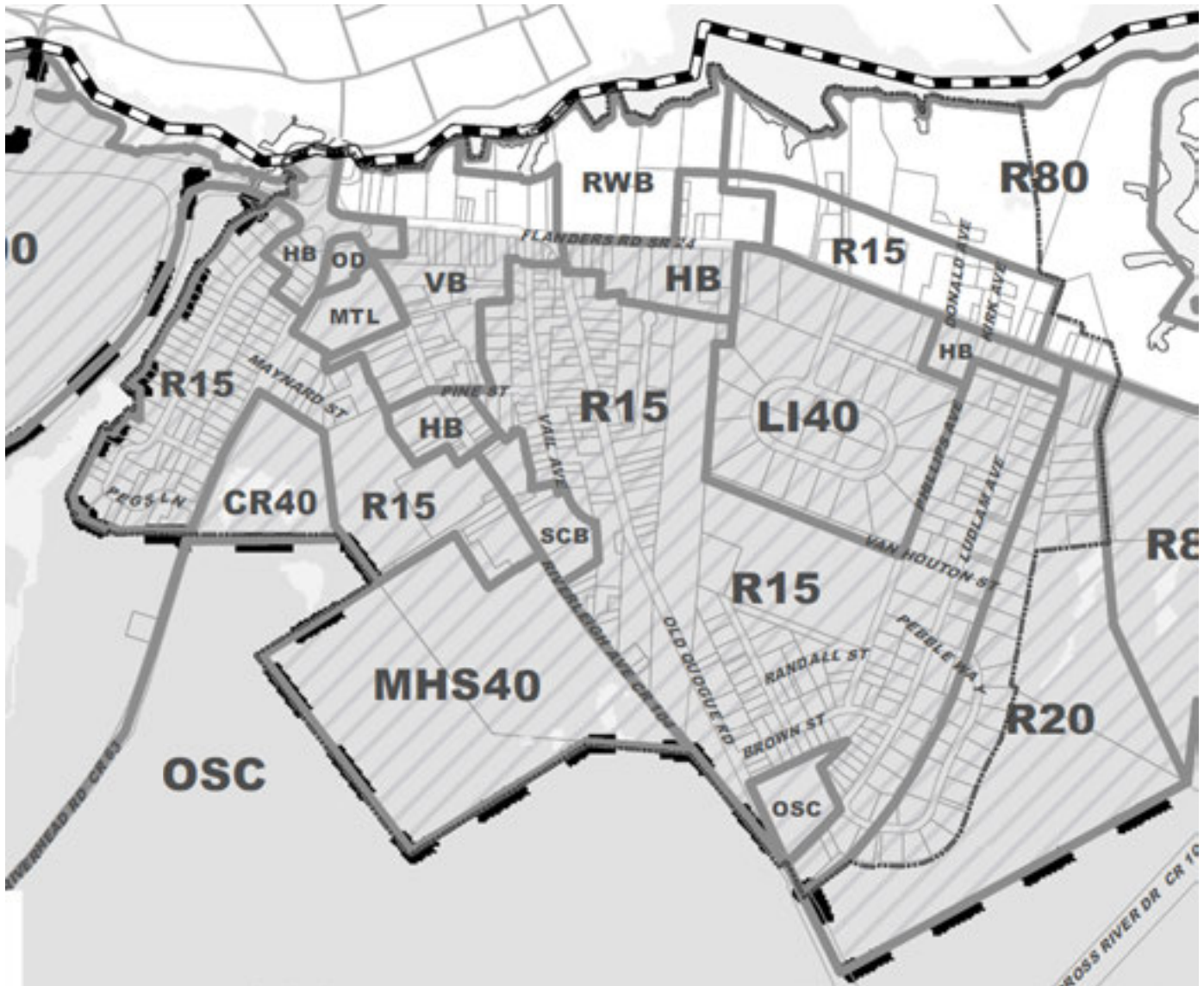
“Town of Southampton Zoning Map” (hereinafter referred to as the “Southampton Zoning Map”), is divided into seven overlay zones shown as “RO-1,” “RO-2,” “RO-3,” “RO-4,” “RO-5,” “RO-6,” and “RO-7.”

Town of Southampton

FIGURE 405-1

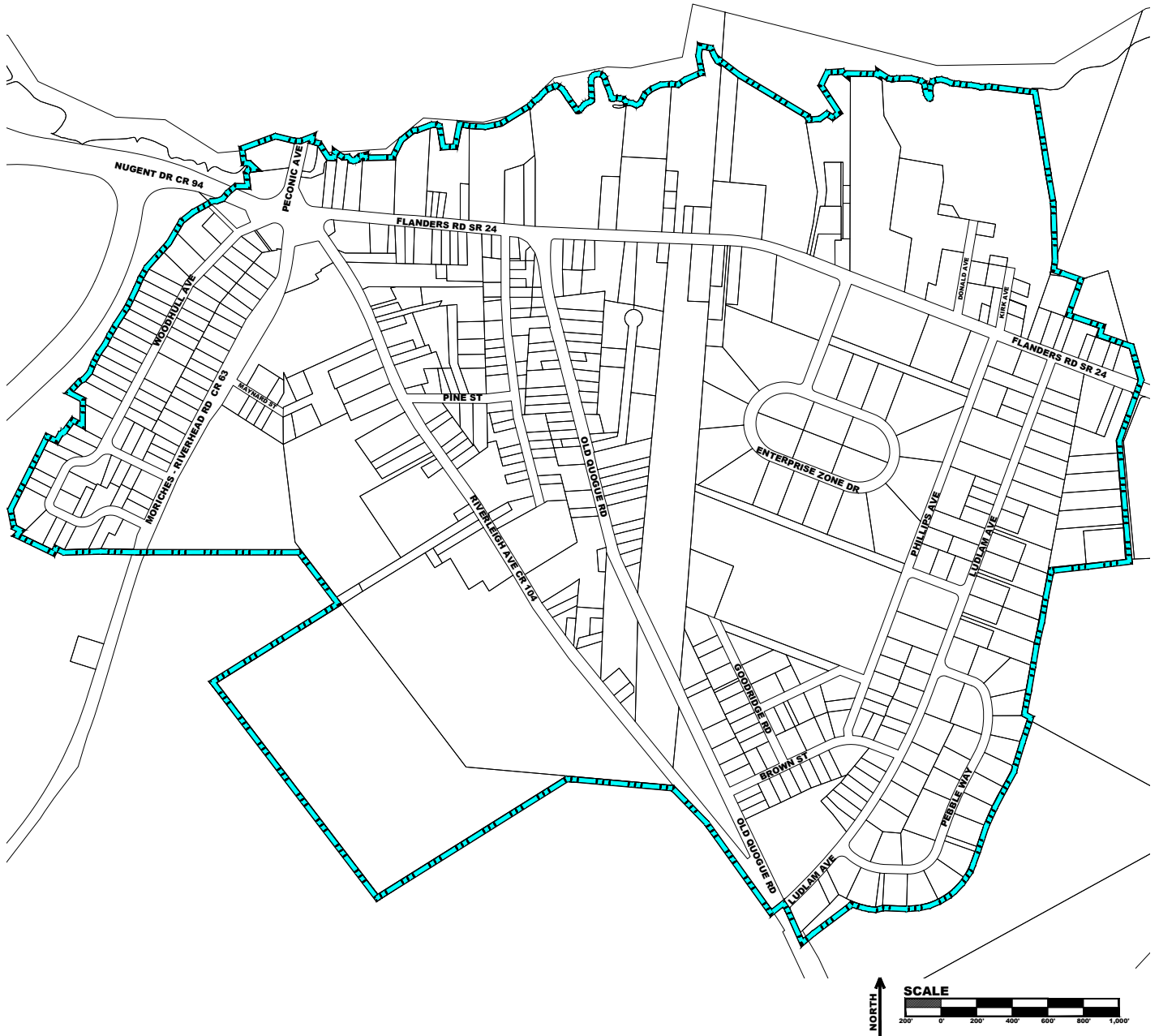
This figure is an excerpt of the Official Town of Southampton Zoning Map designating the location of the Riverside Overlay District.

FIGURE 405-1 OFFICIAL TOWN OF SOUTHAMPTON ZONING MAP, SUFFOLK COUNTY, NY



- | | | | |
|------|--------------------------------|-----|--|
| VB | Village Business | R80 | Residential 80,000 |
| HB | Highway Business | OSC | Open Space Conservation |
| SCB | Shopping Center Business | ▬ | Zoning District Boundaries |
| OD | Office Business | ▭ | Tax Parcel Lines |
| MTL | Motel Business | ▨ | Aquifer Protection |
| RWB | Resort and Waterfront Business | ▤ | Central Pine Barrens Overlay District Boundary |
| LI40 | Light Industrial 40,000 | ▧ | Central Pine Barrens Compatible Growth Area |
| R15 | Residential 15,000 | ▨ | Riverside Overlay District (ROD) |
| R20 | Residential 20,000 | | |
| CR40 | Country Residential 40,000 | | |

FIGURE 405-2 RIVERSIDE OVERLAY DISTRICT BOUNDARY MAP



SECTION 330-406 [RESERVED]

SECTION 330-407 ZONING STANDARDS MAP

- A. The ROD is divided into the following Overlay Zones, shown as “RO-1,” “RO-2,” “RO-3,” “RO-4,” “RO-5,” and “RO-6,” The boundaries of these Overlay Zones are shown on the Zoning Standards map 407-1 .
- B. The Riverside Overlay District consists of the following zones:
- (1) RO-1- Riverside Hamlet Center - The intent of this district, located within ¼-mile of Downtown Riverhead and the Riverside traffic circle, is to encourage public activities and the greatest variety and mix of uses, including a range of residential, retail, hospitality, cultural and entertainment uses. The RO-1 district permits the highest densities and requires compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities required in this zone reflect its pedestrian access to waterfront and existing walkable downtown with commuter rail, and other transit options.
 - (2) RO-2- Riverside Hamlet Neighborhood- The intent of this district, located within ½-mile of Downtown Riverhead and the Riverside traffic circle, is to support, similarly to the RO-1 district, a wide variety and mix of uses, promoting a range of retail choices and commercial uses as well as a variety of residential options. The RO-2 district also permits the highest densities and promotes compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities required in this district also reflect its immediate access to Hamlet Center and Downtown Riverhead with commuter rail and other transit options.
 - (3) RO-3- Riverside Special District- The intent of this district, located mostly between ½-mile and ¾ mile of Downtown Riverhead and Riverside traffic circle, is to support a variety of uses with employment in focus and high concentration of housing choices. The RO-3 district promotes lower intensity of uses while it continues to promote compact design with vertically and horizontally integrated residential and non-residential uses. Parking standards and pedestrian amenities support proximity Hamlet Center.
 - (4) RO-4- Riverside Gateway District- The intent of this district is to create a transition in vehicular approach to Riverside along major routes, with a wider range of uses than the underlying zoning districts permits, and lower densities than the other RO districts.
 - (5) RO-5- Riverside Suburban District- The intent of this district is to maintain the suburban character of existing neighborhoods while allowing higher densities than the underlying zoning districts permit.
 - (6) RO-6- Riverside Waterfront District- The intent of this district is to accentuate Riverside’s maritime character while allowing greater mix of uses and waterfront related businesses than the underlying zoning districts permit.
- C. If a parcel is located in more than one Riverside Overlay district, the applicant shall be entitled to apply the Building Use and Downtown Incentive Bonus district provisions for the more permissive district to the entire parcel. However, the Development Standards including Build-to-Line and Build-to-Zone, Building Height, Frontage Type and Occupancy, and Sustainability standards, as well as Sign Standards for each district shall apply to the portions of the site located in each district. (See Section 330-410 B,C, G.)
- D. In the RO-1, RO-2, and RO-3 districts, building form, frontage and design criteria promote high quality streetscape and a pedestrian-friendly environment, quality public and civic areas, and vertically and horizontally integrated residential and non-residential uses, with an interconnected network of streets, wide sidewalks, orderly street tree plantings, and buildings set close to the sidewalks. The procedures for these districts are contained in Section 330-413.
- E. A Zoning Standards Map is hereby established and incorporated into this Article for all zoning districts within the ROD. The Development Standards, Street Standards, and Civic Space Requirements and Standards in Sections 330-408, 330-409, and 330-410 are keyed to the Zoning Standards Map to show how these standards apply in different portions of each district.
- F. The Zoning Standards Map, because of its level of detail,

is available on both one large sheet and in a series of tiled maps, along with a legend and key map.

- G. The Zoning Standards Map designates a series of Zoning Standards Elements to regulate the building forms most appropriate for each Overlay District, street, block and lot. This map regulates Street Types, Terminating Vistas, Significant Corners and Required Frontage Types.

(1) **Street Types**

The Riverside Overlay District permits three Street Types, which regulate allowable Frontage Types and the number and location of Curb Cuts permitted to be constructed along those streets:

- (a) A Street
- (b) B Street
- (c) C Street- (to be designated if necessary for a new site plan approval)

See Section 330-410 for the Frontage Types permitted to face these Street Types, See Section 330-408 for the Traveled Way and Curb Cut Types permitted to intersect with these Street Types.

(2) **Terminating Vistas**

The Zoning Standards Map designates locations where Terminating Vistas are required. Where a new street is created not shown on Zoning Standards Map, a building at a termination of newly created axis of that street shall become a new Terminating Vista. See Section 330-410.F.

(3) **Significant Corners**

The Zoning Standards Map designates locations where Significant Corners are required as defined in Section 330-410.E.

(4) **Required Frontage Types**

The Zoning Standards Map designates certain locations where Storefront Frontage Types are required according to the standards established in Section 330-410.C. Certain limitations on permitted residential uses also apply to these designated Storefront Frontage locations, as provided in Section 330-410. A.

FIGURE 407-1 RIVERSIDE OVERLAY DISTRICT MAP

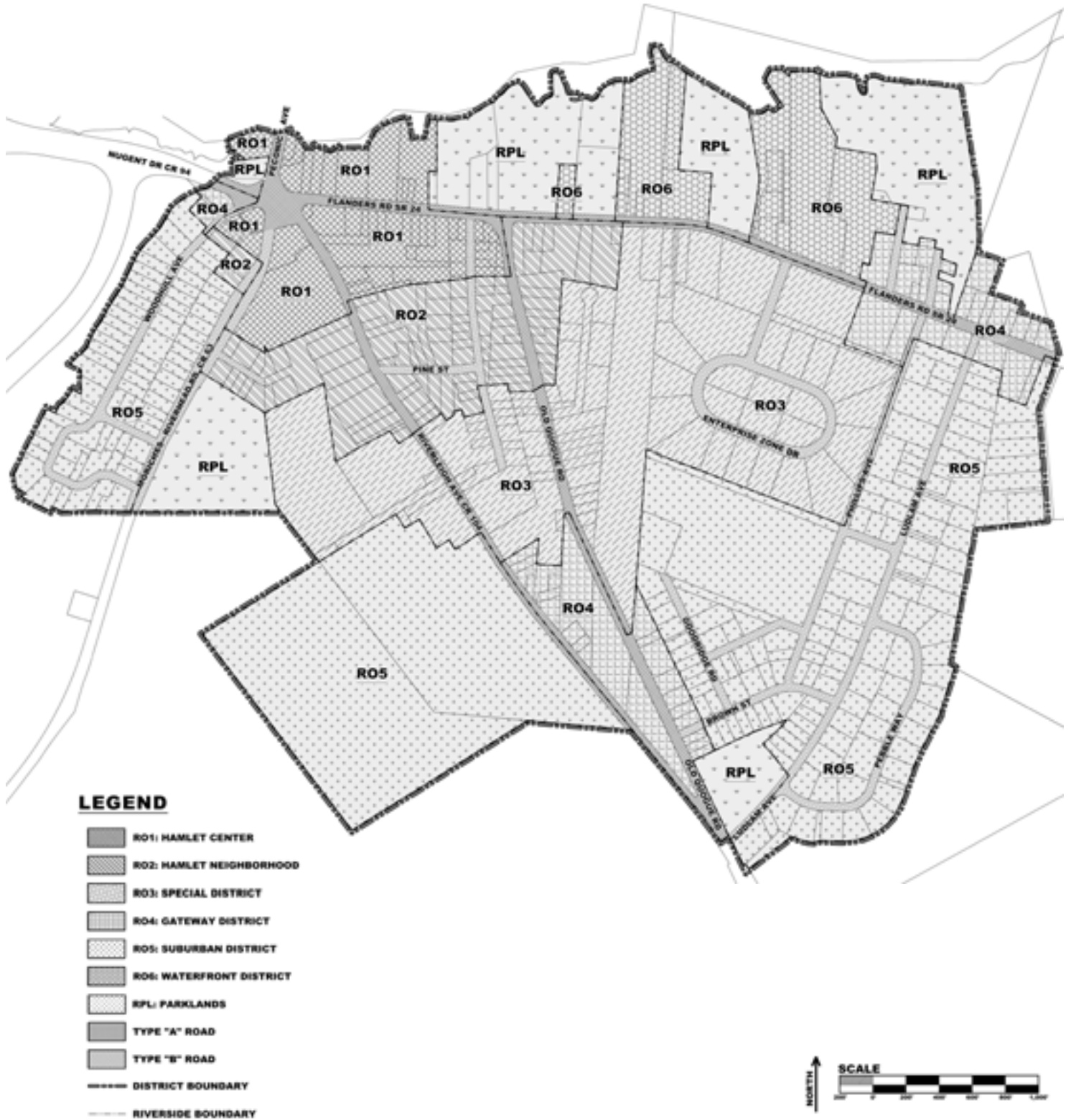


FIGURE 407-1-A RIVERSIDE OVERLAY DISTRICT MAP (COLOR)

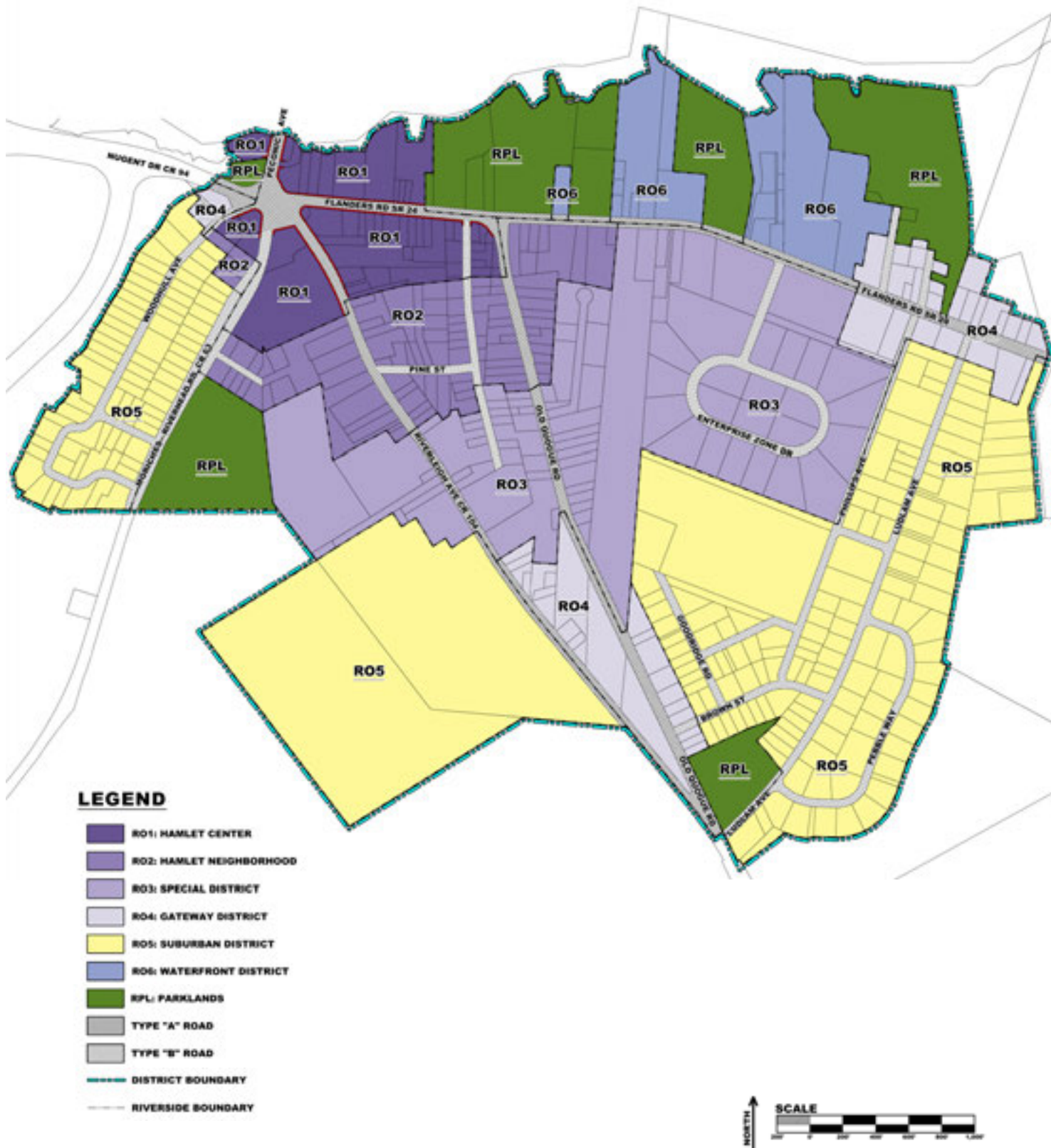


FIGURE 407-2 ZONING STANDARDS MAP

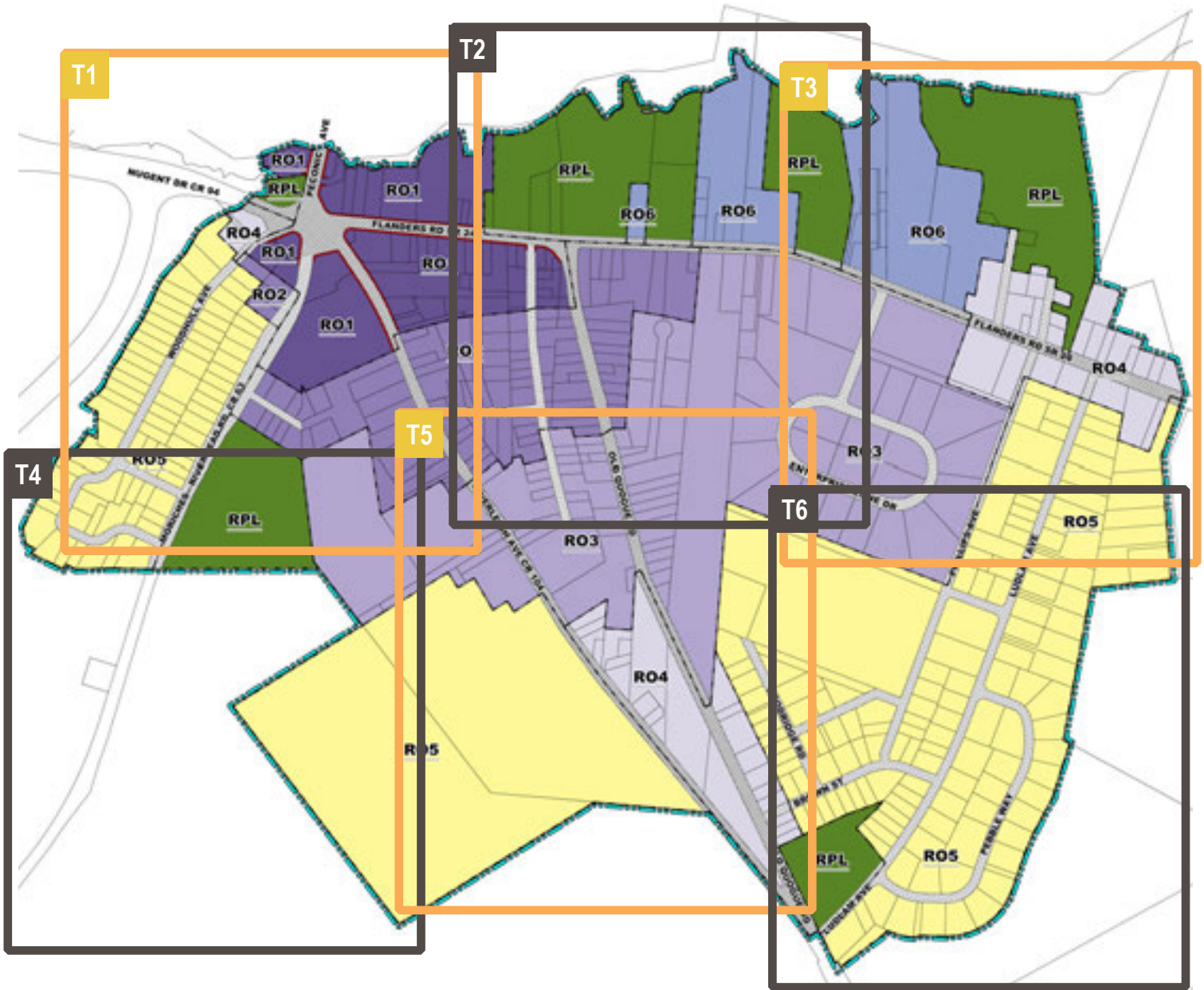



















FIGURE 407-2A ZONING STANDARDS MAP LEGEND

-  RIVERSIDE OVERLAY DISTRICT BOUNDARY
-  RO-1 RIVERSIDE HAMLET CENTER
-  RO-2 RIVERSIDE HAMLET NEIGHBORHOOD
-  RO-3 RIVERSIDE SPECIAL DISTRICT
-  RO-4 RIVERSIDE GATEWAY DISTRICT
-  RO-5 RIVERSIDE SUBURBAN DISTRICT
-  RO-6 RIVERSIDE WATERFRONT DISTRICT
-  RPL RIVERSIDE PARKLAND
-  DISTRICT BOUNDARY
-  PROPERTY LINE
-  BLOCK NUMBER
-  BLOCK DIVISION LINES

ZONING STANDARDS REQUIREMENTS

-  RIVERSIDE PROMENADE
-  STOREFRONT REQUIRED 
-  SIGNIFICANT CORNER
-  TERMINATING VISTA

STREET TYPES



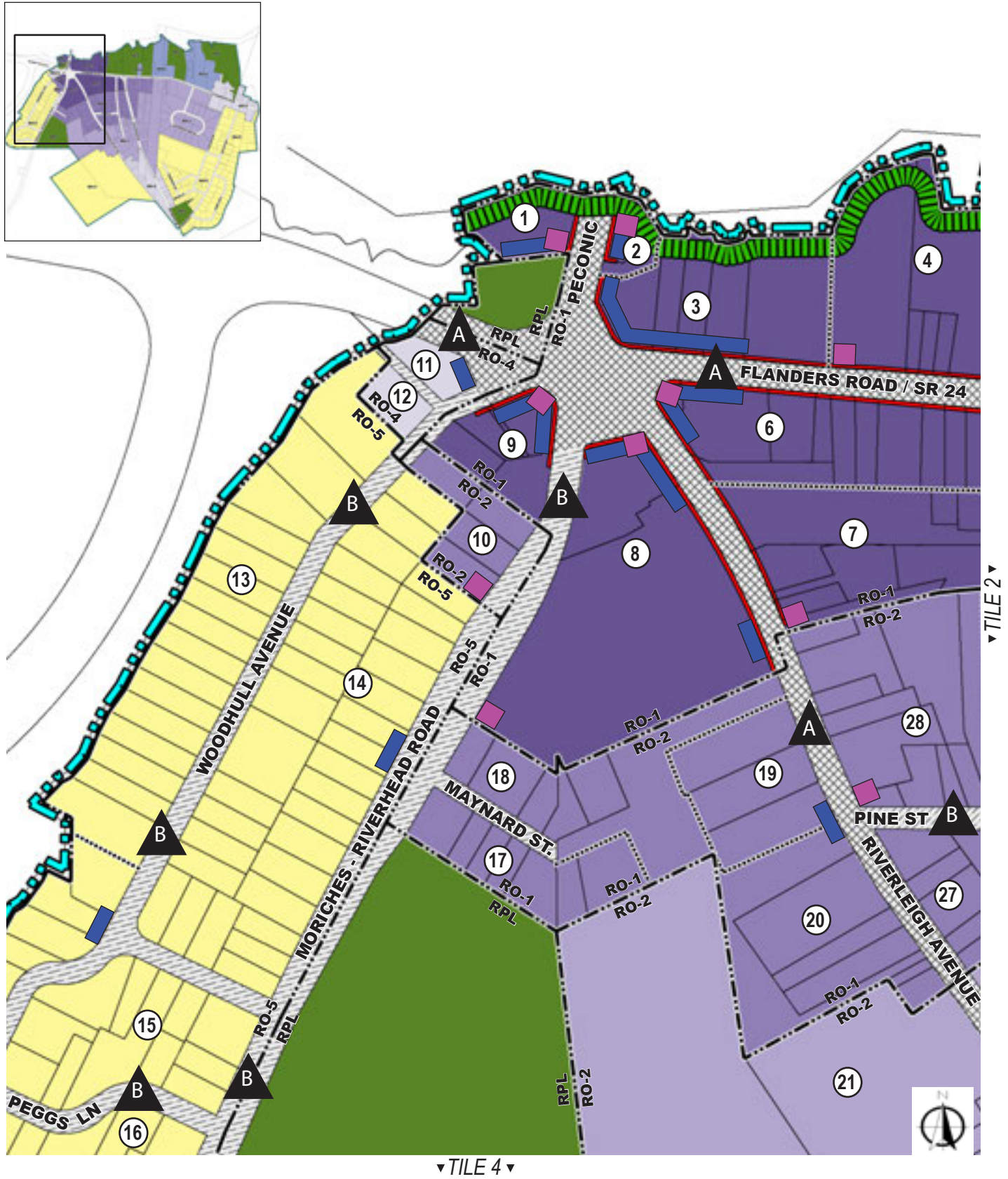
-  Street A
-  Street B

FIGURE 407-2B ZONING STANDARDS MAP TILE 1 T1



▼TILE 4▼

▼TILE 2▼

FIGURE 407-2C ZONING STANDARDS MAP TILE 2

T2

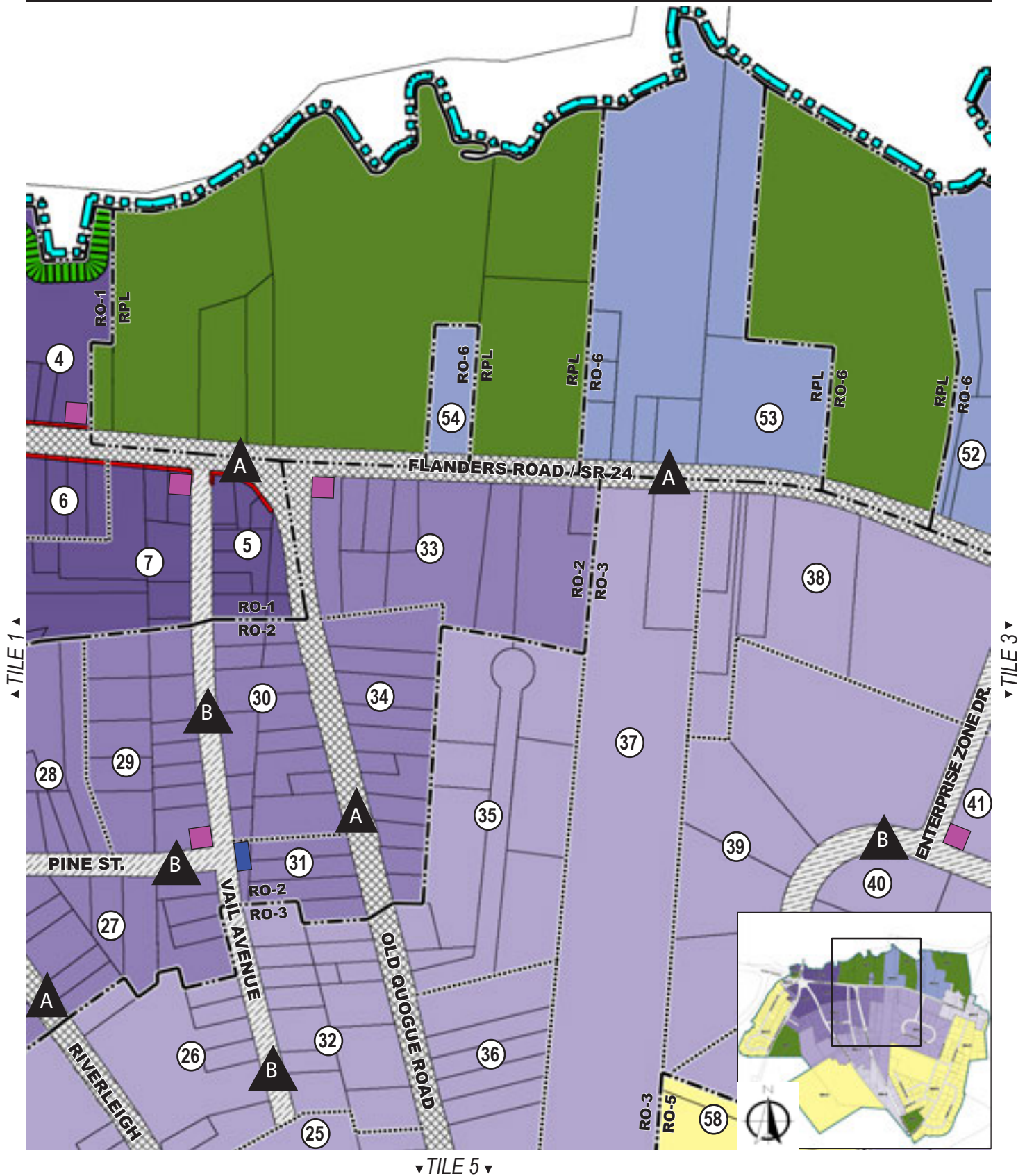
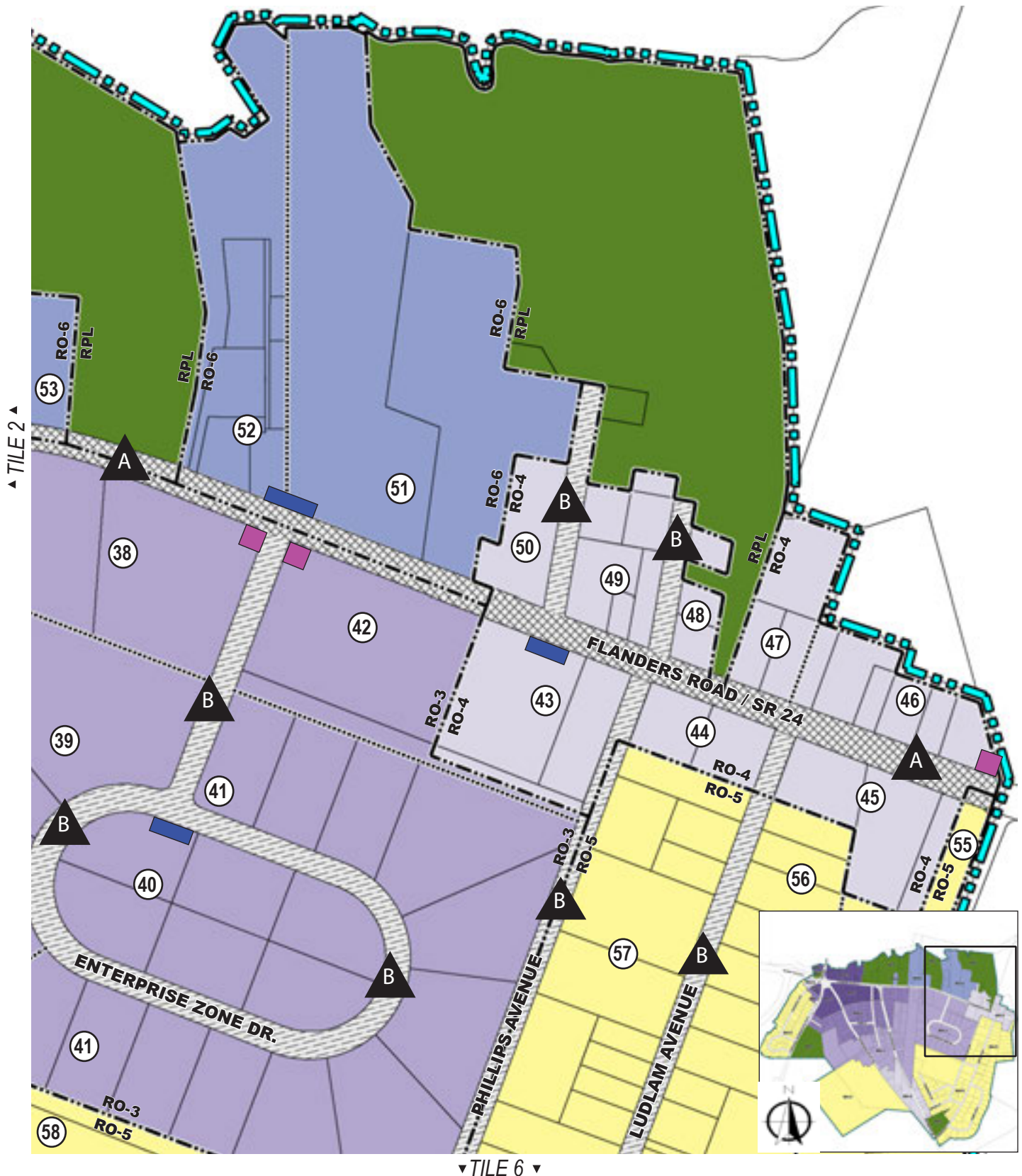


FIGURE 407-2D ZONING STANDARDS MAP TILE 3

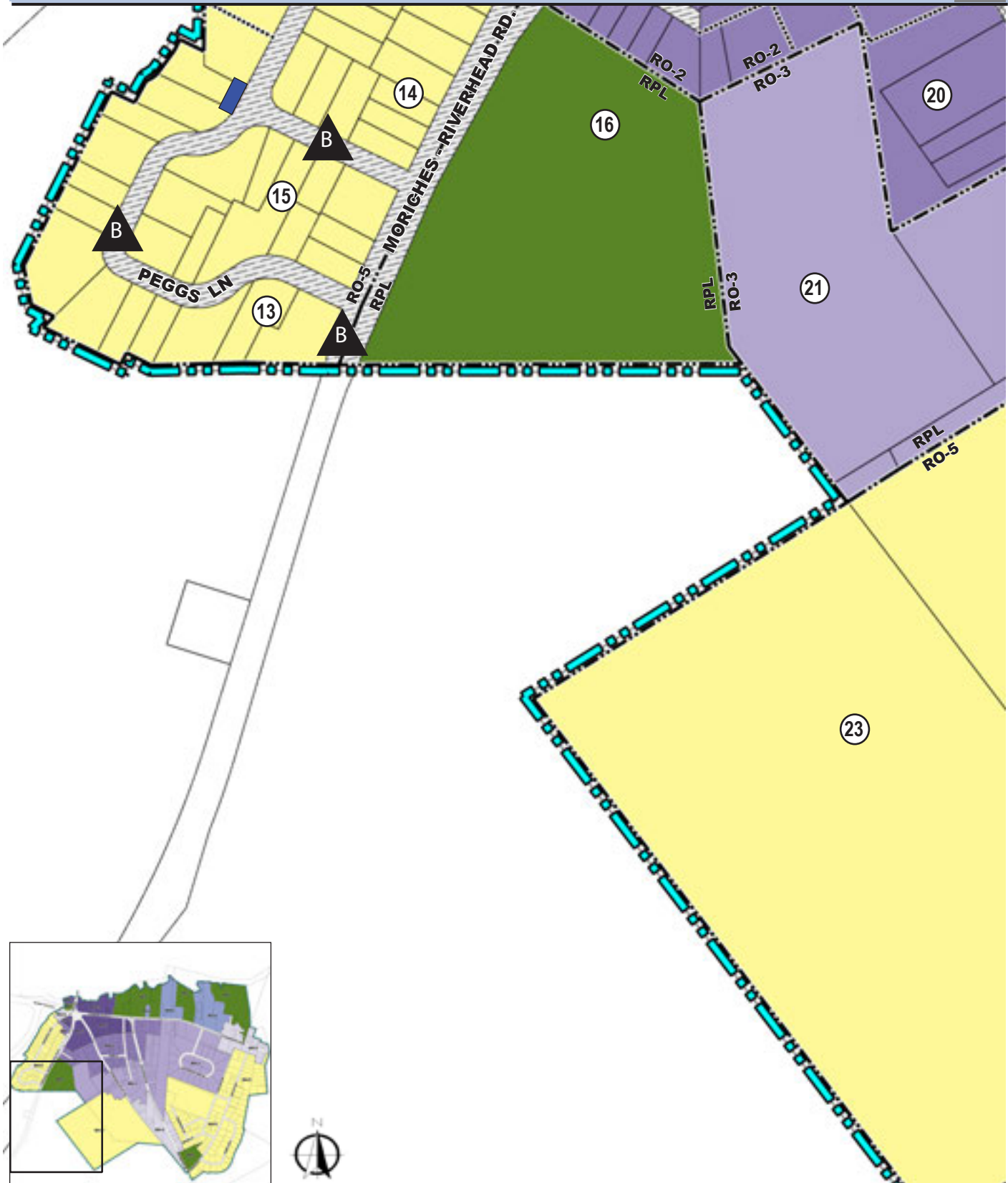
T3



▲TILE 1 ▲

FIGURE 407-2E ZONING STANDARDS MAP TILE 4

T4



▼TILE 5 ▼

FIGURE 407-2F ZONING STANDARDS MAP TILE 5

T5

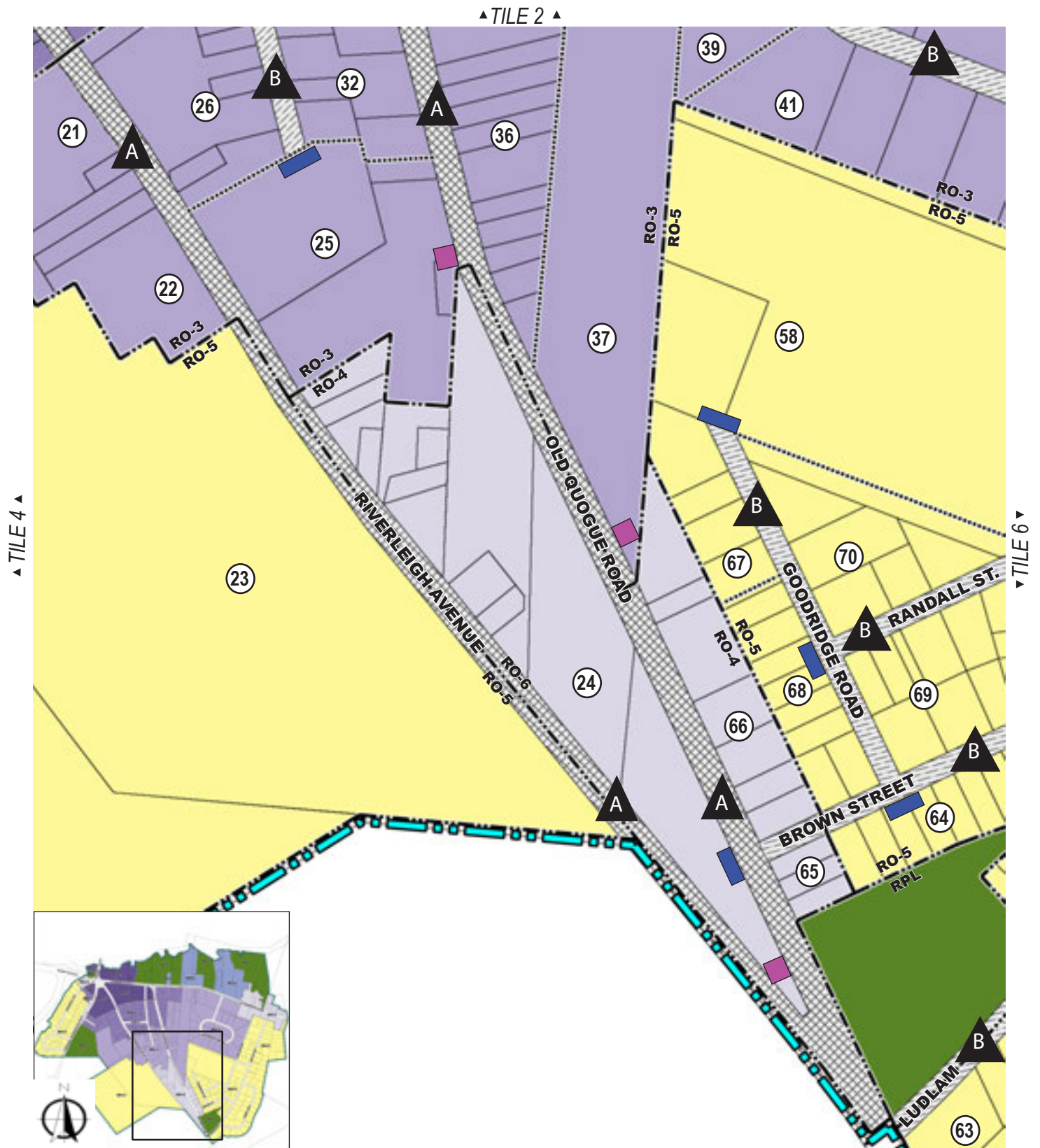


FIGURE 407-2G ZONING STANDARDS MAP TILE 6

T6

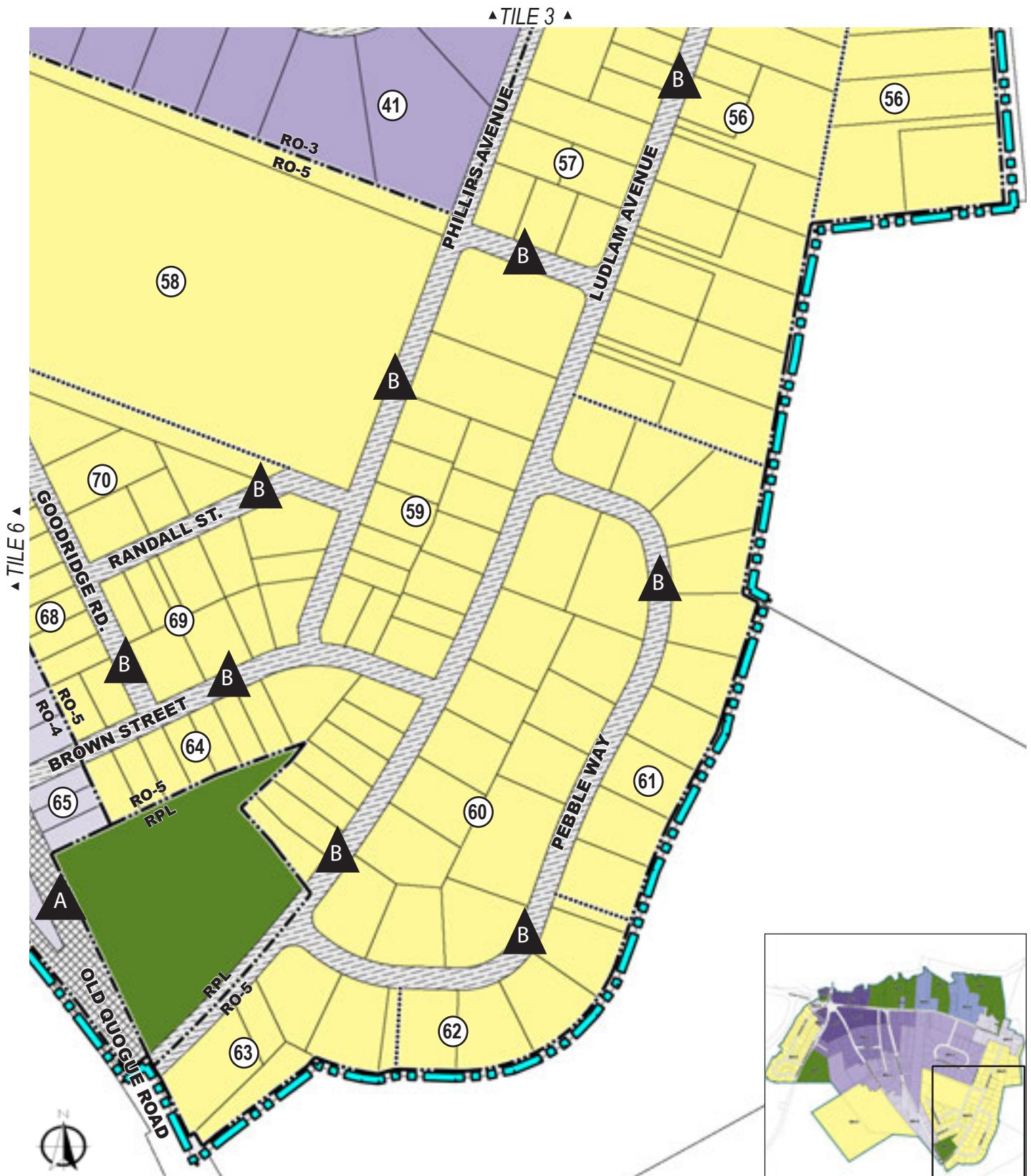


FIGURE 408-5 TABLE OF PERMITTED STREET TYPES

STREET ID	STREET TYPE	RO-1	RO-2	RO-3	RO-4	RO-5	RO-6	ROW	LANES	BIKE LANE	PARKING
AV-1	Avenue*	X	X	X	X	X	X	68'	3	SHARED	2S
AV-2	Avenue	P	P	P	X	P	P	62'	2	YES	X
AV-3	Avenue	P	P	P	X	P	P		2	YES	2S
ST-1	Street	P	P	P	P	P	P	52'	2	NO	2S
ST-2	Street										
ST-3	Street										
ST-4	Street										
LN-1	Lane	P	P	P	P	P	P	40'	1	SHARED	1S
LN-2	Lane										
LN-3	Lane	P	P	P	P	X	P	30'	2	SHARED	X
LN-4	Lane										
MW-1	Mews	P	P	P	P	P	P	24'	SHARED	SHARED	X
MW-2	Mews										
W-1	Walkway										
W-2	Walkway										
W-3	Walkway										

1S Parking on one side
 2S Parking on two sides
 M Landscape Median

* permitted only as existing street
 lanes= traffic lane

FIGURE 408-A - AV-1: AVENUE

AVENUE WITH TWO WAY TRAVEL, CENTER TURN LANE & PARKING ON BOTH SIDES

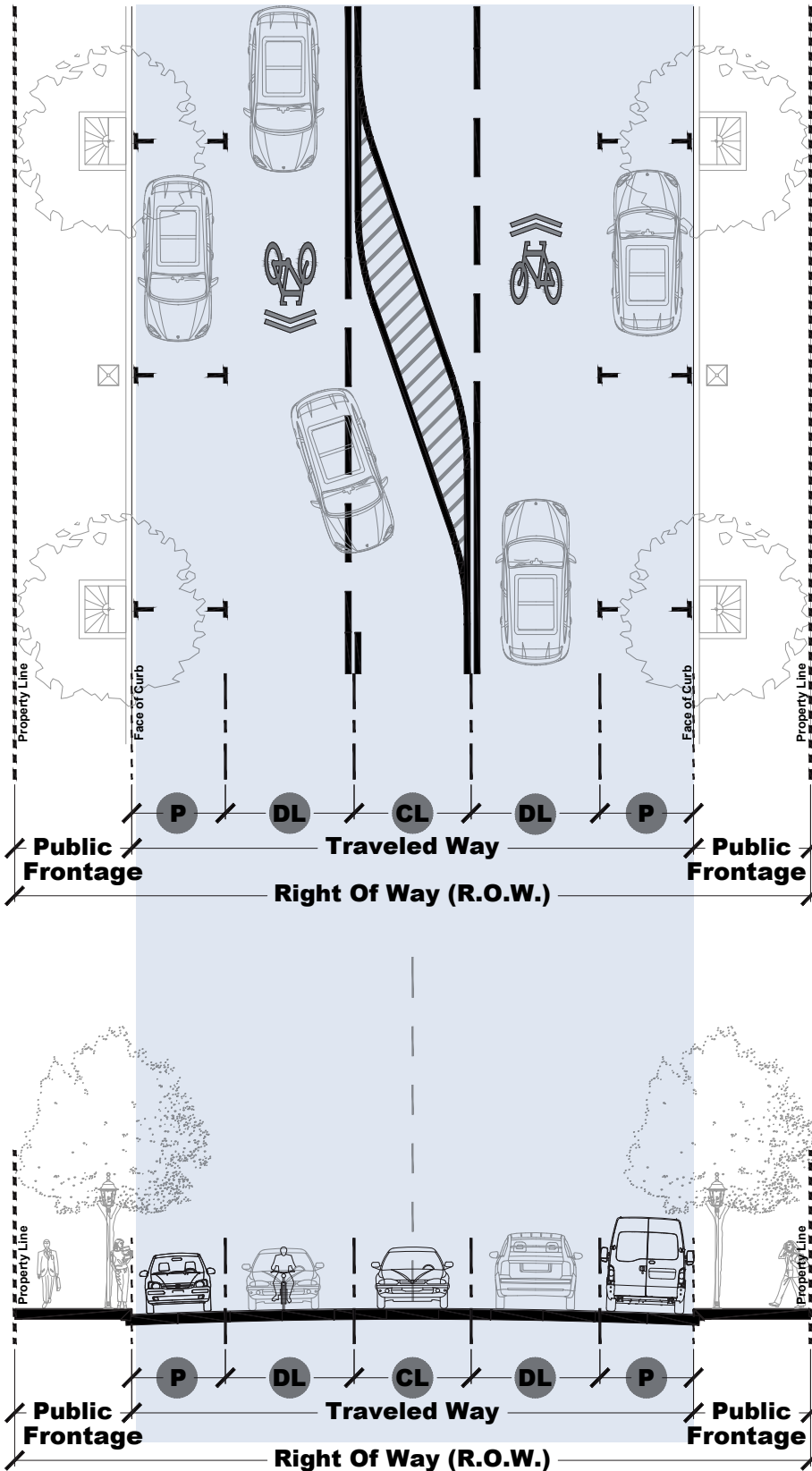


FIGURE 408-A - AV-2: AVENUE

AVENUE WITH TWO WAY TRAVEL AND BIKE LANE IN SHOULDER OF BOTH SIDES

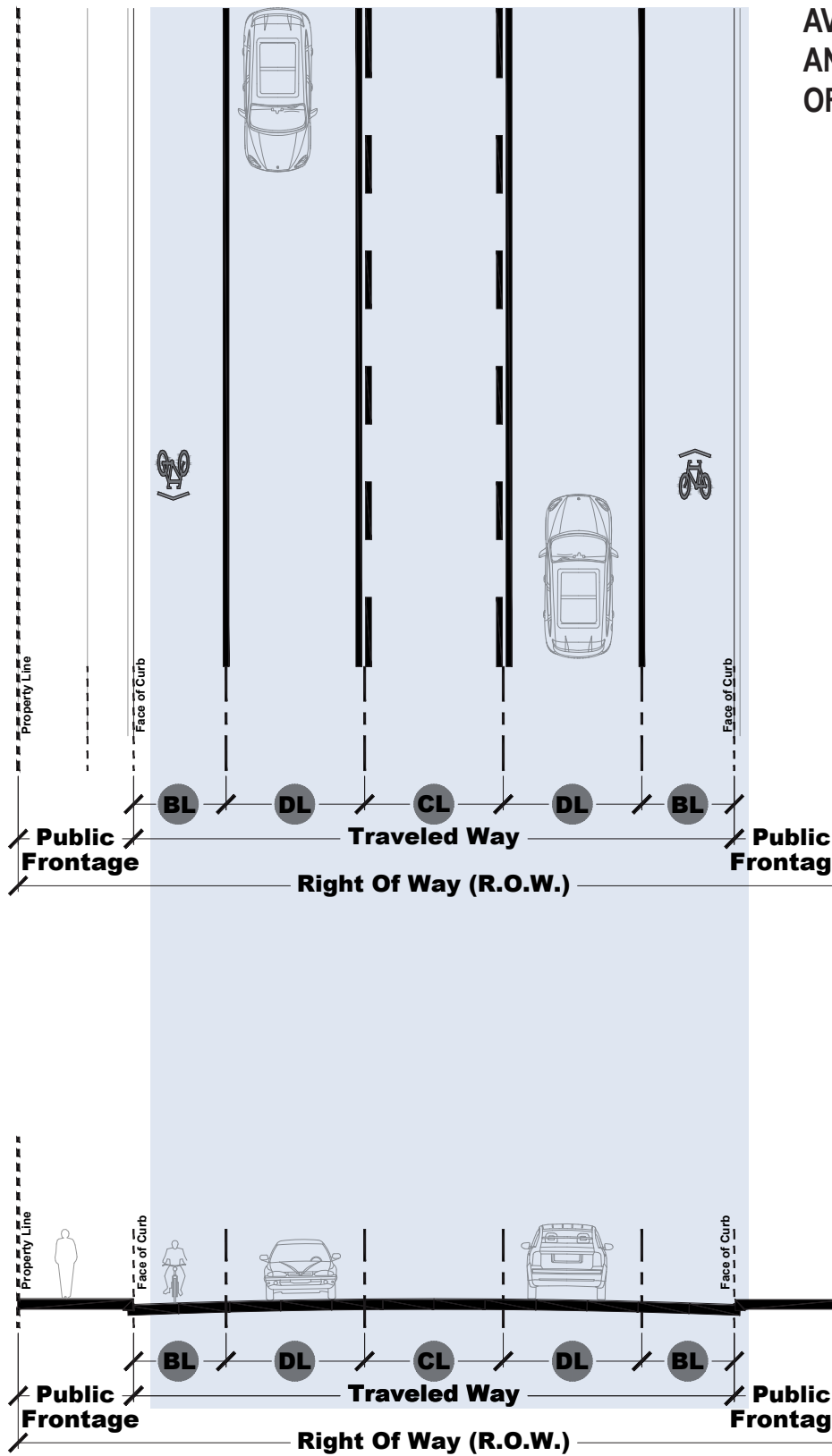
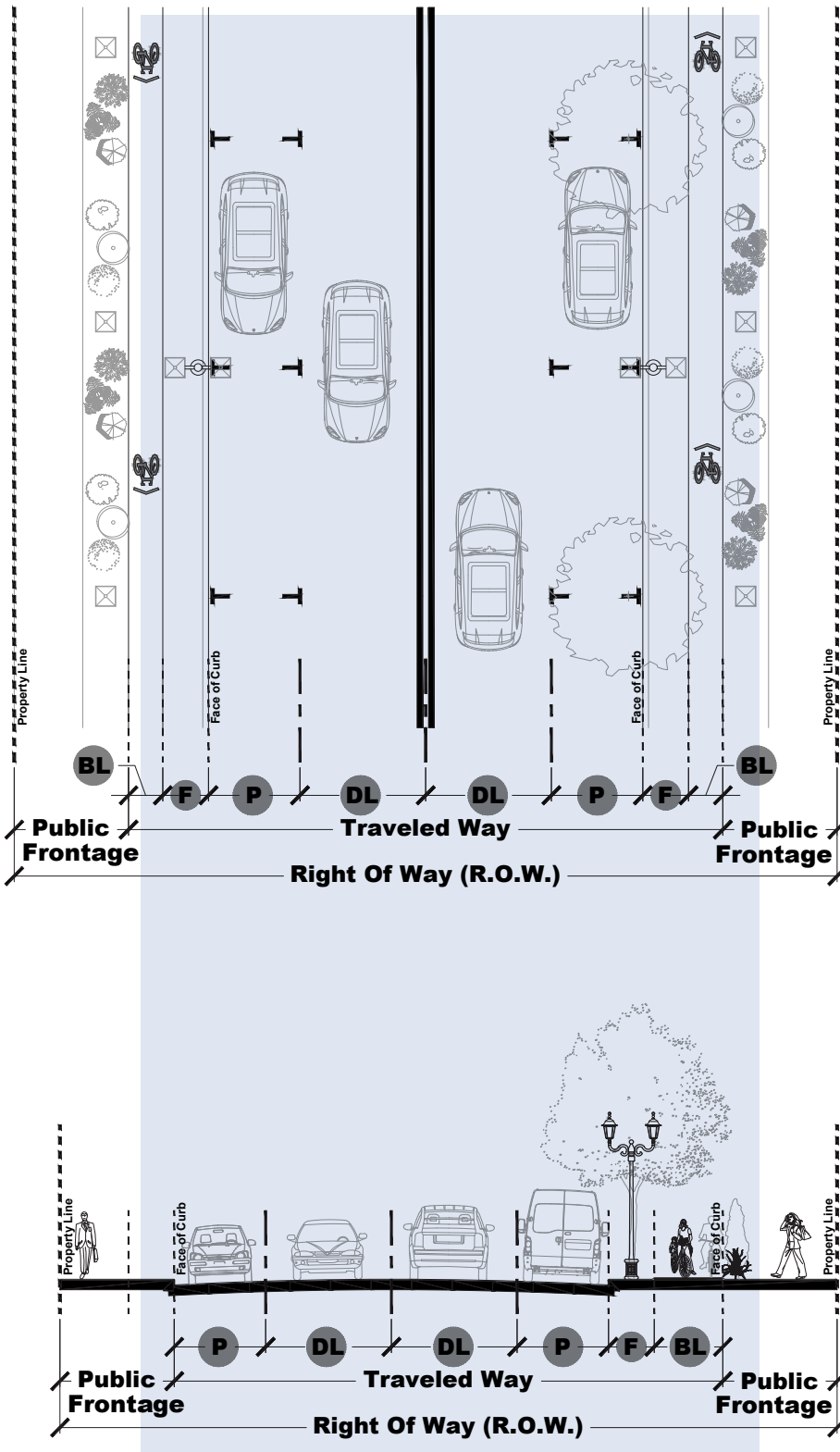


FIGURE 408-A -AV-3: AVENUE

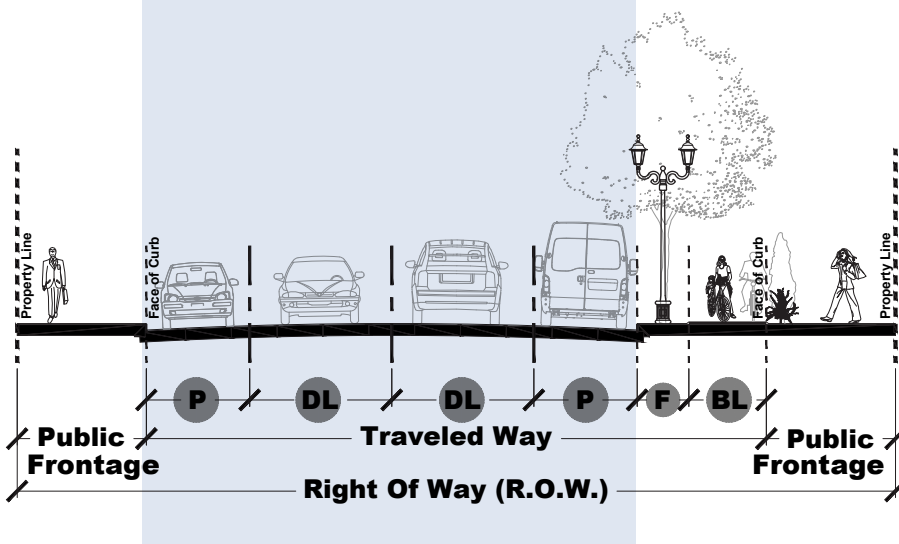
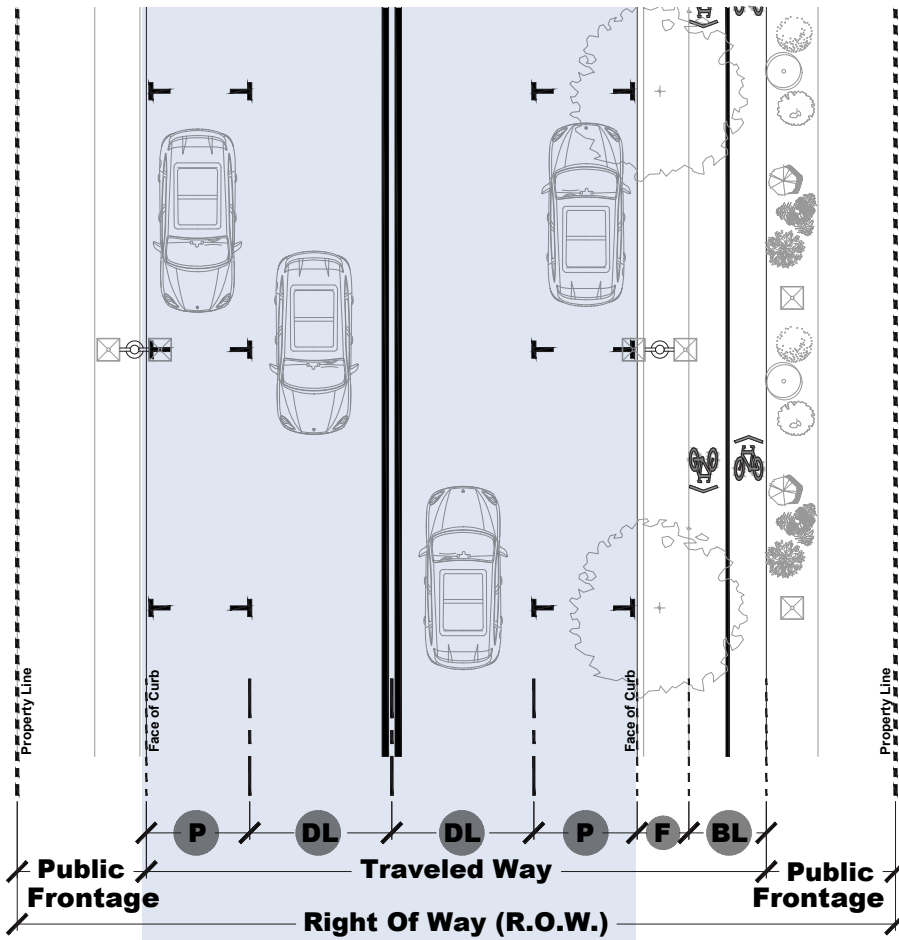
AVENUE WITH TWO WAY TRAVEL, PARKING AND BIKE LANES ON BOTH SIDE.



Two Way Travel W/Bike Lane & Parallel Parking Both Sides

FIGURE 408-A -AV-4: AVENUE

AVENUE WITH TWO WAY TRAVEL, PARKING ON BOTH SIDES, AND BIKE LANES ON ONE SIDE.



Two Way Travel W/Bike Lane & Parallel Parking Both Sides

FIGURE 408-A -ST-1: STREET

STREET WITH TWO WAY TRAVEL AND BIKE LANE IN SHOULDER OF BOTH SIDES

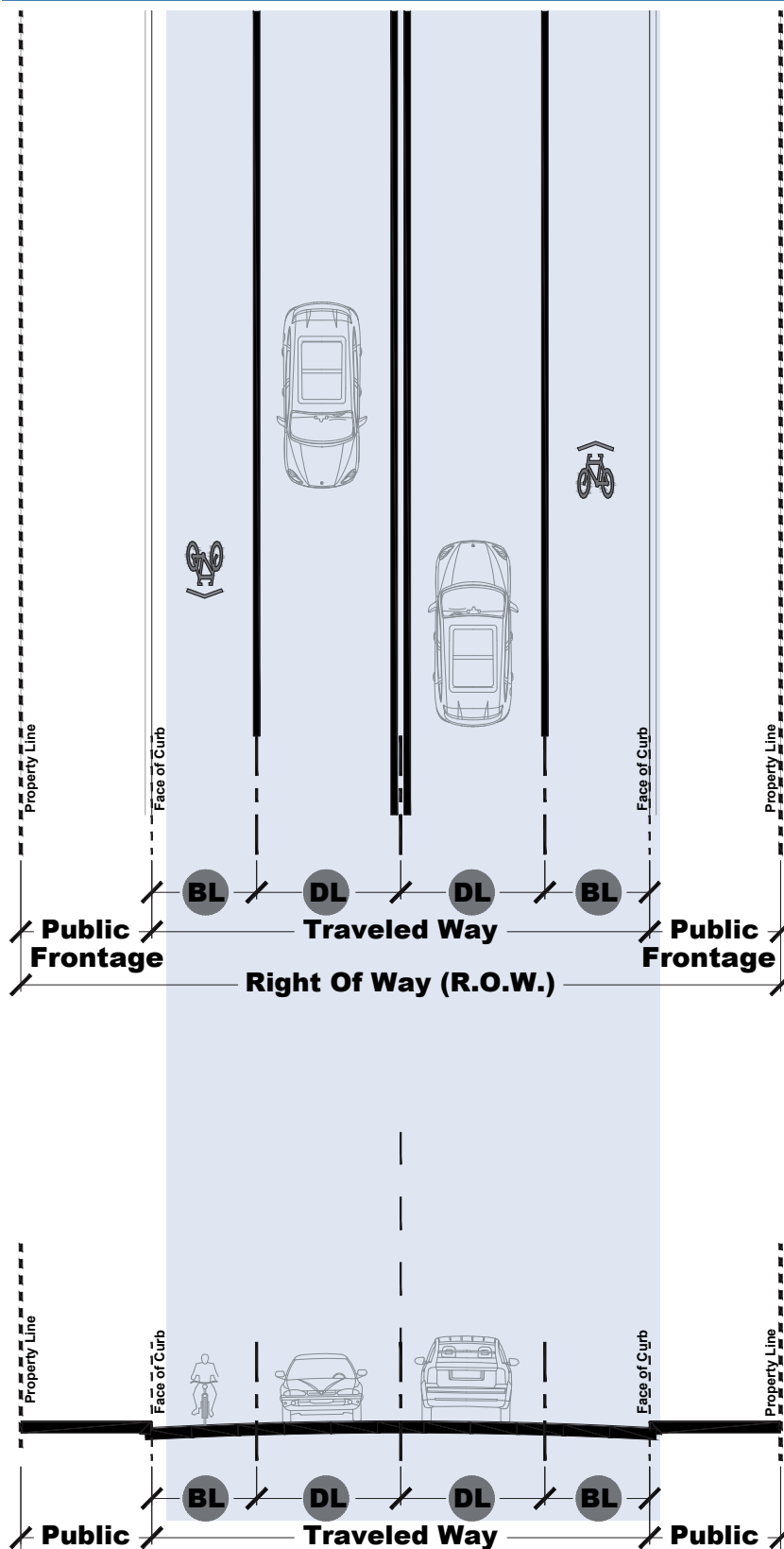


FIGURE 408-A-ST-2: STREET

STREET WITH ONE WAY TRAVEL AND ANGLED PARKING ON ONE SIDE

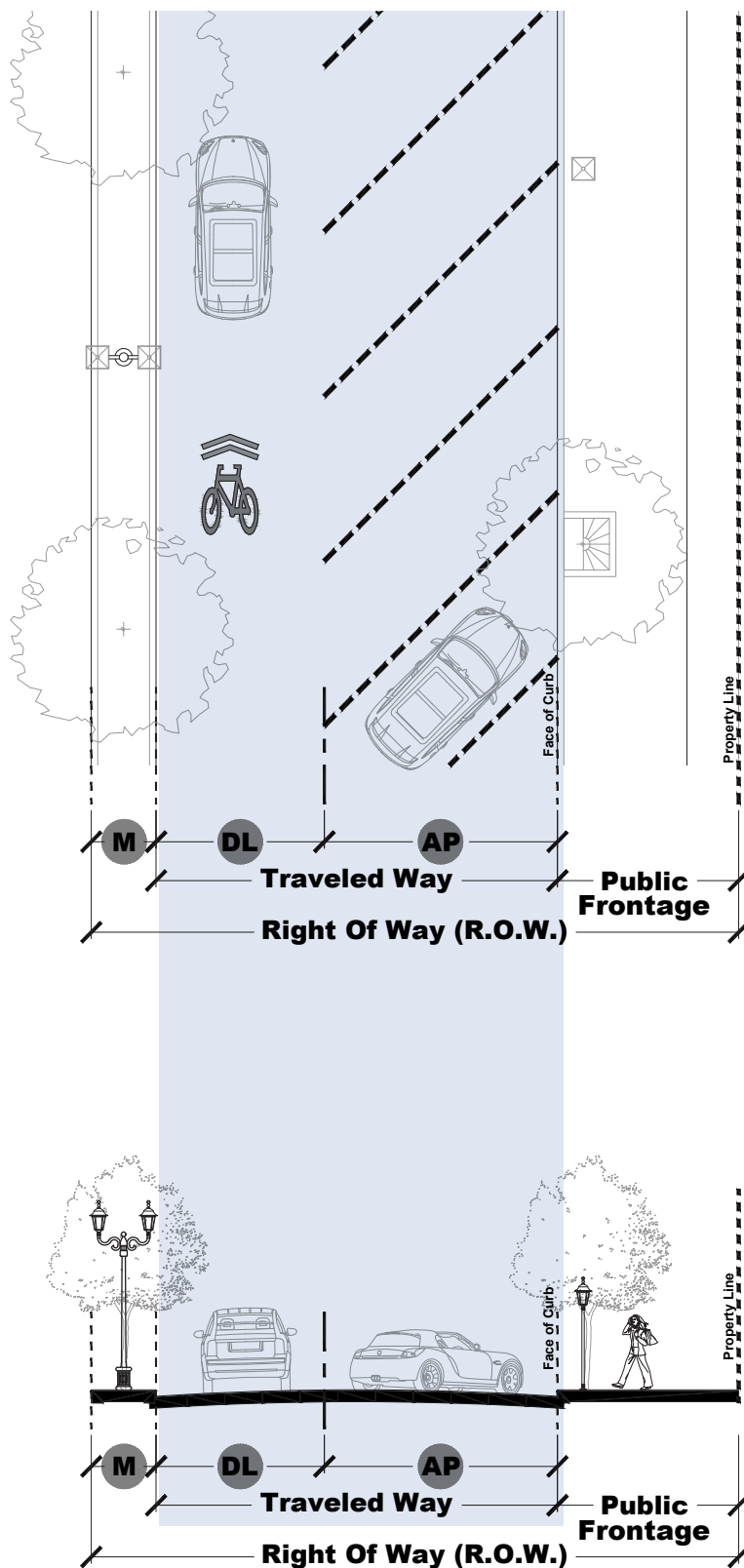


FIGURE 408-6 STREET B-3: STREET

STREET WITH TWO WAY TRAVEL AND PARALLEL PARKING ON BOTH SIDES

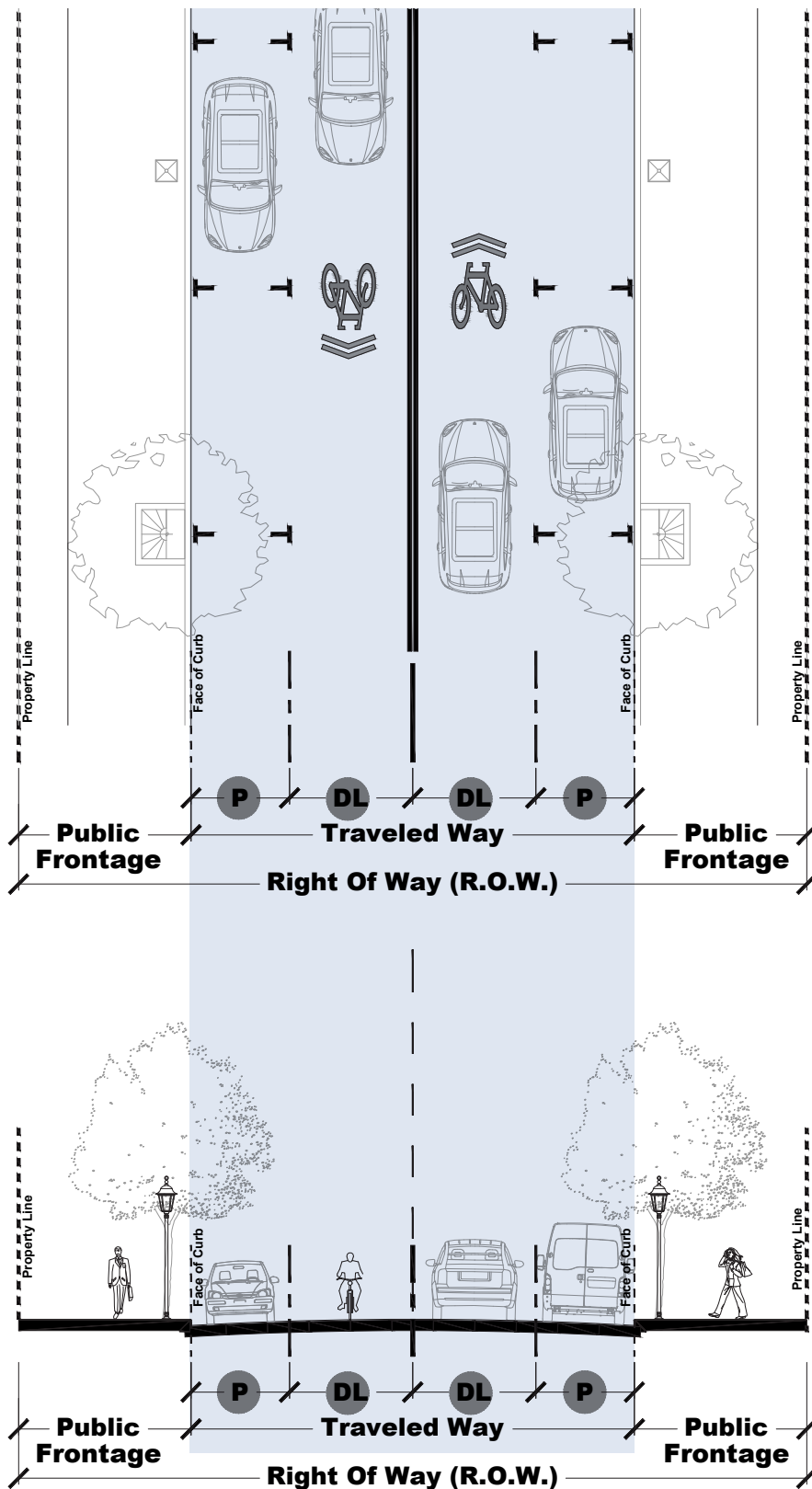


FIGURE 408-A-ST-4: STREET

TWO WAY TRAVEL WITH ANGLED PARKING ON BOTH SIDES

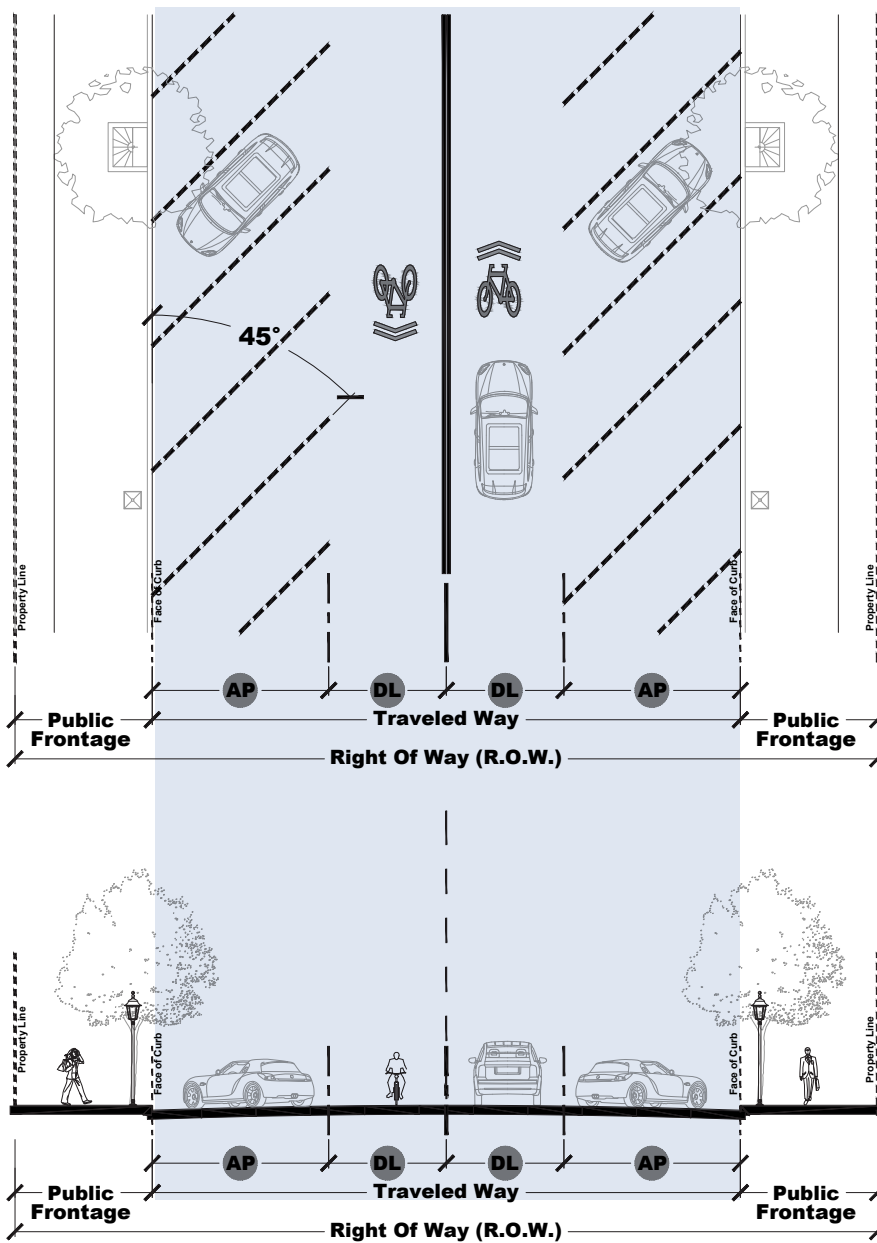


FIGURE 408-A - LN-1: LANE

LANE WITH ONE WAY TRAVEL AND PARALLEL PARKING ON BOTH SIDES

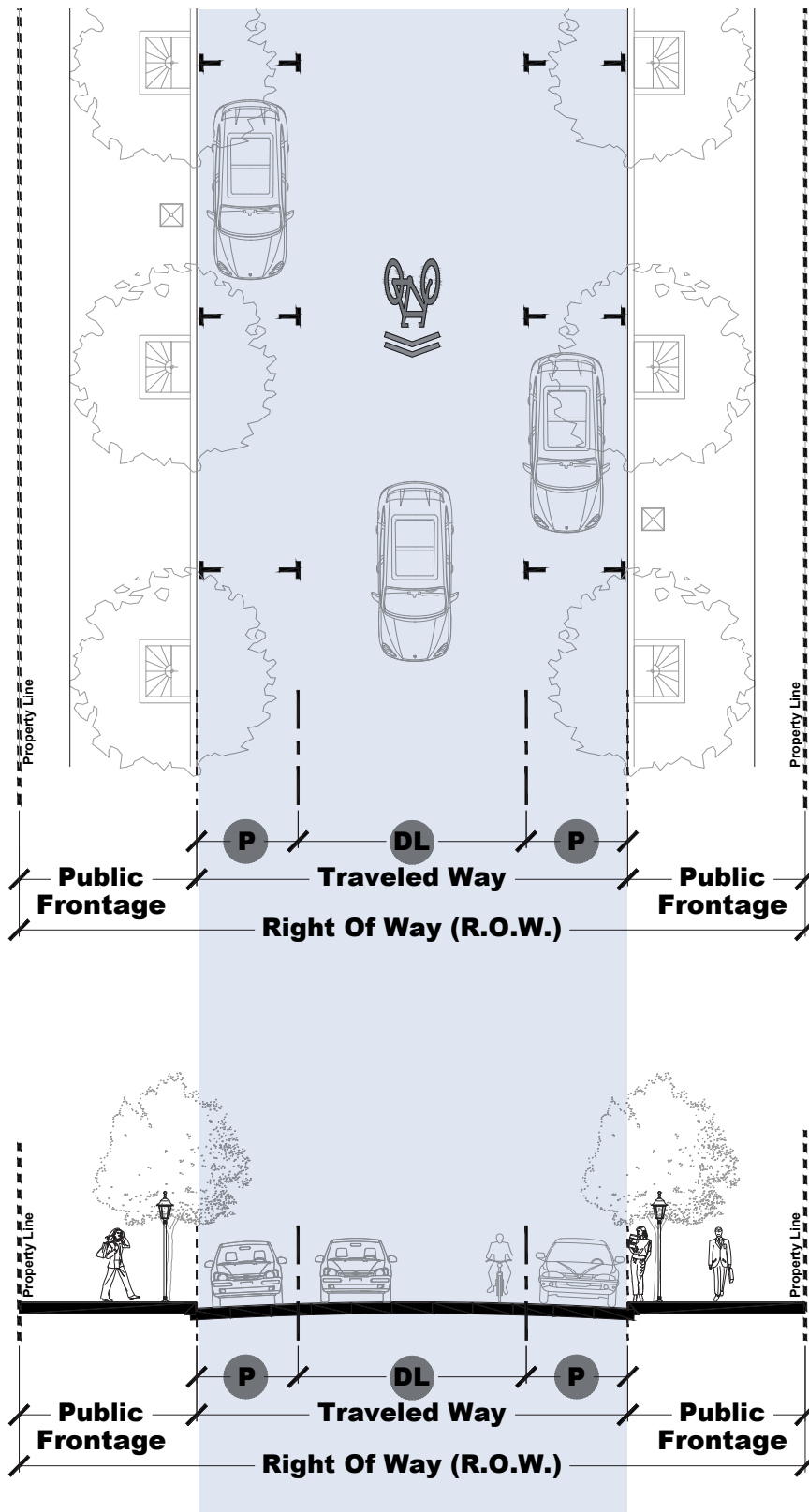


FIGURE 408-A - LN-2: LANE

LANE WITH ONE WAY TRAVEL AND PARALLEL PARKING ON ONE SIDE

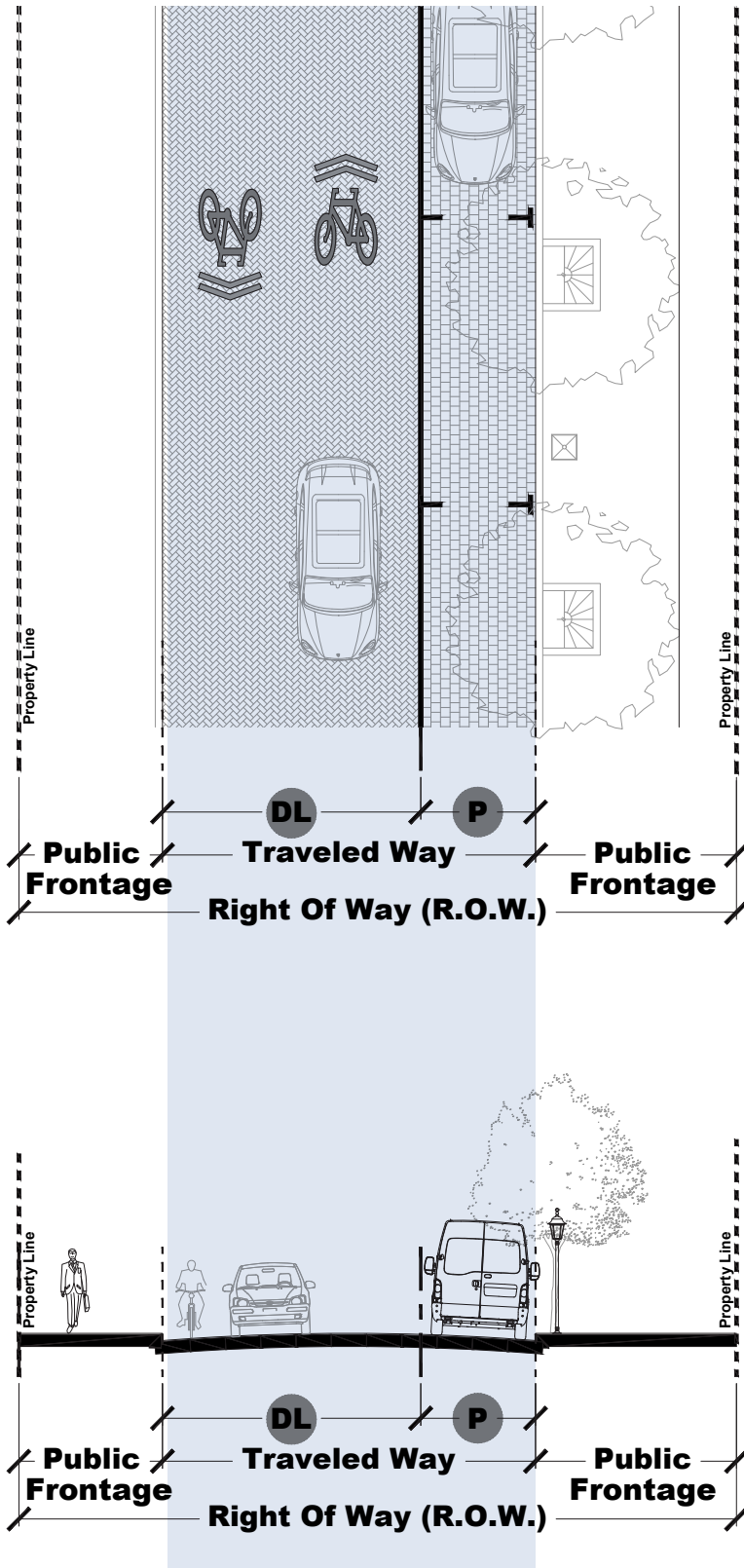


FIGURE 408-A - LN-3: LANE

LANE WITH ONE WAY TRAVEL
AND NO PARKING SOFT CURB

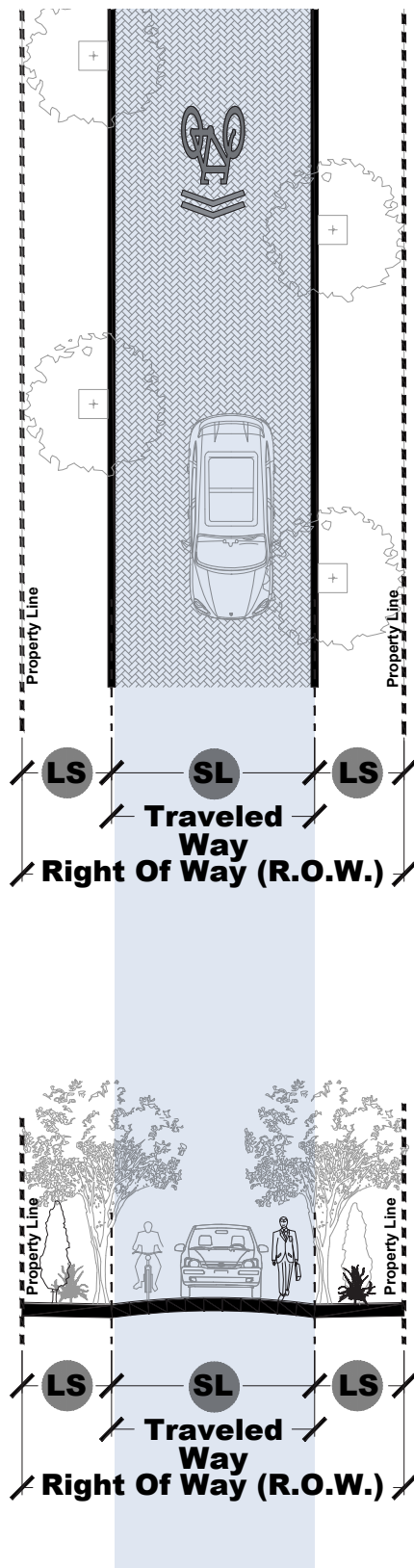


FIGURE 408-A - LN-4: LANE

LANE WITH TWO WAY TRAVEL AND PARKING ON BOTH SIDES

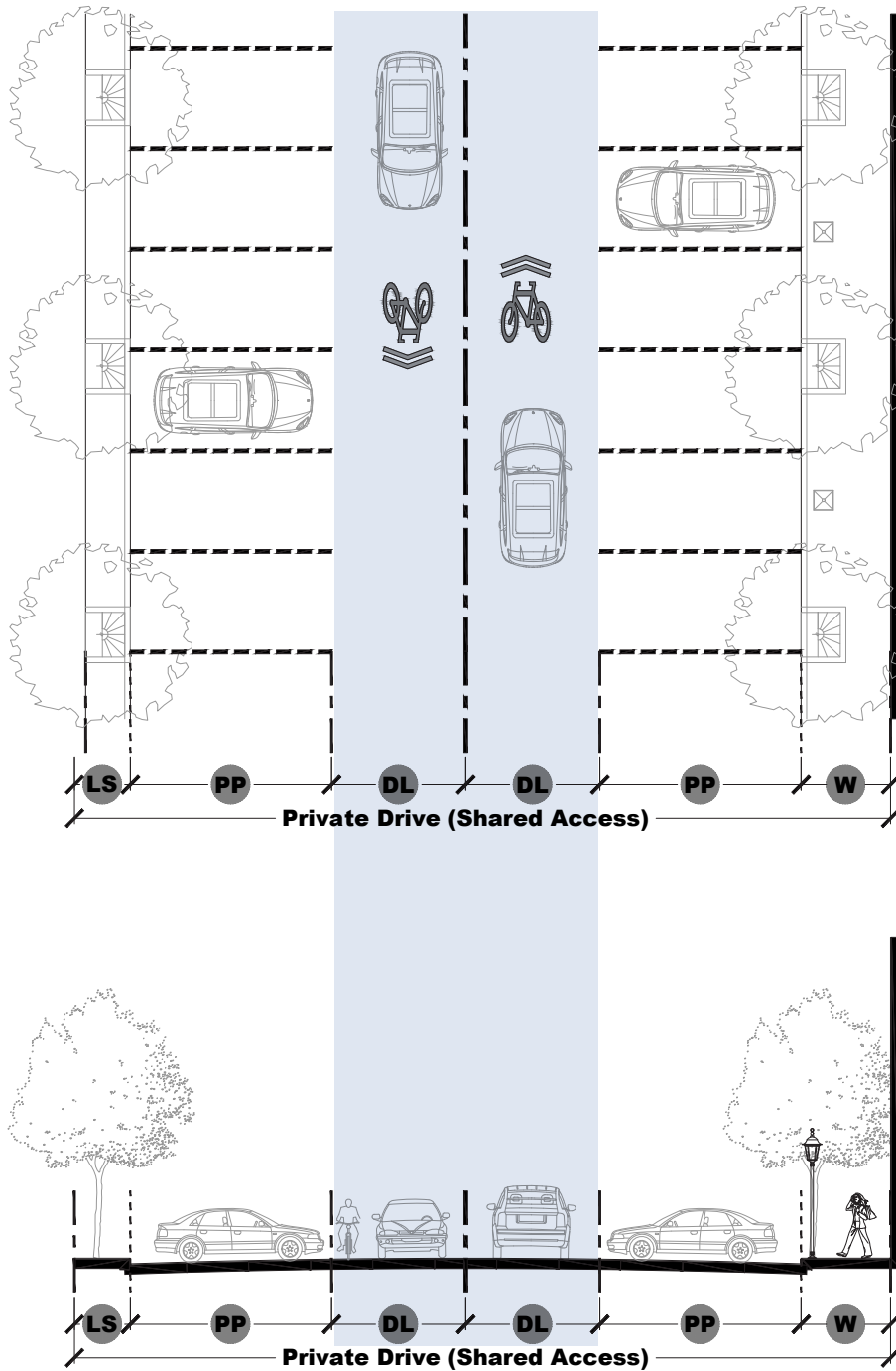
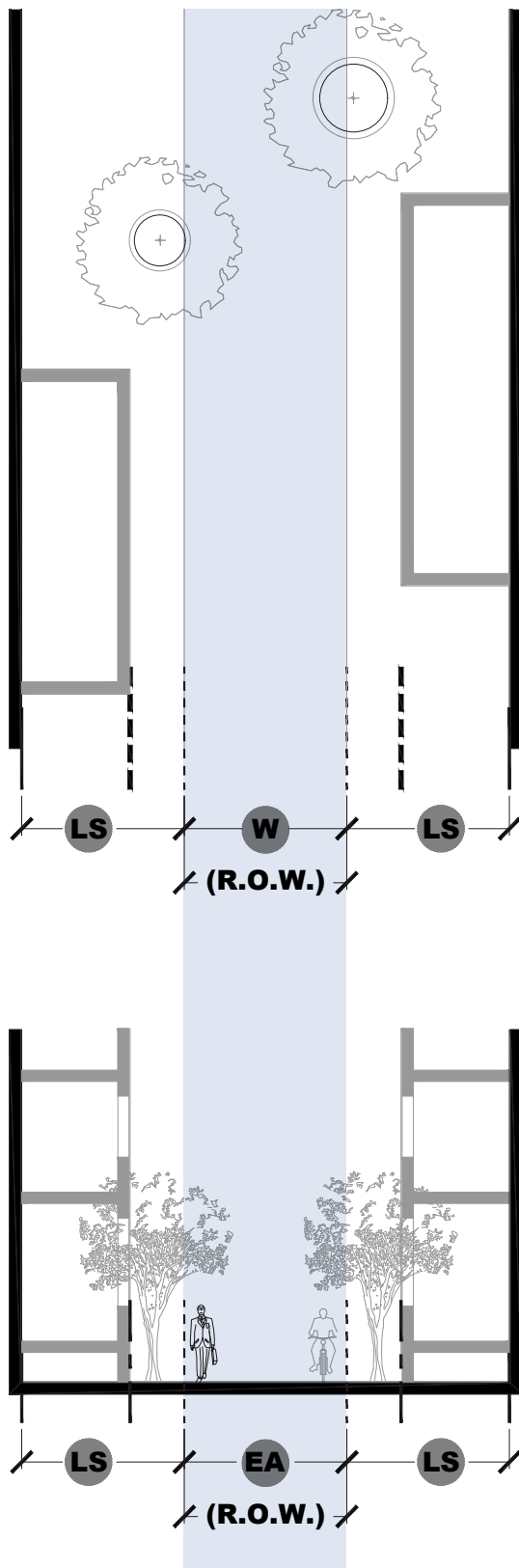
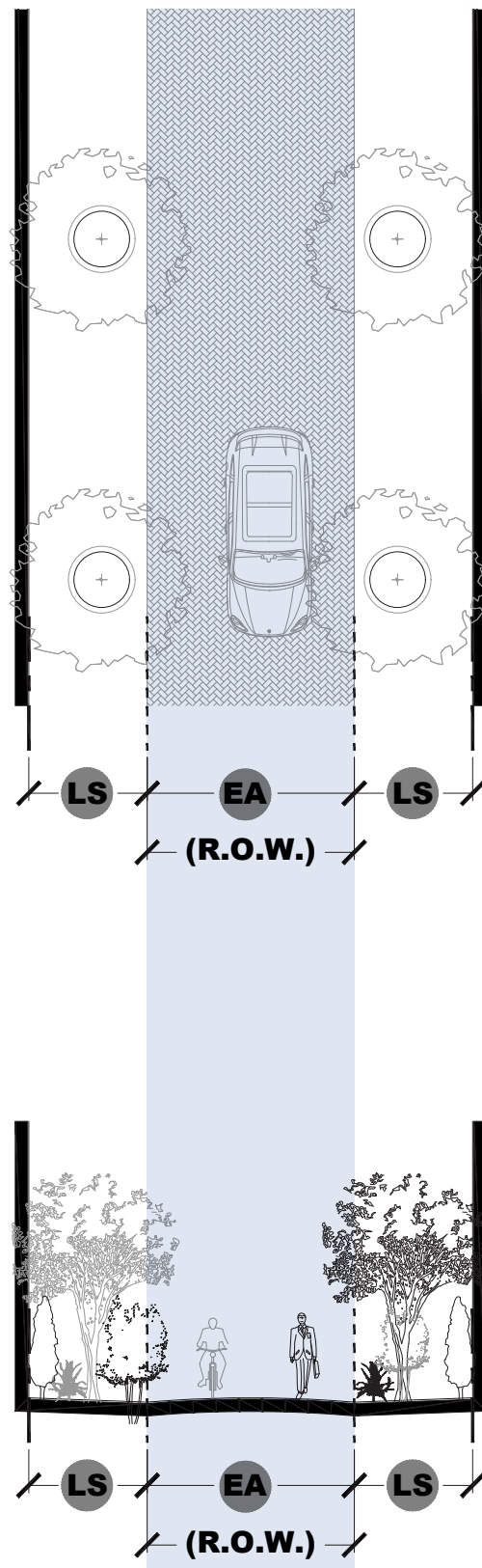


FIGURE 408-A- MW-1: MEWS



MEWS WITH EMERGENCY
AISLE/PEDESTRIAN WAY WITH
ENCROACHMENT

FIGURE 408-A - MW-2: MEWS



MEWS WITH EMERGENCY
AISLE/PEDESTRIAN WAY

FIGURE 408-A - W-1: WALKWAY

WALKWAY WITH PEDESTRIAN ACCESS AT SENSITIVE CONDITIONS

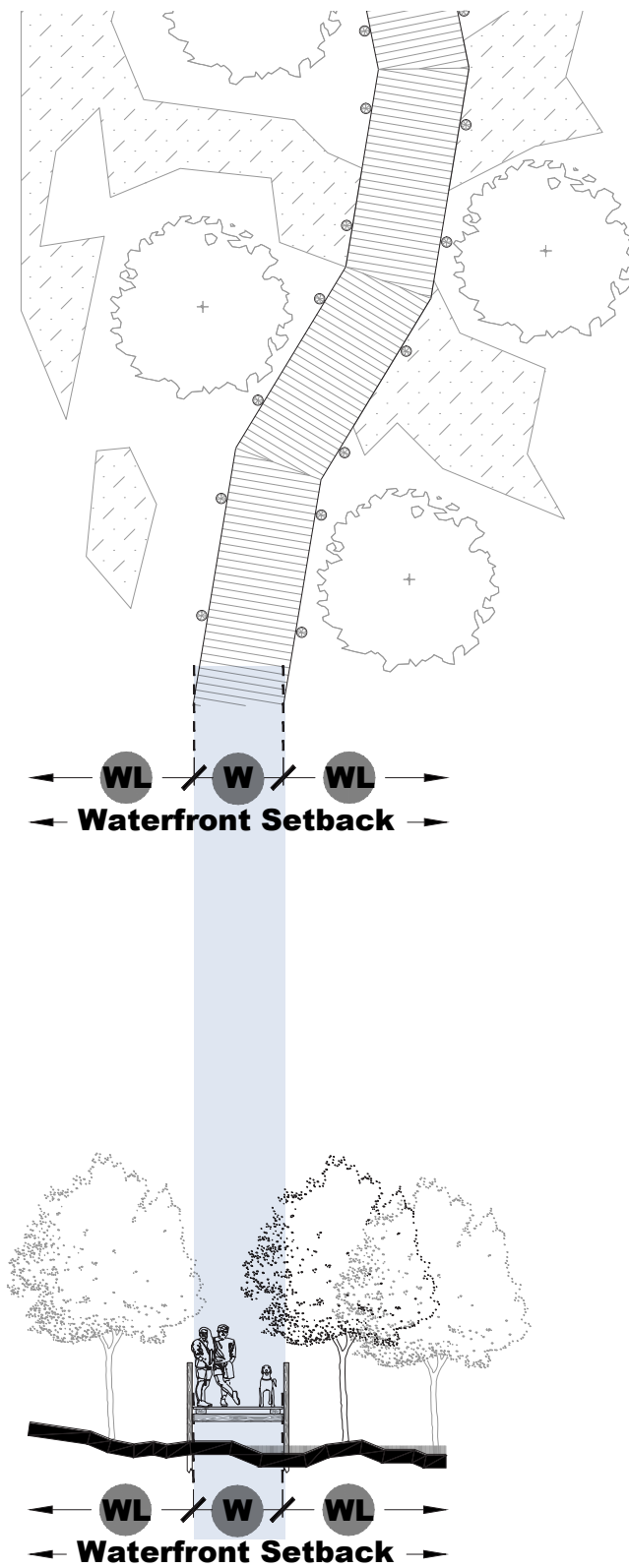
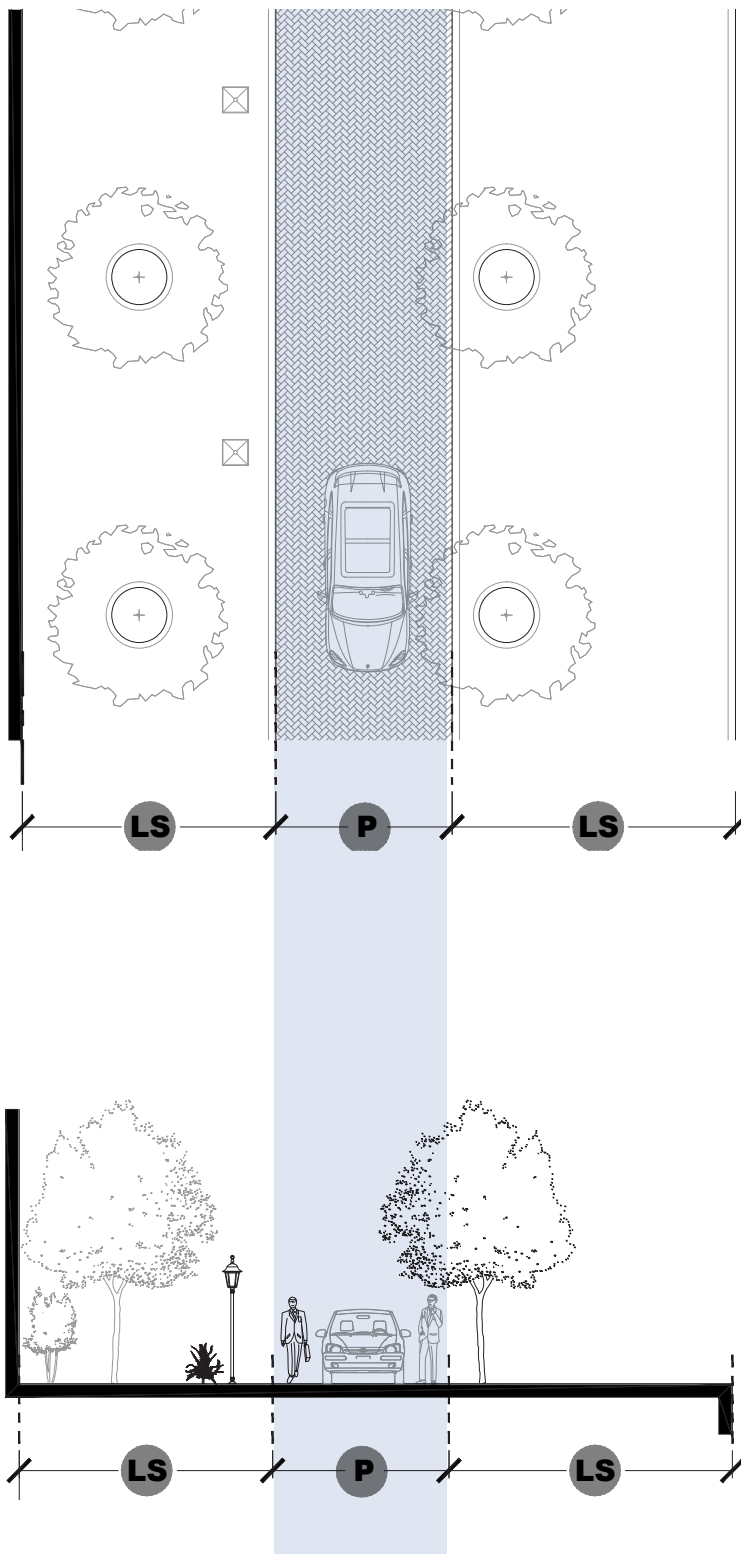


FIGURE 408-A - W-2: WALKWAY

WALKWAY WITH WATERFRONT
PROMENADE / EMERGENCY
ACCESS

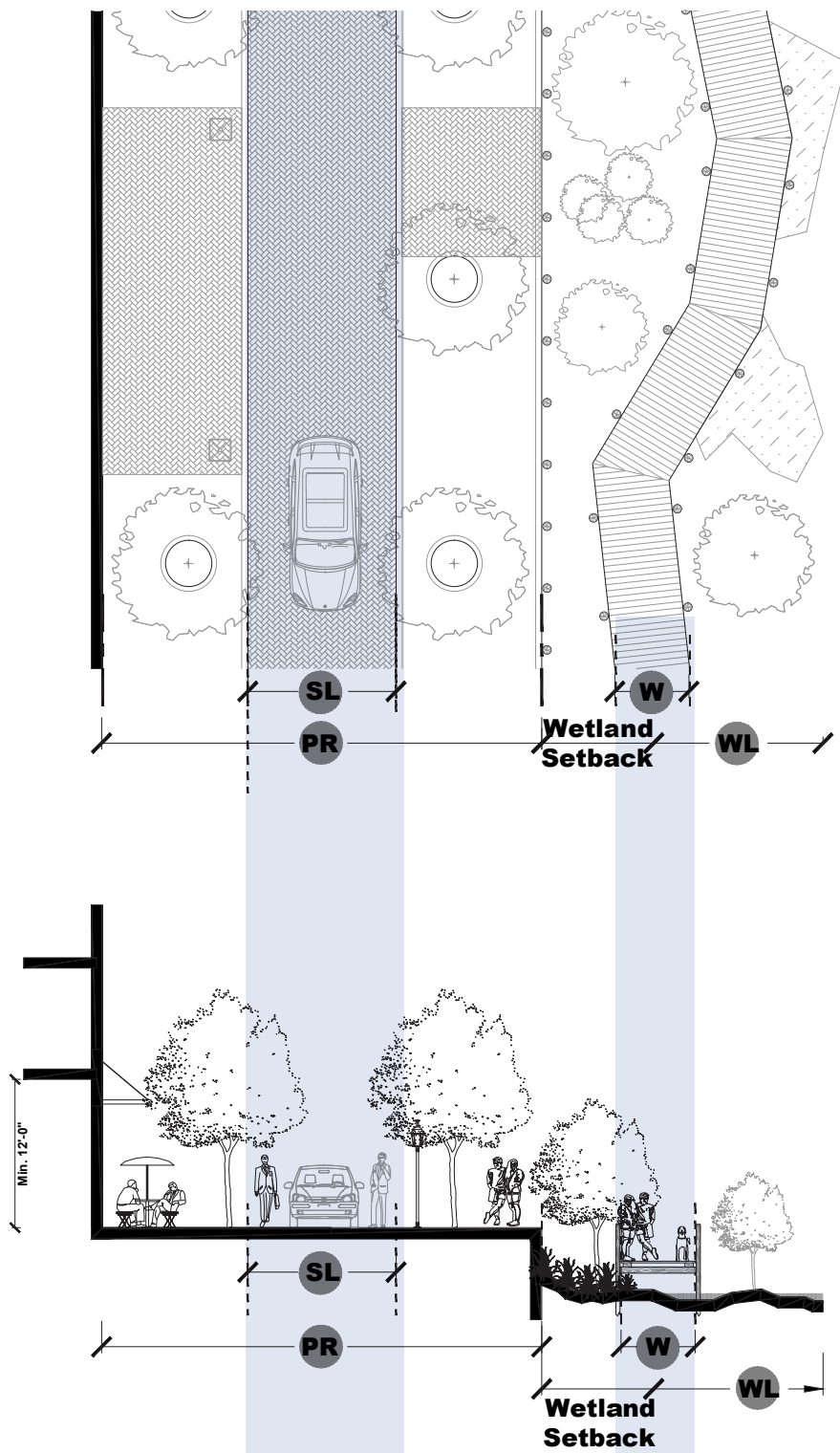


Waterfront Promenade / Emergency Access

Waterfront
WF-2

FIGURE 408-A - W-3: WALKWAY

WALKWAY WITH WATERFRONT PROMENADE / EMERGENCY ACCESS



Shared Emergency Access/Pedestrian Way
(Diagrammatic, Not to Scale)

408. B. PUBLIC FRONTAGE

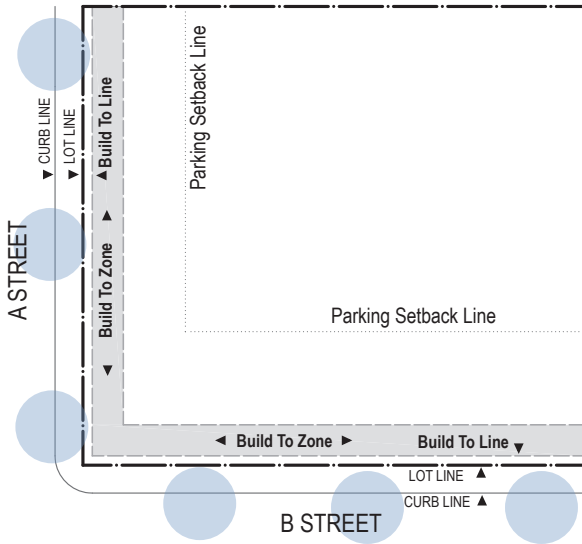


Figure 408-5: Lot Description Diagram

- (1) Public Frontage Standards
 - (a) The design, rehabilitation and construction of public frontages within the public right-of-way, including curbs, shall be the responsibility of the Applicant, according to the design standards established in this Article and any associated design guidelines adopted by the Planning Board. The Applicant is responsible for obtaining approval of such improvements from all agencies with jurisdiction over the public right-of-way.
 - (b) All Sites shall provide at least one public frontage and that frontage shall be located along a public street.
 - (c) Where the required build-to-line as identified herein would be located within the public street right-of-way, the Build-To-Line shall instead be placed at the front lot line(s).
 - (d) To qualify for development using the provisions of this Article, all sites shall meet the minimum site area and site frontage requirements as defined in Section 330-410 and comply with the Build-To-Line and Build-To-Zone requirements in Section 330-410. See Public Frontage Diagram.

- (2) Street Types

Street Types establish the width of public frontages and character of those streets. All streets shall be designated as one of the following:

 - (a) A Street - A primary street, designed to promote the most active pedestrian and commercial activity in the downtown, with a 12' public frontage on both sides of the street offering the greatest flexibility and opportunities for pedestrian-oriented streetscape design and storefront activity.
 - (b) B Street – A secondary street, designed to promote active pedestrian activity in the downtown, with a 17'-6" public frontage on both sides of the street offering opportunities for pedestrian-oriented streetscape design and occasional storefront activity.
 - (c) C Street - A tertiary street, designed to provide access and service access to lots, with a minimum 6'-0" public frontage on at least one side of the street.

408. B. PUBLIC FRONTAGE (CONTINUED)

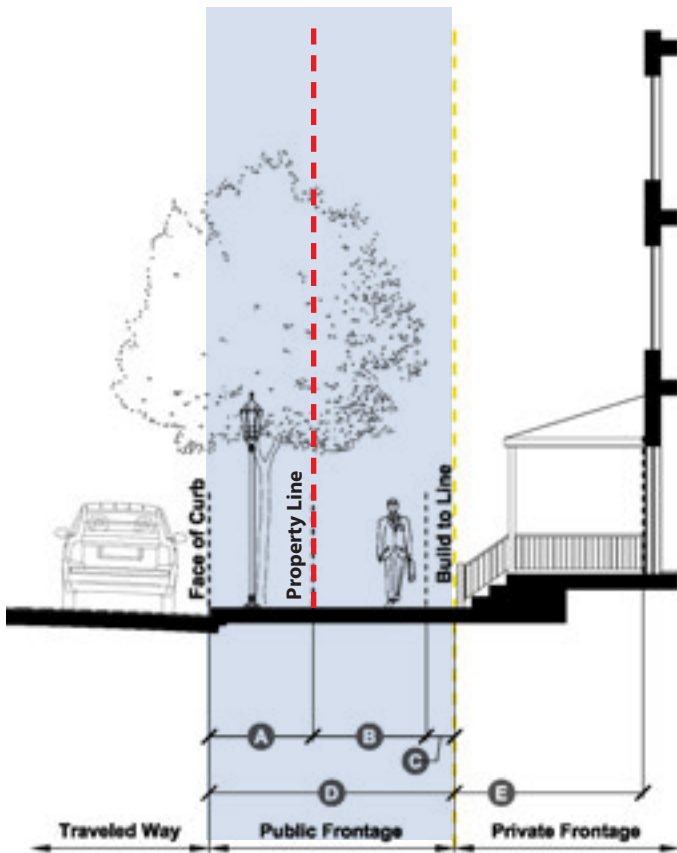


Figure 408-6: Public Frontage Diagram

(3) Public Frontages shall consist of the following elements:
LANDSCAPE AND FURNISHING ZONE **(A)**

- i. The area between the face of curb and a line parallel to the face of curb determined by Street Type
- ii. Allows for placement of parking fee meters, street signage, street lighting, bike racks, refuse receptacles, etc
- iii. Allows for street trees and bioretention areas.
- iv. Allows for transit stop waiting and enclosure areas.
- v. Allows for seating furniture (benches) and extended outdoor dining areas.

PEDESTRIAN CLEARWAY **(B)**

- i. The area between the Landscape and Furniture Zone and a line parallel to the face of curb but before the Frontage Transition Zone as determined by Street
- ii. Allows for the clear passage of pedestrians in the Public ROW

TRANSITION ZONE **(C)**

- i. Area between the Pedestrian Clearway and the Build-to-Line.
- ii. Allows for placement of building fixtures (lighting, signage, projected architectural moulding etc), removable planters, and signage boards.
- iii. Serves as an extended entrance and storefront interaction area.

REQUIRED WIDTH OF PUBLIC FRONTAGE **(D)**

PRIVATE FRONTAGE (Build-To-Zone) **(E)**

	(A)	(B)	(C)	(D)	(E)
A Street*	4'-6"	5'-6"	2'	12'	As regulated by Frontage Type
B Street*	5'-6"	6'	6'	17'-6"	As regulated by Frontage Type
C Street**	6" min	4' min	1'-6" min	6' min	As regulated by Frontage Type

* Street Types shall include Public Frontage on both sides of Traveled Way

** C-Street shall include a minimum of one Public Frontage on one side of Traveled Way

408. C. BLOCK STANDARDS

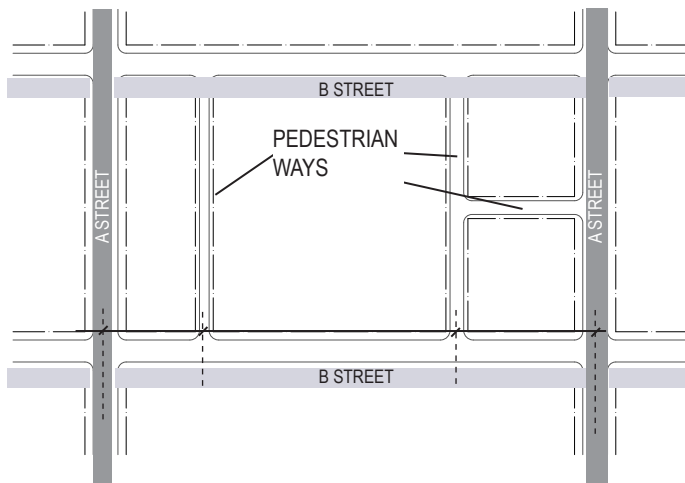


Figure 408-7: Mid-block pedestrian way connectivity

Mid-Block Pedestrian Way Connectivity

Site plans shall promote a connected network linking each Site to its surrounding block and neighborhood including building entrances, civic spaces, private open spaces, pedestrian ways, sidewalks, access lanes and streets.

Where blocks facing A Streets or B Streets are 500 feet or longer, Sites with more than 200 feet of street frontage may be required to provide mid-block pedestrian ways and/ or civic spaces at least 16 feet in width-to connect the front of the Site to existing or planned pedestrian ways at the rear of the Site. The purpose of this provision is to reduce the length of uninterrupted block frontages and provide a lighted and connected network of walkways through large blocks.

SECTION 330-408 STREET AND BLOCK DEVELOPMENT STANDARDS

This section defines the minimum street and block standards required to provide block configurations, traveled way improvements, public frontage improvements, site access and site frontages for the development of Sites, streets and/or access lanes.

408 A. STREET AND TRAVELED WAY REQUIREMENTS

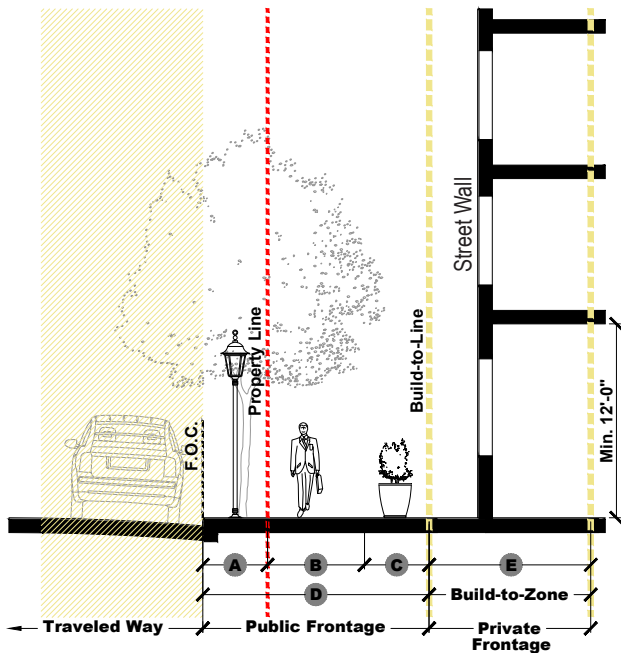


Figure 408-1: Public Frontage Diagram

(1) Street Type Designations

Through the process of block development as described in this Article, the Planning Board shall designate all new streets as A Streets, B Streets or C Streets to reflect the importance of pedestrian and commercial activity, the intended form of development, and the need for traffic management along that street.

(2) Traveled Way Responsible Parties

- (a) The design, maintenance and rehabilitation of an existing traveled way shall be the responsibility of the owner of such traveled way (e.g. Town County, or State).
- (b) The design and construction of new traveled ways shall be the responsibility of the applicant proposing new streets, shall comply with the street standards in the current Design Guidelines Manual adopted by the Town of Southampton for those streets, and shall be offered for dedication to the Town of Southampton.

(3) New Streets and Access Lanes

- (a) Design Guidelines Manual for Street and Access Lanes
 - i. The Planning Board may prepare, with the support and guidance of the Project Development Council (PDC), a Design Guidelines Manual with provisions to establish standards and guidance on the design of new Streets and Access Lanes. The Planning Board may require applicants to comply with the provisions of this Manual.
 - ii. Site Access Standards
 - a. The Planning Board may require, following recommendation by the PDC, sites to provide for pedestrian access, service access, and loading access within a reasonable distance from a public street or access lane.

408 A. STREET AND TRAVELED WAY REQUIREMENTS (CONTINUED)

b. The Planning Board may require, where appropriate and necessary; provision of adequate access to a Site, a minimum 16 foot wide access easement at one or more locations within the site, at the side(s) of the site, or at the rear of the site on the street level, with a clear vertical area of 14 feet.

c. The Planning Board may require the Applicant to design streets and access lanes to connect to other access lanes, streets, loading areas, parking areas or parking structures on the applicant's site or on adjacent sites.

d. The Planning Board may require the Applicant to create pedestrian ways, access lanes, or streets within the designated access easements, and may require these ways, lanes or streets to connect to existing streets. The Planning Board may also require adjoining property owners to combine access easements from adjoining sites to create an interconnected network of streets, access lanes and pedestrian ways.

e. All buildings shall provide a primary pedestrian entrance from the building frontage facing the Street Type of the highest order, with A Streets as the highest and C Streets as the lowest order.

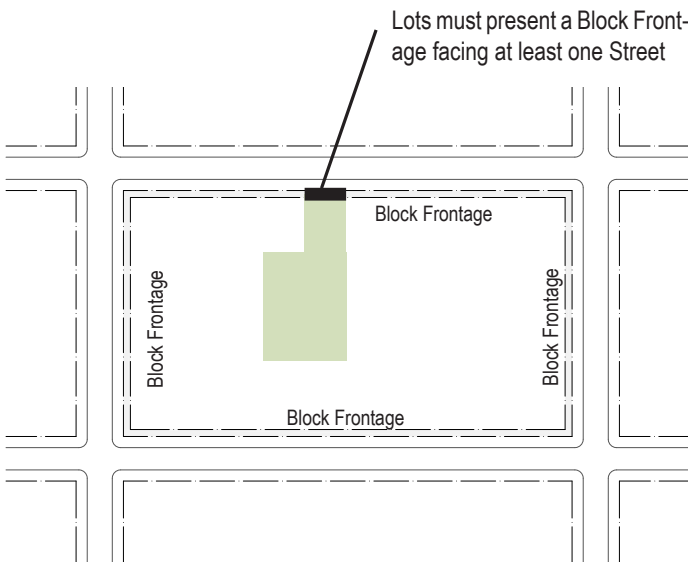


Figure 408-2: Lot Frontage Diagram

(4) New Intersection Standards

- (a) Upon site plan approval, all existing curb cut and site access privileges to a site shall be extinguished and applicants shall provide access to the site as prescribed in the site plan approval.
- (b) Site access requirements are defined in Section 410.
- (c) The Planning Board and the PDC shall encourage and facilitate the coordination of design and construction of new street and new intersections with existing and proposed development on the opposite side of an A Street, B Street or C Street within another block; however, the Plan-

408 A. STREET AND TRAVELED WAY REQUIREMENTS (CONTINUED)

- ning Board and PDC shall not interpret these standards to prohibit development on opposing blocks if a safe means of access to those sites can be reasonably accomplished through careful planning and coordination.
- (d) To the greatest extent possible, opposing Street and Access Lane center lines shall align with each other, unless the Planning Board, after recommendation by the PDC, approves otherwise.
 - (e) The Planning Board, after recommendation by the PDC, shall have the authority to approve the location and placement of new intersections.

409. CIVIC & PRIVATE OPEN SPACE STANDARDS

A. Limitation on Applicability

This Section 330-409 applies only within the RO-1, RO-2, RO-3, RO-4, RO-5, and RO-6 zones.

B. General Civic Space and Private Open Space Requirement

Each site shall provide a minimum of 10% of its Site area in the form of Civic Space and a minimum 5% as Private Open Space or demonstrate alternate compliance as defined in Section 409.C below.

C. Provision of Civic Space

All Sites shall provide Civic Space by one or a combination of the following methods:

- (1) Where a site is 15,000 SF or more in area an applicant may provide the civic space on-site in the form of one or more of the permitted civic space types listed in Section 409.H.
- (2) Where a site is less than 15,000 SF in area an applicant may contract and/or bond for placing such civic space on another site located within 1,000 feet of the site.
- (3) On any site, an applicant may elect to pay a fee-in-lieu for civic space calculated by a formula to be determined by the [TBD] based upon the Site area and the floor area of the proposed development. Such fees shall be deposited into a segregated fund used only to design and construct the required civic space at a location approved by the [TBD] following recommendation by the PDC.

D. Maintenance

- (1) Privately-Owned Civic Space shall be maintained by its owner or a private entity such as a Property Owners Association, Municipal Improvement District or Business Improvement District.
- (2) Publicly-Owned Civic Space shall be maintained by its public owner or a contracted entity such as a Property Owners Association, Municipal Improvement District or Business Improvement District as approved by the [TBD].

E. Minimum Civic Space Standards

To qualify for designation by the Planning Board as a civic

space, the space shall:

- (1) Be in a form of ownership acceptable to the Town of Southampton.
- (2) Provide public access at least 16 hours per day.
- (3) Be located at the ground level.
- (4) Adhere to the standards established for civic spaces in this Section.
- (5) With the exception of a civic space approved as a piazza, only those spaces directly contiguous to a public frontage and visible from the sidewalks on A Streets, B Streets or C Streets shall qualify as land eligible for credit as Civic Spaces.
- (6) A minimum of 15% of the Civic Space shall be provided with landscaping in the form of fountains, benches, open air covered pavilions, gardens, planting areas, tree canopy areas, or similar civic or natural features.

F. Civic Space Programming, Placement and Design Criteria

- (1) The following programming and design considerations, among others, shall be evaluated by the PDC in making their recommendation to the Planning Board:
 - (a) Solar orientation of Civic Space
 - (b) Amenities such as water features, public bathrooms, informational kiosks, drinking fountains, play & entertainment areas
 - (c) Facilities for the use, retention and recharging of rainwater
 - (d) Projected public access and likelihood of use
 - (e) Seasonal programming of the space
 - (f) Intensity of adjacent private frontage(s)
- (2) All Civic Spaces shall establish build-to-lines, at the perimeter of the area designated as civic space or open space, and the Build-To-Zone for the chosen private frontage shall be designated on the site plan. All civic spaces shall fulfill the frontage requirements of the private frontage, however exceptions may be granted by the Planing Board for pedestrian ways of less than 16 feet in width to permit mid-block connectivity.
- (3) Approved civic spaces fronting on streets with required build-to-zone occupancy requirements

shall permit the applicant for a site to remove that portion of the civic space street frontage from the frontage occupancy requirement of the underlying street frontage type.

G. Design Guidelines Manual for Civic Space

The Planning Board may prepare, with the support and guidance of the PDC, a Design Guidelines Manual with provisions to establish standards and guidance on the design of Civic Space. The Planning Board may require applicants to comply with the provisions of his Manual.

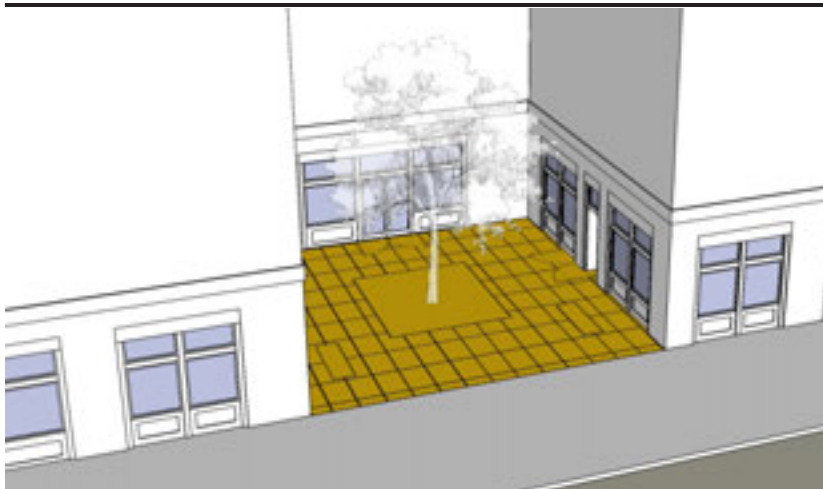
409.H. PERMITTED CIVIC SPACE TYPES

To qualify for designation as a Civic Space each proposed Public Civic Space or Privately Owned Civic Space must comply with one of the following permitted forms and fulfill the requirements associated with that Civic Space:

- (1) Plaza - See Figure 409-1
- (2) Corner Plaza - See Figure 409-2
- (3) Pocket Park - See Figure 409-3
- (4) Pedestrian Way - See Figure 409 - 4
- (5) Piazza - See Figure 409-5

- (6) Green - See Figure 409-6
- (7) Square - See Figure 409-7
- (8) Streetscape Enhancement Areas
Those streetscape areas designed and constructed to provide high quality paving materials, street furnishings, pedestrian-oriented lighting, and landscaping requirements. These areas may include places designed for pedestrian-only, vehicular-only or shared pedestrian-vehicular use
- (9) Public Sidewalk areas along new streets

FIGURE 409-1 PLAZA



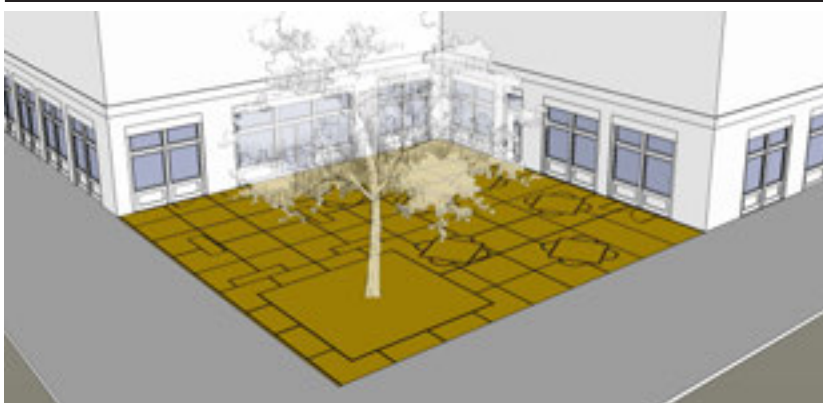
A civic space framed by buildings on 3 sides characterized by paving and at grade access to a public frontage.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront **FR-3** Hamlet

FR-2 Arcade **FR-6** Forecourt

FIGURE 409-2 CORNER PLAZA



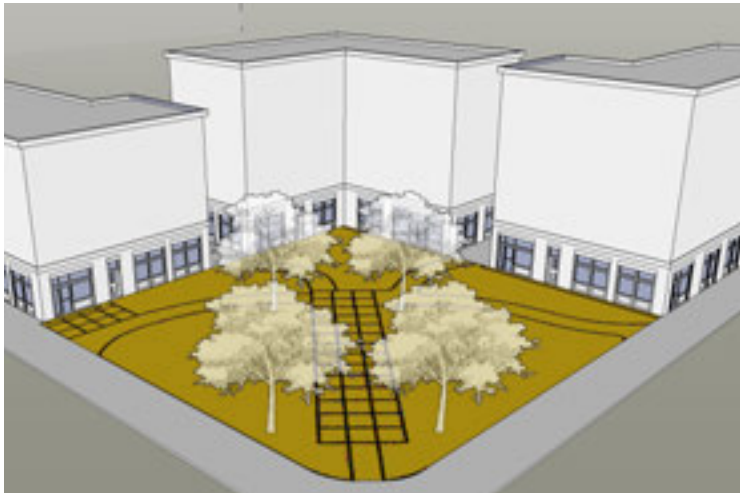
A civic space framed by buildings on 2 sides and public frontages on 2 sides characterized by paving and at grade access to a public frontage.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront

FR-2 Arcade

FIGURE 409-3 POCKET PARK

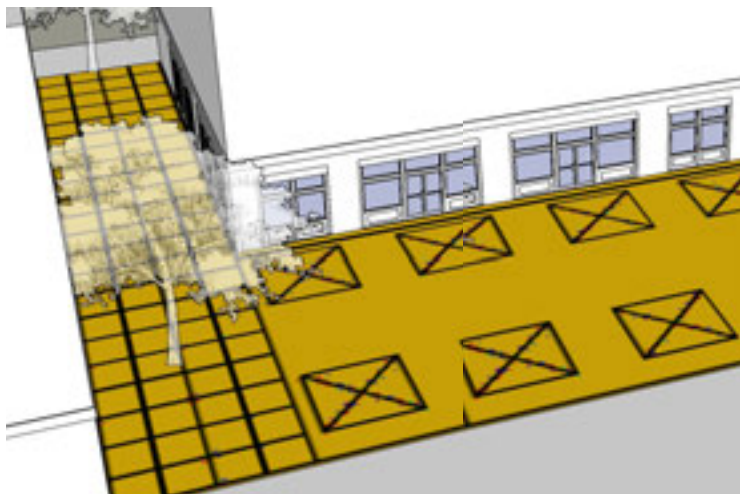


A civic space framed by buildings on at least 1 side and activated by adjoining Frontages. The significance and intensity of use is expressed through more intensively used “harder” landscaping.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront	FR-4 Porch
FR-2 Arcade	FR-5 Stoop
FR-3 Hamlet	FR-6 Forecourt

FIGURE 409-4 . PEDESTRIAN WAY



The Pedestrian Way is characterized by paving and at grade access to its connections, and activated by designated Frontage types.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront	FR-4 Porch
FR-2 Arcade	FR-5 Stoop
FR-3 Hamlet	FR-6 Forecourt

FIGURE 409-5 PIAZZA



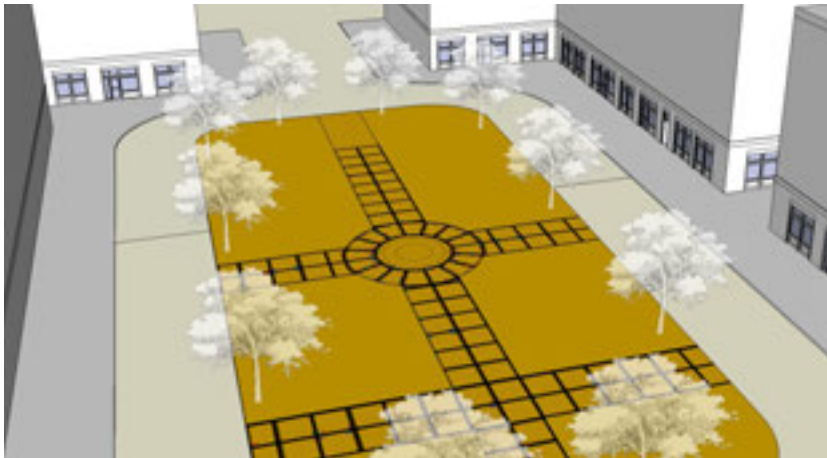
A civic space framed by buildings on at least 3 sides and a public frontage on no more than 1 side. Characterized by paving and at grade access. Piazza is a highly active public place programmed with retail, restaurant, hospitality, entertainment, cultural and/or civic uses. The Piazza must connect to at least 3 perimeter streets directly or via other civic spaces.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront

FR-2 Arcade

FIGURE 409-6 GREEN



A civic space surrounded by streets on at least 2 sides featuring a community gathering place with trees, paved area, sitting area and may have a cultural, civic or commercial building generally open to the public. Green tends to be less formal and urban in nature, in contrast to a Square, with more “soft” landscaped areas.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront

FR-3 Hamlet

FR-2 Arcade

FR-6 Forecourt

FIGURE 409-7 SQUARE



A civic space surrounded by streets on at least 3 sides, that forms focal points in the public space network, featuring a community gathering place with trees, paved area, sitting area and may have a cultural, civic or commercial building generally open to the public. Square tends to be more formal and urban in nature, in contrast to a Green. The significance and intensity of a Square is typically expressed through more intensively used “harder” landscaping.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront

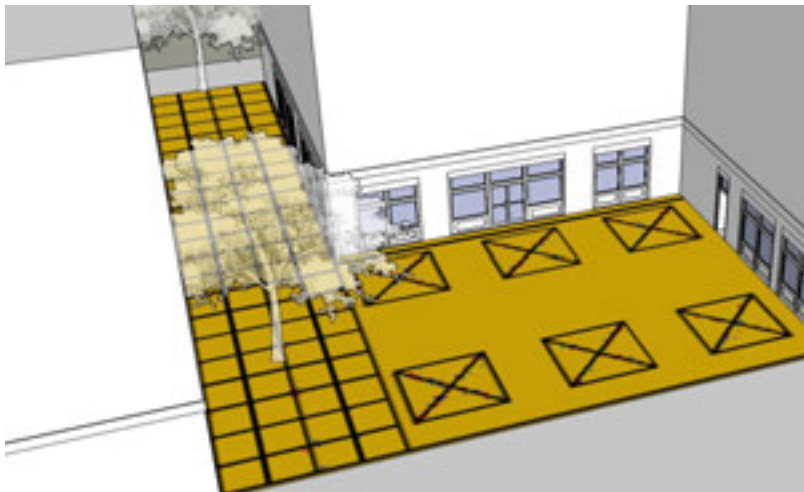
FR-3 Hamlet

FR-2 Arcade

409. I. PRIVATE OPEN SPACE REQUIREMENTS

- (1) Each Development Site shall provide a minimum of 5% of the Development Site in the form of Private Open Space providing light and air to the inner area of each Development Site.
- (2) To qualify for credit toward the 5% Private Open Space requirement, Private Open Space must take one of the following permitted forms, unless the PDC recommends and the Planning Board approves another form:
 - (a) Pedestrian Walkway - See Figure 409-8
 - (b) Front Court - See Figure 409-9
 - (e) Courtyard - See Figure 409-10
 - (c) Roof Garden - See Figure 409-11

FIGURE 409-8 PEDESTRIAN WALKWAY



The Pedestrian Walkway is characterized by paving and at grade access to its connections, and activated by designated Frontage types.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront	FR-4 Porch
FR-2 Arcade	FR-5 Stoop
FR-3 Hamlet	FR-6 Forecourt

FIGURE 409-9 FRONT COURT

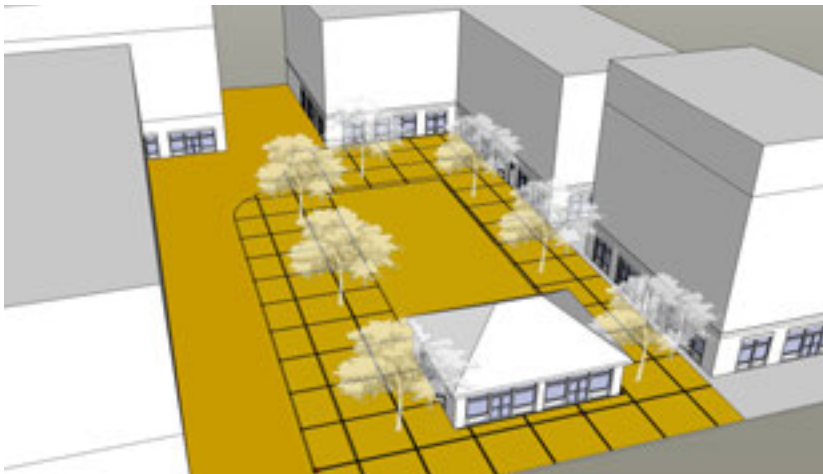


A private open space designed to provide outdoor dining areas and landscape courts along the street edge with strong visual & pedestrian connections between the sidewalk & inner block areas.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront	FR-4 Porch
FR-2 Arcade	FR-5 Stoop
FR-3 Hamlet	FR-6 Forecourt

FIGURE 409-10 COURTYARD

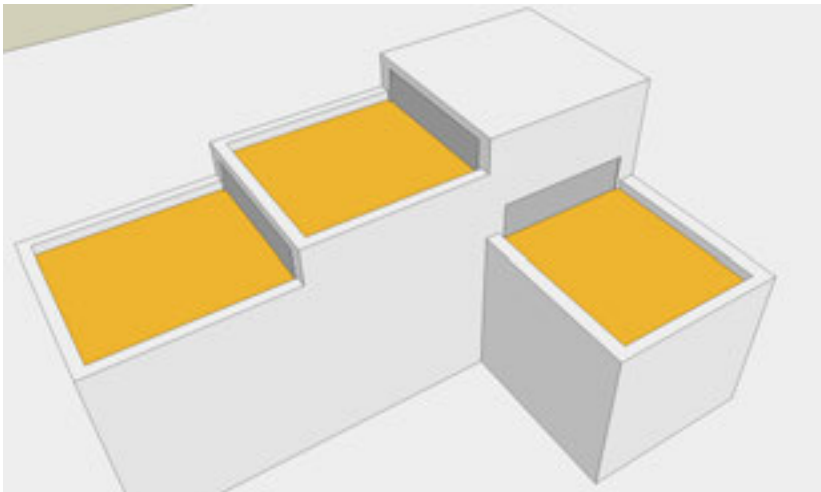


A private open space providing shared access to a courtyard designed for common use of building occupants.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront	FR-4 Porch
FR-2 Arcade	FR-5 Stoop
FR-3 Hamlet	FR-6 Forecourt

FIGURE 409-11 ROOF GARDEN



A private open space with pedestrian access to a roof garden, terrace, green roof, dining area, sun deck, or similar space accessible to at least 50% of the occupants of a building.

410. USES AND DEVELOPMENT STANDARDS

410. A. PERMITTED USES BY DISTRICT

- (1) The schedule of principal uses permitted within the ROD is shown in Table 1: Table of Principal Uses Principal uses are listed as Permitted (P), Allowed by Special Exception (SE) (4) Uses, including home based business, shall be permitted. Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the Town and the Suffolk County Department of Health Services.
- (2) All uses prohibited in the underlying zoning districts shall also be prohibited in ROD, except as otherwise allowed in the use table below.
- (3) Accessory Uses customarily associated with Principal

FIGURE 410-1A TABLE OF PRINCIPAL USES

	RO-1	RO-2	RO-3	RO-4	RO-5	RO-6
MIXED USE						
Mixed Use Building	P	P	P	P	X	P
Live-Work Building	P	P	P	X	X	X
RETAIL						
Retail	P	P	P	X	X	SE
Restaurant	P	P	P	X	X	SE
OFFICE						
Office	P	P	P	P	X	X
Medical Office	P	P	P	P	X	X
Professional Service	P	P	P	P	X	X
Business Incubators	P	P	P	X	X	X
RESIDENTIAL ***						
Home Occupation/Home Prof. Office	P	P	P	P	P	P
Two-family	P	P	P	P	P	P
Multiple Dwelling	P	P	P	P	X	P
Multifamily Residence	P	P	P	P	X	X
CULTURAL						
Theater	P	P	P	X	X	X
Museum	P	P	P	X	X	SE

P Permitted
 SE Allowed by Special Exception for waterfront related or enhancing use
 X Prohibited
 *** Residential use and private dwelling units are prohibited within the Private Frontage area on the first floor of Storefront Frontages
 **** As defined in 330-162.17 of the Town of Southampton Zoning Ordinance

FIGURE 410-1B: TABLE OF PRINCIPAL USES (CONT'D)

	RO-1	RO-2	RO-3	RO-4	RO-5	RO-6
HOSPITALITY						
Hotel	P	P	P	X	X	P
Bed and Breakfast	P	P	P	P	P	P
Residential Care Facility	P	P	P	P	X	P
RECREATION / EDUCATION						
Recreational Business	P	P	P	P	X	P
Educational Use	P	P	P	P	P	P
RELIGIOUS / CIVIC						
Houses of Worship	P	P	P	P	X	P
Library	P	P	P	P	X	X
SPECIAL WATERFRONT						
Marina	P	X	X	X	X	P
LIGHT INDUSTRIAL						
Artisan Production Facilities	P	P	P	P	X	P
Research & Development Facility	P	P	P	P	X	X
Data Information Center	P	P	P	P	X	X
Document/Misc. Storage	P	P	P	P	X	X
Renewable Energy Facilities	P	P	P	P	X	P
Agricultural Use	P	P	P	P	P	P
Animal Husbandry	X	X	P	P	X	P
PARKING FACILITIES						
Parking Structure	P	P	P	P	X	P
Parking Lot	P	P	P	P	X	P
ADULT ENTERTAINMENT****						
Adult Entertainment Use	X	X	X	X	X	X
UTILITIES						
Utilities	P	P	P	P	P	P

P Permitted

SE Allowed by Special Exception only if waterfront related or enhancing use

X Prohibited

*** Residential use and private dwelling units associated are prohibited on the first floor of Storefront Frontages

**** As defined in 330-162.17 of the Town of Southampton Zoning Ordinance

410. B. DEVELOPMENT STANDARDS

410. B. 1. GENERAL DEVELOPMENT STANDARDS

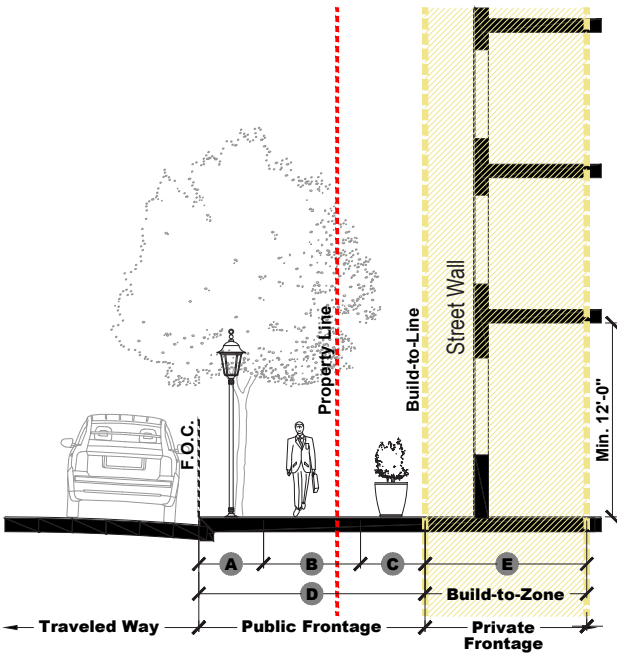


Figure 410-2: Frontage Diagram

- (a) The combination of the Private Frontage, Public Frontage, the Traveled Way, and the associated Edging Elements, defines the character of the street. The character of the Private Frontage is defined by the architectural treatment and use of the ground floor, dimensional depth of the visible yard and the combination of the Frontage Edging Elements. The private frontage provisions of this section regulate both form and use.
 - i. Corner sites on A and B streets shall have two private frontages. Primary building façade and primary entrance shall address the street of higher importance, as recommended by the Project Development Council (PDC) and approved by the Planning Board.
 - ii. Storefronts when required by Section 330-407 shall occupy the full depth of the private frontage and when located on corner sites shall wrap the corner for a minimum of 20 feet.
 - iii. Off-street or structured parking shall be located as specified in Section 410-I, and screened or lined by buildings or permitted Edging Elements.

410. B. 2. BUILD-TO-LINE

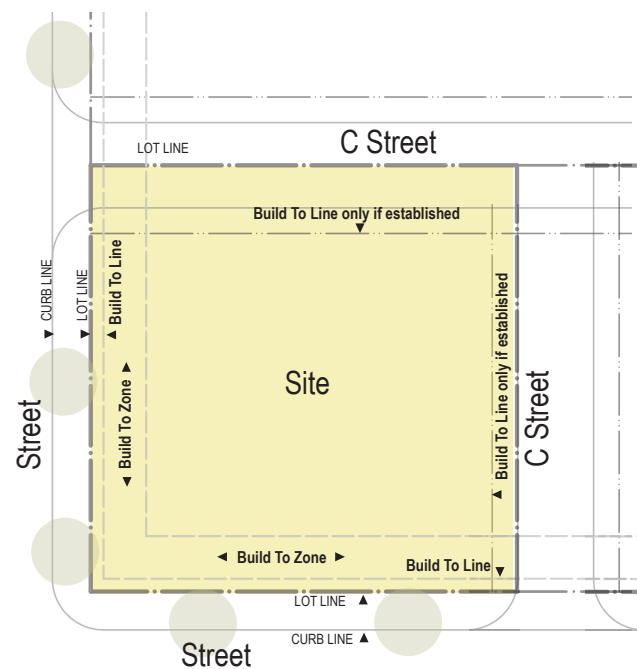
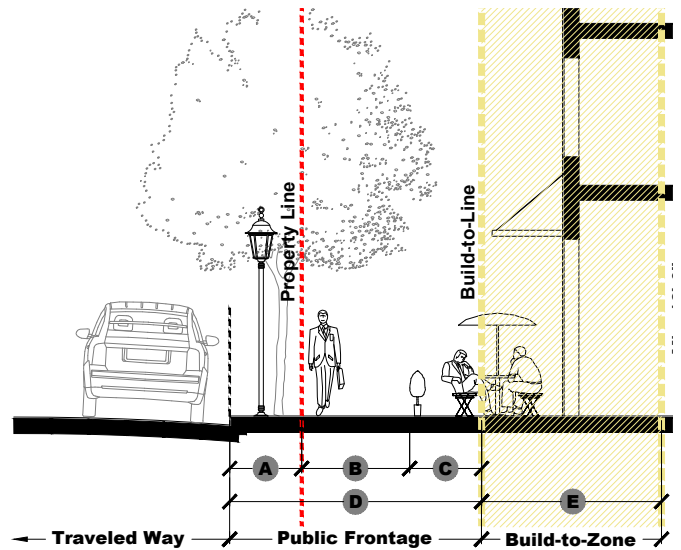


Figure 410-3: Site Development Standards Diagram

- (a) The Build-To-Line defines the portion of the Build-To-Zone closest to a Street, and therefore regulates the Frontage standards.
- (b) The Build-To-Line shall be set parallel to the Front Lot Line for a distance regulated by the street type in Sec 330-408, as designated by the Zoning Map Standards in Section 330-407.
- (c) In RO-1, where the distance between Face Of Curb and Front Lot Line is less than 12 feet, Build-To-Line shall be set at 12 feet from Face Of Curb, unless a new street condition is proposed.
- (d) Establishing a Build-To-Line on C Streets: there are no Private Frontage requirements on C Streets, therefore, C Streets are the only streets to allow a Mid Block condition. A Private Frontage may be established on a C Street at site plan approval if:
 - i. A Public Frontage exists, or will exist as a result of site plan approval; and
 - ii. Additional site frontage is necessary to meet minimum ROD, RIB-1 or RIB-2 requirements
 - iii. A Public Frontage is necessary as continuation of an existing frontage of neighboring properties
 - iv. All such frontages shall establish a Build-To-Zone when minimum Frontage Occupancy requirements apply.

410. B. 3. BUILD-TO-ZONE

- (a) The depth of a Build-To-Zone depends on a Private Frontage Type, as defined in Figure 410-8, Development Standards.
- (b) Streetwall shall be located within the Build-To-Zone.
- (b) To satisfy frontage occupancy requirements the Street Wall shall occupy the Build-To-Zone for the required minimum height and length of the building. No more than allowed number of stories at the face of the building shall occupy the Build-To-Zone with the exception of Significant Corners.
- (c) The Build-To-Zone allows building entrance alcoves and expanded sidewalk area for outdoor dining, building facade articulation, inclusion of projected and/or recessed building elements, and building alignment with existing neighboring buildings.
- (d) The designated location for the Build-To-Zone may be modified to permit the Street Wall to be located in alternate locations where a Civic Space, Pedestrian Way or Walkway is approved by the Planning Board according to standards set in Section 409.



Legend

- A: Landscape and Furnishing Zone
- B: Pedestrian Clearway
- C: Transition Zone
- D: Public Frontage
- E: Build-To-Zone

Figure 410-4: Build-To-Zone

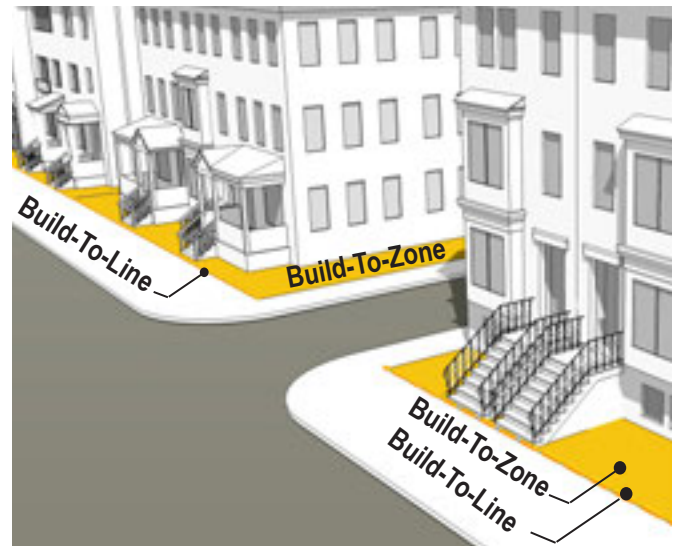
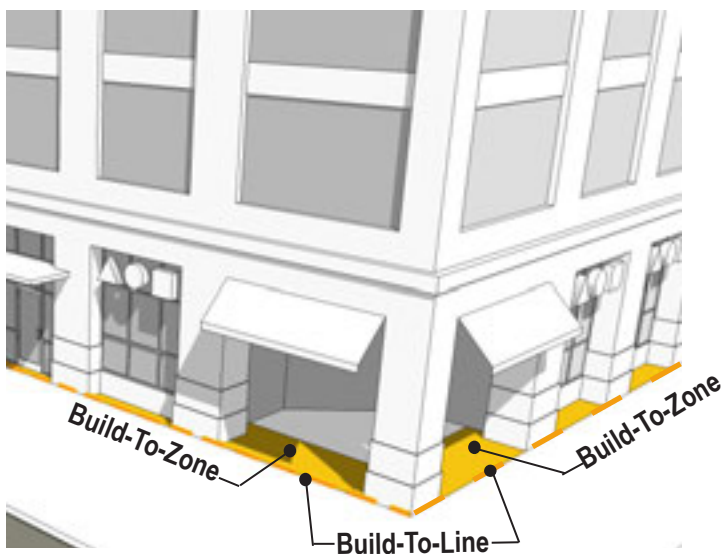


Figure 410-5: Street Frontages showing a typical Ten Foot Build-To-Zone on an A-street, and a typical Fifteen Foot Build-To-Zone on B Street

410. B. 4. FRONTAGE OCCUPANCY

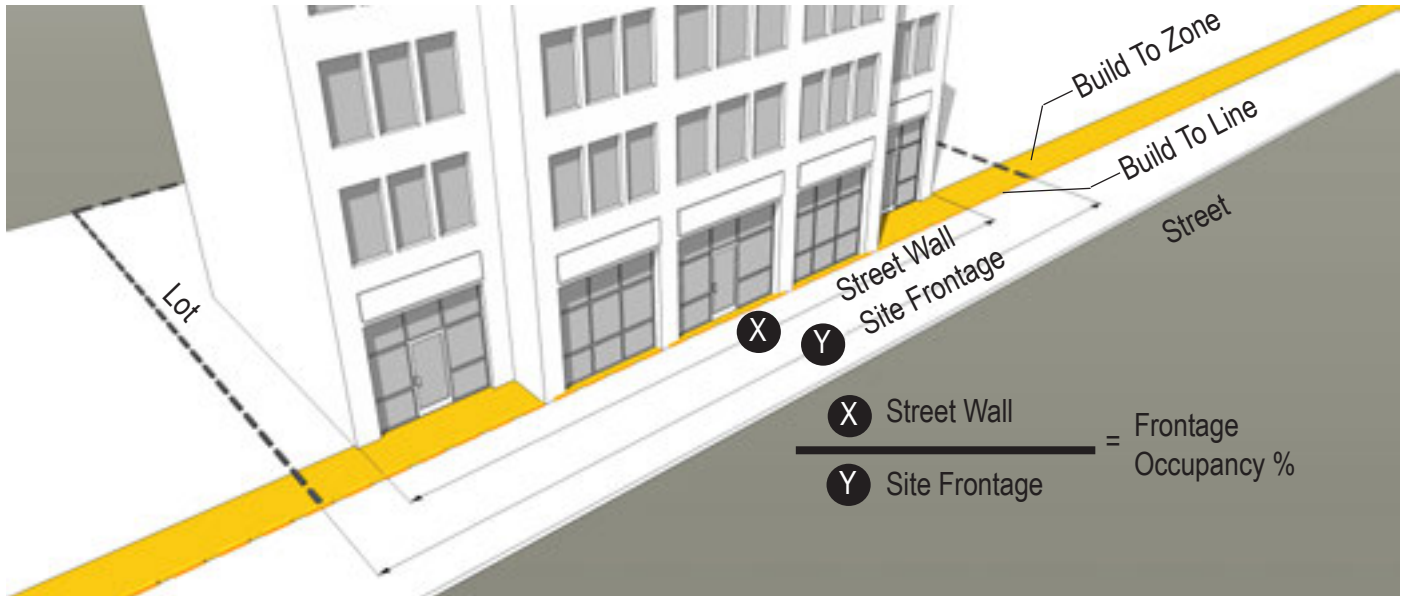


Figure 410-6: Frontage Occupancy Diagram

410. B. 5. EXPRESSION LINES



Figure 410-7: Expression Lines Diagram

The Expression Lines guidelines provided below may be considered by PDC during its review of a site plan and proposed architectural design.

- (a) All buildings should provide horizontal expression lines in order to:
 - i. differentiate between the base, middle or top of buildings.
 - ii. emphasize a massing transition or change of use.
- (b) Expression lines should be articulated through the use of moldings, shading devices, changes of material, changes of color, cornices, and other similar architectural elements.

410. B. 6. SITE DEVELOPMENT STANDARDS AND INCENTIVES

The dimensional standards shown in the table below shall apply to each site. These standards include base ROD standards as well as development incentives for large lots and parcel assembly (RIB1 and RIB2). Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the Town and the Suffolk County Department of Health Services.

Figure 410-8. DEVELOPMENT STANDARDS FOR RO-1, RO-2, RO-3, RO-4, RO-5, RO-6

		ROD Base Requirements	Riverside Incentive Bonus 1 RIB1	Riverside Incentive Bonus 2 RIB2
Build-To-Zone	All Districts	10 feet required for frontage types	FR-1 FR-2 FR-3	
		15 feet required for frontage types	FR-4 FR-5 FR-6	
Site Frontage Minimum	All Districts	75 feet	150 feet	300 feet
Site Area Minimum	All Districts	7,500 SF	15,000 SF	60,000 SF
Building Height	RO-1	2 stories min, 3 stories and 30 feet Streetwall Height min*	3.5 stories max	4.5 stories max
	RO-2	2 stories min, 3 stories max*	3.5 stories max	4 stories max
	RO-3	2 stories min, 2 stories max*	3.5 stories max	4 stories max
	RO-4	1 stories min, 2 stories max*	2.5 stories, 35 feet max	3.5 stories max
	RO-5	1 stories min, 2 stories max*	2.5 stories, 35 feet max	no bonus
	RO-6	1 stories min, 2 stories max*	2.5 stories, 35 feet max	3.5 stories max
Parking	All Districts	ROD minimum requirements	Increased shared access or new streets	
Bicycle Parking	All Districts	ROD minimum requirements	RIB1 & RIB2 minimum requirements (410. K.)	

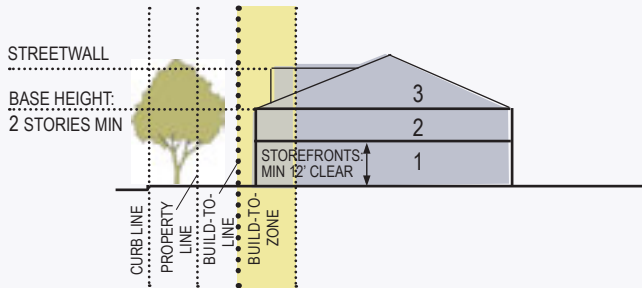
* Base Height; if minimum Streetwall Height required, needs to comply with for at least 30% of frontage

Figure 410-9. SUSTAINABLE DEVELOPMENT STANDARDS FOR RO-1, RO-2, RO-3, RO-4, RO-5, RO-6

		ROD Base Requirements	Riverside Incentive Bonus 1 RIB1	Riverside Incentive Bonus 2 RIB2
Minimum Requirement	All Districts	Attain equivalent of [TBD] points for ROD Sustainable Development Standards		Attain equivalent of [TBD] points for ROD Sustainable Development Standards
Indoor Water Use		20% below baseline		
Water Efficient Landscaping		Reduce potable water consumption for outdoor landscape irrigation by 50% from a calculated midsummer baseline case.		
Heat Island Reduction**		50% of the non-roof site hardscape "Green" roof for at least 50% of roof area OR 75% of roof with low SRI		

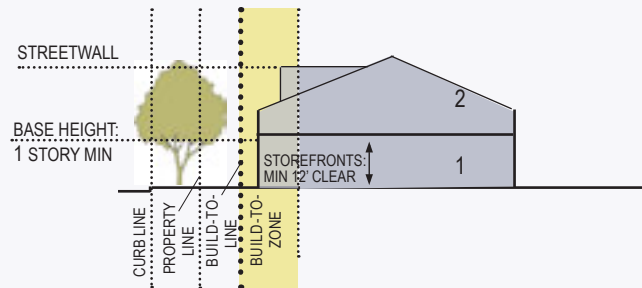
**Except for approved Piazza as Public Civic Space

FIGURE 410-10 BASE SITE DEVELOPMENT STANDARD IN RO-1, RO-2 & RO-3



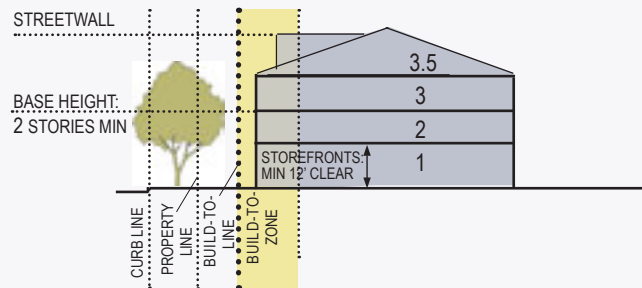
1. Minimum Site Area shall be 7,500 SF
2. Minimum Site Frontage shall be 75 FT
3. RO-1 only: Minimum Streetwall height shall be 30 feet for at least 30% of frontage
4. RO-1 & RO-2: Base Height shall be 2 stories min and 3 stories max
5. RO-3: Base Height for building shall be 2 stories min and 2 stories max

FIGURE 410-11 BASE SITE DEVELOPMENT STANDARD IN RO-4, RO-5 & RO-6



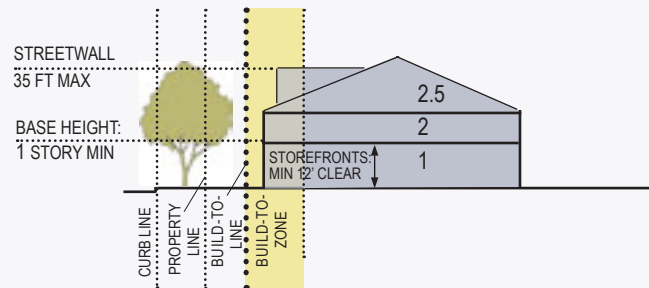
1. Minimum Site Area shall be 7,500 SF
2. Minimum Site Frontage shall be 75 FT
3. Building Height shall be a minimum of 1 story and a maximum of 2 stories

FIGURE 410-12 SITE DEVELOPMENT STANDARD FOR RIB1 IN RO-1, RO-2 & RO-3



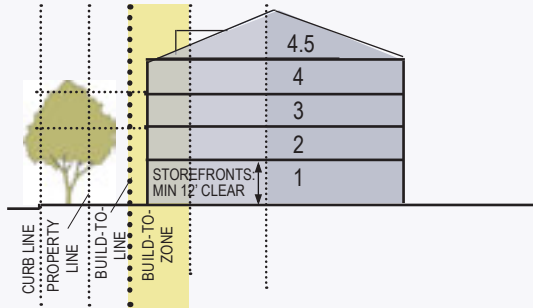
1. Minimum Site Area shall be 15,000 SF.
2. Minimum Site Frontage shall be 150 feet.
3. Building height shall be a maximum of 3.5 stories

FIGURE 410-12.1 SITE DEVELOPMENT STANDARD FOR RIB1 IN RO-4, RO-5 & RO-6



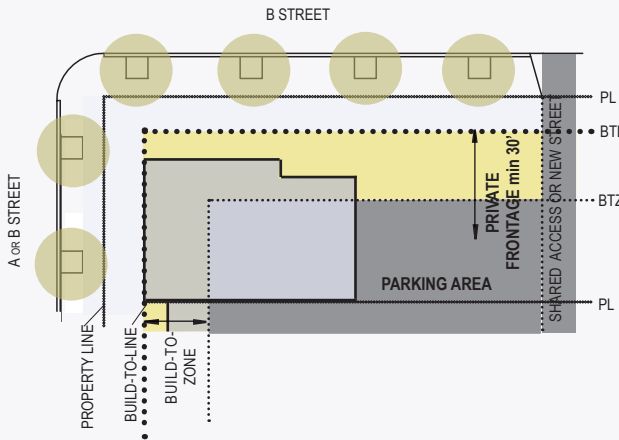
1. Minimum Site Area shall be 15,000 SF.
2. Minimum Site Frontage shall be 150 feet.
3. Building height shall be a maximum of 2.5 stories or 35 feet

FIGURE 410-12.2 SITE DEVELOPMENT STANDARD FOR RIB2 IN RO-1,RO-2,RO-3, RO4, RO-6



- Minimum Site Area shall be 60,000 SF.
- Minimum Site Frontage shall be 300 feet.
- RO-1: Building height shall be a maximum of 4.5 stories
- RO-2 & RO-3: Building height shall be a maximum of 4.0 stories
- RO-4 & RO-6: Building height shall be a maximum of 3.5 stories

FIGURE 410-13 BUILDING PLACEMENT STANDARDS



- Parking shall not be located within the Private Frontage except when located below grade with ceiling at maximum 4 feet above ground
- C Streets do not have a private frontage requirement unless designated.
- Access to surface and structured parking shall be from an approved shared access drives or new C Streets.
- Trash containers shall not be stored in locations visible from the public ROW

410. C PRIVATE FRONTAGE TYPES

FIGURE 410-14 TABLE OF PERMITTED PRIVATE FRONTAGE TYPES

Street Types	Permitted Frontage Types						
	Storefront*	Hamlet	Arcade	Stoop	Porch	Court	Mid-Block
	FR-1	FR-2	FR-3	FR-4	FR-5	FR-6	FR-7
A Street	P	P	P	P	P	P	X
B Street	P	P	P	P	P	P	X
C Street***	P	P	P	P	P	P	P
*	See Zoning Map Standards Sec 407 to determine where Storefront Frontage is required						
P	Permitted						
X	Not Permitted						
***	Frontages are deemed to exist on C Streets if and only if the C Street frontage is voluntarily designated or necessary to fulfill the minimum Site Frontage requirements for a site. All such frontages shall require a Build-To-Zone and a minimum Frontage Occupancy associated with their Private Frontage Types.						

FIGURE 410-15 TABLE OF MINIMUM FRONTAGE OCCUPANCY REQUIREMENTS

Street Types	Min Frontage Occupancy Required						
	Storefront*	Hamlet	Arcade	Stoop	Porch	Court	Mid-Block
	FR-1	FR-2	FR-3	FR-4	FR-5	FR-6	FR-7
A Street	80%	80%	80%	80%	80%	80%	X
B Street	80%	60%	60%	60%	60%	60%	X
C Street**	0%	0%	0%	0%	0%	0%	0%
P	Permitted						
X	Not Permitted						
*	See Zoning Map Standards Sec 407 to determine where Storefront Frontage is required						
**	Only if Frontage not necessary per Sec 410.B.2 (d). If required or designated, it shall follow B street minimum frontage occupancy requirements of this table.						

NOTE: Residential uses are not permitted on the ground floor within the Private Frontage area when Storefronts are used or required. However, common areas of residential and hospitality building such as lobbies, gyms and similar spaces servicing the primary use may occupy the ground floor Private Frontage area of a Storefront Frontage as long as it complies with the Active Edge requirements.

410. C. 1. STOREFRONT FRONTAGE

FR-1

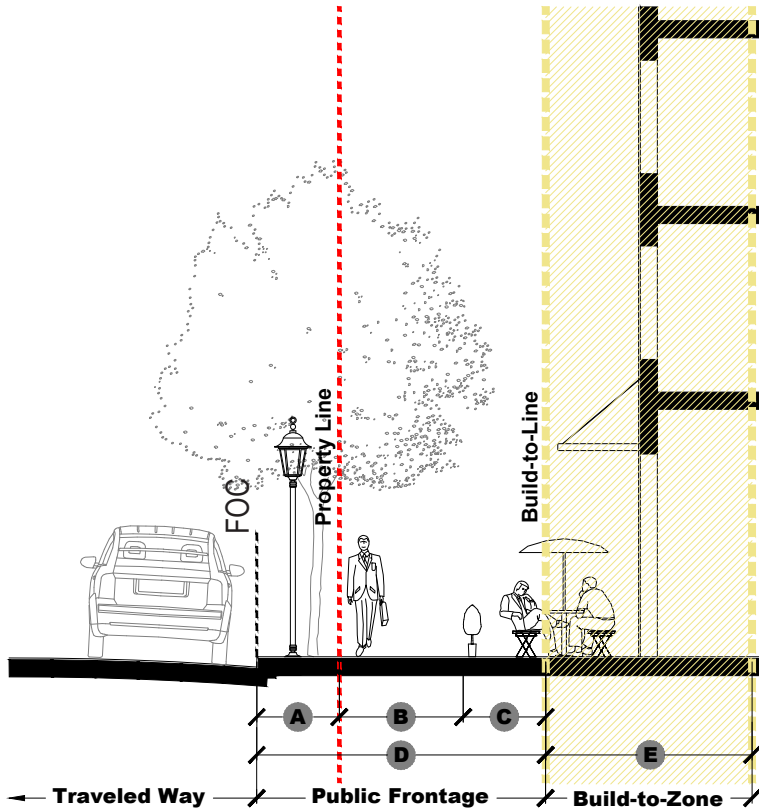


Figure 410-16. Storefront frontage Build-To-Zone

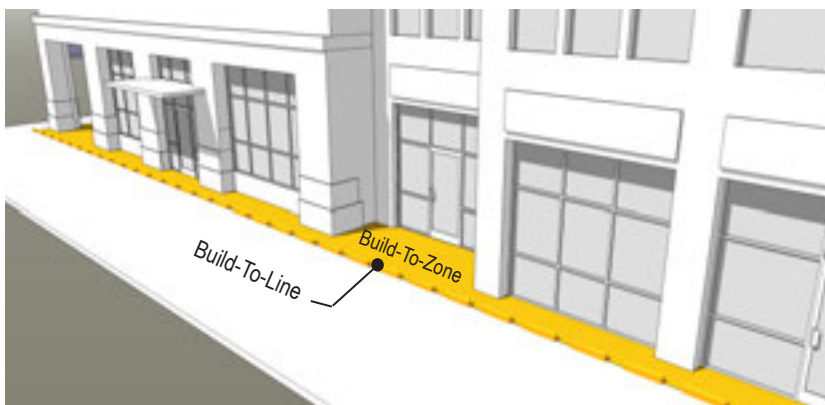


Figure 410-17.

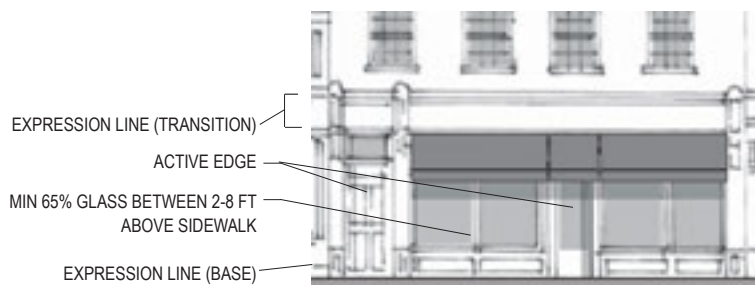


Figure 410-18. Storefront requirements

Storefront Frontage FR-1

PRIVATE FRONTAGE

ACTIVE EDGE REQ'D - DOOR SEPARATION DISTANCE 50' MAX

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-3 EE-4 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 65% of the street-level, street-facing building area located between 2' & 8' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE (BTZ)

- (a) Allows for entrance alcoves and expanded sidewalk area for outdoor dining.
- (b) Allows for facade articulation and inclusion of recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

410. C. 2. ARCADE FRONTAGE

FR-2

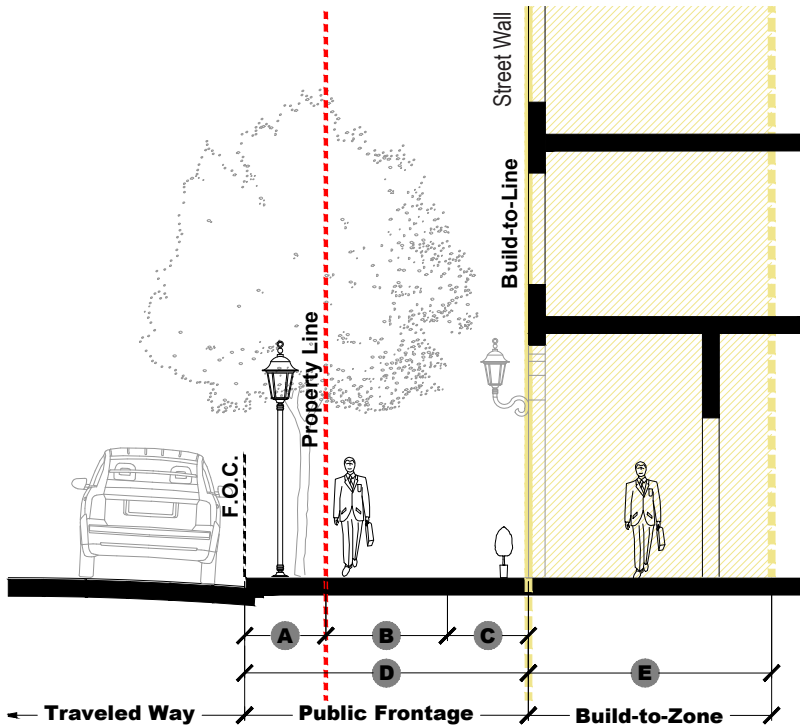


Figure 410-19. Arcade frontage

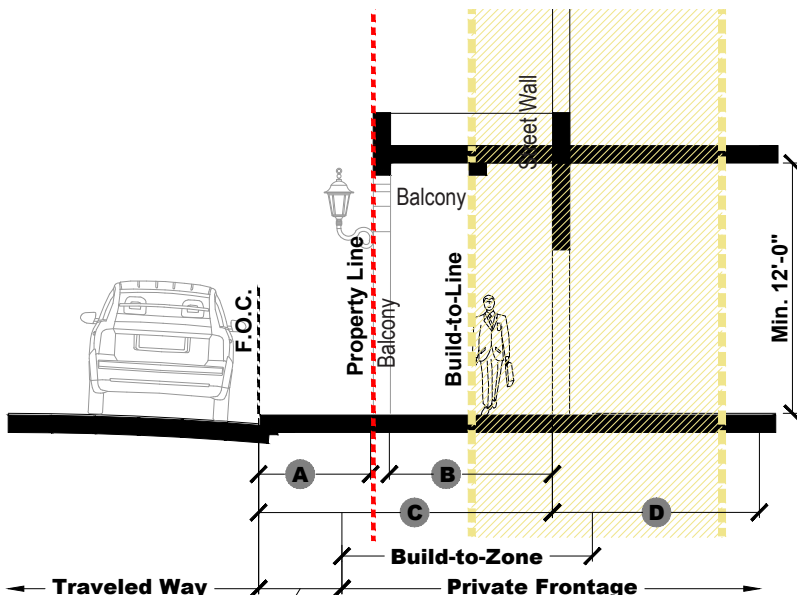


Figure 410-20. Arcade frontage with arcade columns located outside of Build-To-Zone

Arcade Frontage FR-2

PRIVATE FRONTAGE

Building Street Wall shall remain within the Build-To-Zone if structural columns are placed outside of the Build-To-Zone, up to the Front Line, as permitted by the Planning Board

ACTIVE EDGE REQ'D - DOOR SEPARATION DISTANCE 35' MAX

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-3 EE-6 EE-7

ARCADE CLEARWAY REQUIREMENT

- a) A clear distance for pedestrian access between the outer and inner arcade elevations shall be minimum 6 feet.
- b) When providing pedestrian approach, the distance between arcade's outer structural columns shall be a minimum of 6 feet.
- c) A clear vertical height between sidewalk and the arcade ceiling shall be 10'

GLAZING REQUIREMENT

- (a) A minimum of 65% of the street-level, street-facing building area recessed behind structural arcade elements (posts or columns) located between 2' & 8' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE (BTZ)

- (a) Allows for entrance alcoves and expanded sidewalk area for outdoor dining.
- (b) Allows for facade articulation and inclusion of recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

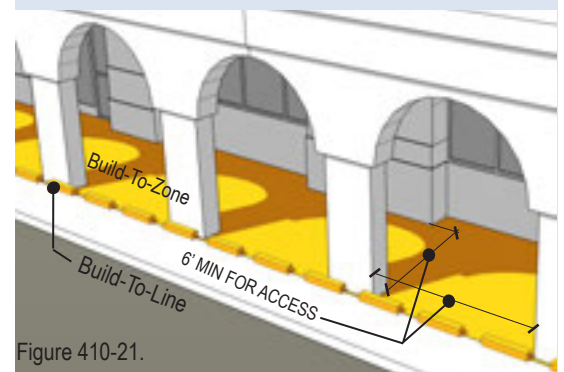


Figure 410-21.

410. C. 3. HAMLET FRONTAGE

FR-3

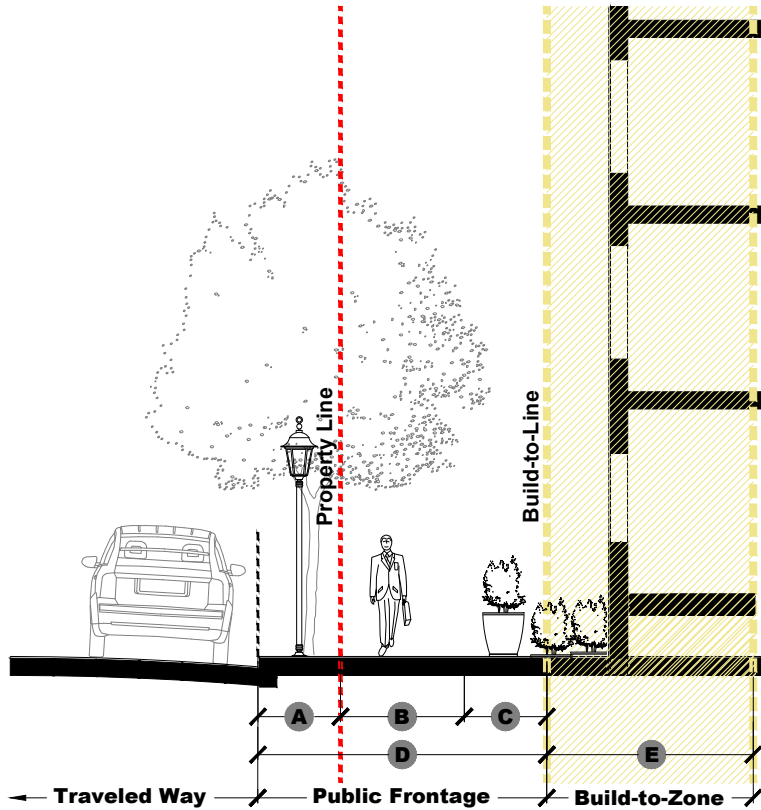


Figure 410-21. Hamlet frontage Build-To-Zone



Figure 410-22.

Hamlet Frontage FR-3

PRIVATE FRONTAGE

ACTIVE EDGE REQ'D - DOOR SEPARATION DISTANCE 50' MAX

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-3 EE-4 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 40% of the street-level, street-facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE (BTZ)

- (a) Allows for entrance alcoves.
- (b) Allows for facade articulation and inclusion of recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

410. C. 4. STOOP FRONTAGE

FR-4

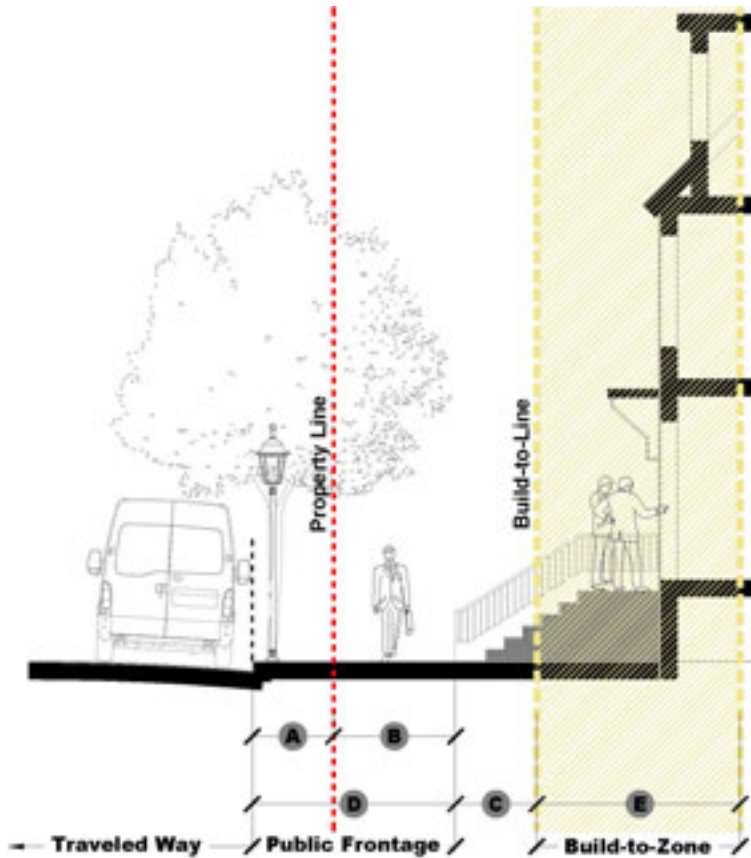


Figure 410-23. Stoop frontage Build-To-Zone



Figure 410-24.

Stoop frontage FR-4 defines residential frontages with elevated entrance. Up to three stair raisers can be placed within transition zone, and the ground plane within the BTZ can be hardscape continuation of sidewalk or landscaped (e.g. rain gardens).

PRIVATE FRONTAGE

ACTIVE EDGE REQ'D - DOOR SEPARATION DISTANCE 50' MAX

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-3 EE-4 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 13' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE (BTZ)

- (a) Allows for entrance alcoves.
- (b) Allows for facade articulation and inclusion of pronounced and/or recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

410. C. 5. PORCH FRONTAGE

FR-5

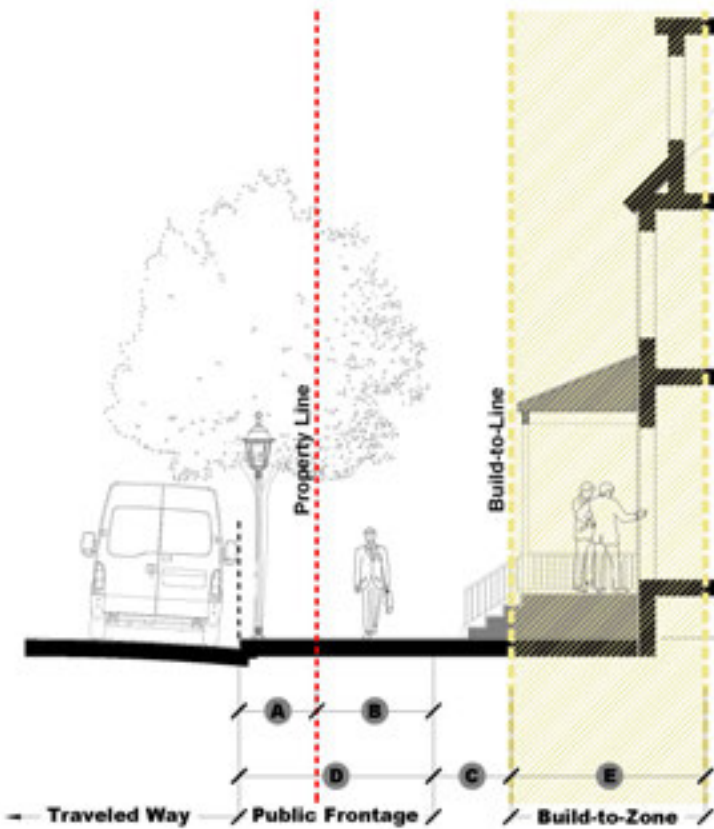


Figure 410-25. Porch frontage Build-To-Zone



Figure 410-26.

Porch frontages FR-5 define residential frontages with elevated entrance. Up to three stair raisers can be placed within transition zone, and the ground plane within the BTZ can be hardscape continuation of sidewalk or landscaped (e.g. rain gardens).

PRIVATE FRONTAGE

ACTIVE EDGE REQ'D - DOOR SEPARATION DISTANCE 50' MAX

PERMITTED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-3 EE-4 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 13' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE

- (a) Allows for entrance alcoves and expanded sidewalk area for outdoor dining.
- (b) Allows for facade articulation and inclusion of pronounced and/or recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

410. C. 6. FORECOURT FRONTAGE

FR-6

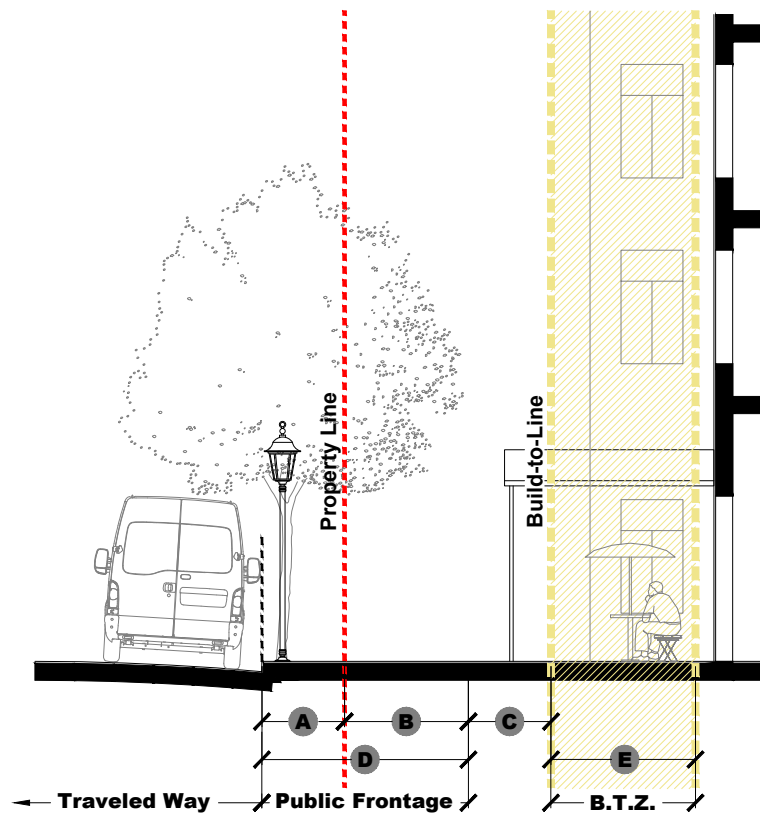


Figure 410-27. Forecourt frontage build-to-zone



Figure 410-28.

Forecourt frontage FR-6 allows longer building recessed areas for gardens and bioretention areas.

PRIVATE FRONTAGE

PERMITTED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-3 EE-4 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 13' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE

- (a) Allows for entrance alcoves.
- (b) Allows for facade articulation and inclusion of recessed building elements.
- (c) Allows for alignment with existing neighboring buildings.

410. C. 7. MID-BLOCK

FR-7

Mid-Block frontage FR-7 faces C Streets when Build-To-Line has not been established.



Figure 410-29.

PRIVATE FRONTAGE

FRONTAGE EDGING ELEMENTS ALLOWED

EE-1 EE-2 EE-3 EE-4 EE-5 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 7' above the sidewalk shall provide clear, non-reflective glass.

410. D. EDGING ELEMENT STANDARDS

The Edging Elements permitted within a Built-To-Zone as provided in the Table below and Figures 410.D.1 through 410.D.7.

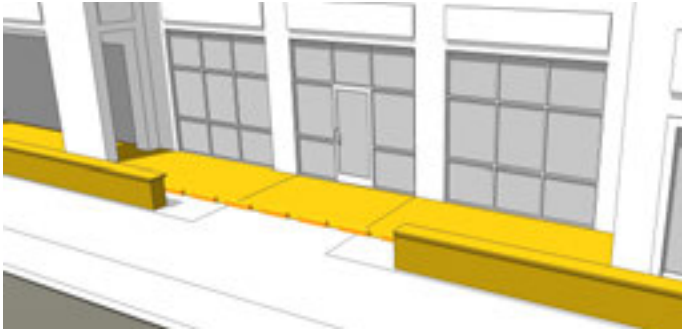
Frontage Types		Edging Elements						
		Low Wall	Raised Edge*	Stairs*	Ornamental Fence	Privacy Fence	Planters	Landscaped Edge
		EE-1	EE-2	EE-3	EE-4	EE-5	EE-6	EE-7
Storefront	FR-1	P	P	P	P	X	P	P
Arcade	FR-2	P	P	P	X	X	P	P
Hamlet	FR-3	P	P	P	P	X	P	P
Stoop*	FR-4	P	P	P	P	X	P	P
Porch*	FR-5	P	P	P	P	X	P	P
Forecourt	FR-6	P	P	P	P	X	P	P
Mid Block	FR-7	P	P	P	P	P**	P	P

* Additional building standards for railing may apply.

** Privacy fences shall be used for screening of utility and service areas and shall be no taller than 6 feet.

410. D. 1. LOW WALL

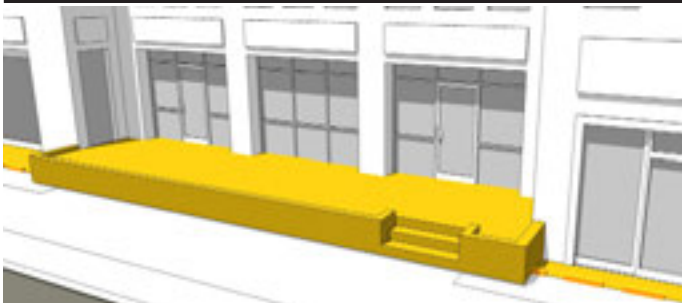
EE-1



Masonry wall, maximum 24 inches in height (e.g. brick, concrete, stone).

410. D. 2. RAISED EDGE

EE-2



The intent is to separate areas with different intensity of use with up to 24" of difference in floor planes.

410. D. 3. STAIRS

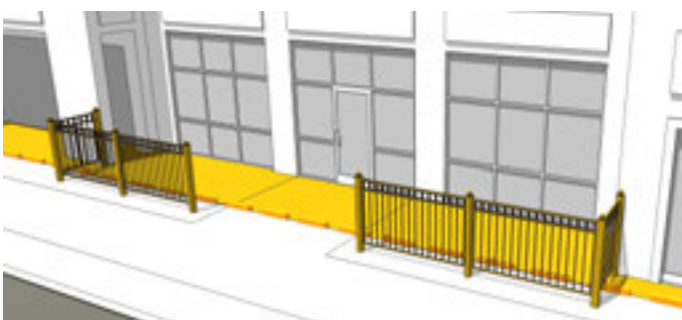
EE-3



The intent is to separate areas with different intensity of use with up to 24" of difference in floor planes.

410. D. 4. ORNAMENTAL FENCE

EE-4



A transparent ornamental fence, not chain link, with a maximum height of 42 inches.

410. D. 5. PRIVACY FENCE

EE-5



A privacy fence with a maximum height of six feet.

410. D. 6. PLANTERS

EE-6



Planters no higher than 42 inches in height

410. D. 7. LANDSCAPED EDGE

EE-7



A Landscaped edge of flowers, plants or a hedge.



410. E. SIGNIFICANT CORNERS



Significant corners can exceed the height of the max allowed building height to allow for significant architectural feature in locations designated by Zoning Map Sec 330-407. Additional locations can be allowed to enrich the community character.

410. F. TERMINATING VISTAS



Terminating vistas shall be located to terminate a view created by the center-line of a street or civic space. When building facades terminate a vista, they shall be designed to have a significant architectural feature located on axis with the vista.

410. G. BUILDING HEIGHT

- (1) Except as provided in (a) below, minimum building height shall be as designated in 410. B. 4. Site Development Standards and Incentives, and Figure 410-8 Development Standards for RO-1, RO-2, RO-3, RO-4, RO-5, and RO-6.
 - (a) Buildings lower than minimum required height shall be permitted by the Planning Board only when located in areas of Public Civic Space, after recommendation by the PDC.
 - (b) Ground floor uses with Storefront, where required, shall have a minimum clear height of 12 feet. See 330-410.10- 410.13.
- (2) Height Exceptions
 - (a) Open railings, planters, skylights, church steeples, greenhouses, parapets, and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage.
 - (b) Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.
 - (c) The following structures may extend up to 10 feet above the maximum height limit, as long as the combined total coverage of all features listed in this subsection does not exceed 10 percent of the roof area if the total includes:
 - i. “green” energy production or reduction equipment (e.g.-solar collectors, wind turbines, solar hot water systems)
 - ii. stair and elevator penthouses
 - iii. mechanical equipment
 - iv. greenhouses, urban agriculture structures, and solariums
 - v. play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge
 - vi. minor communication utilities and accessory communication devices
 - vii. cupolas and steeples
 - viii. architectural treatments used as Significant Corners or Terminated Vistas.
 - (d) Rooftop greenhouses that are dedicated to food production are permitted provided that all mechanical equipment is screened and that no rooftop features are located closer than 15 feet to the roof edge.

410. H. PROJECTIONS AND ENCROACHMENTS

- (3) (1) Building projections such as Bay Windows or Balconies shall be permitted to encroach into a required front, side or rear yard setback, or across a Build-To-Line provided that:
 - (a) Structural Encroachments shall provide a minimum of 14 feet of clearance over a public sidewalk or right of way.
 - (b) Architectural Encroachments such as cornices or canopies that are not occupied space shall provide a minimum of 10 feet of clearance over a public sidewalk or right of way.
 - (c) Projections shall not be included in the calculation of building or impervious coverage.
- (d) Signs, awnings, overhangs and similar elements, if determined by the PDC to be consistent with the regulations and intent of the frontages, may encroach beyond a Build-To-Line.

410. I. PARKING REQUIREMENTS

- (1) Required Parking: The number of parking spaces required to be provided by a Applicant seeking Site Plan approval, are as follows:
 - (a) Residential- 1 parking space per unit
 - (b) Commercial- 2.5 parking space per 1000 square feet
 - (c) Retail- 3 per 1000 square feet
- (2) The parking requirements above may be adjusted for development under Riverside Incentive Bonus 1 or 2 (RIB 1 or RIB2) , based on the Parking Management Plan demonstrating the projected operational characteristics of the use and its need for parking.
- (3) Parking Location
 - (a) Parking can be provided Off-site and demonstrated by a Parking Management Plan.
 - (b) No parking shall not be located within a Build-To-Zone except when located below grade with ceiling at maximum 4 feet above ground. Exact location of parking will be determined during site plan review.
 - (c) To the extend a Parking Agency has been established by the Town, where parking is not provided Applicant shall pay a Fee in-lieu.
 - (4) The PDC and Planning Board shall work with the Applicant to ensure that as much as possible of any new parking is available for shared or public use.

410. J. SUSTAINABLE DEVELOPMENT STANDARDS

The minimum sustainable development requirements shown in Sec.410.B-4, Fig 410-9 shall be achieved by satisfying the equivalent of the a minimum requirements to attain a status of a Sustainable Requirements [TBD] points.

(1) Reduce Impacts to Water Resources

- (a) The following minimum requirements for building water efficiency shall be met:
 - i. Indoor water use in new buildings and buildings undergoing major renovations as part of the project must, on average, use 20% less water than baseline buildings. The baseline shall meet the requirements of the Energy Policy Act of 1992 (“EPA”) and subsequent rulings by the Department of Energy, requirements of the Energy Policy Act of 2005, and the plumbing code requirements as stated in the 2006 editions of the Uniform Plumbing Code or International Plumbing Code as to fixture performance. Calculations are based on estimated

- ii. occupant usage and shall include only the following fixtures and fixture fittings (as applicable to the project scope): water closets, urinals, lavatory faucets, showers, kitchen sink faucets and pre-rinse spray valves.
- ii. The water efficiency threshold shall be calculated as a weighted average of water usage for the buildings constructed as part of the project based on their conditioned space square footage.

FIGURE 410.1A. TABLE OF BUILDING WATER EFFICIENCY BASELINES

National Efficiency Baselines for Commercial Water-Using Fixtures, Fittings and Appliances*	
Fixtures, Fittings and Appliances	Current Baseline
Commercial Toilets	1.6 gpf ² Except blow-out fixtures: 3.5-gpf
Commercial Urinals	1.0 gpf
Commercial Lavatory (restroom) Faucets	2.2-gpm at 60 psi – Private applications only (hotel-motel guest rooms)
	0.5 gpm at 60 psi ³ all others except private applications
	0.25 gallons per cycle for metering faucets
Commercial Pre-rinse Spray Valves (for food service applications)	Flow rate ≤ 1.6 gpm (no pressure specified; no performance requirement)
National Efficiency Baselines for Residential Water-Using Fixtures, Fittings and Appliances*	
Residential Toilets	1.6 gpf ⁴
Residential Lavatory (Bathroom) Faucets	2.2 gpm at 60 psi
Residential Kitchen Faucet	
Residential Showerheads	2.5 gpm at 80 psi per shower stall ⁵

* Adapted from information developed and summarized by the U.S. EPA Office of Water.

² EPAAct 1992 standard for toilets applies to both commercial and residential models.

³ In addition to EPAAct requirements, the American Society of Mechanical Engineers standard for public lavatory faucets is 0.5 gpm at 60 psi (ASME A112.18.1-2005). This maximum has been incorporated into the national Uniform Plumbing Code and the International Plumbing Code.

⁴ EPAAct 1992 standard for toilets applies to both commercial and residential models.

⁵ Residential shower compartment (stall) in dwelling units: The total allowable flow rate from all flowing showerheads at any given time, including rain systems, waterfalls, bodysprays, bodyspas, and jets, shall be limited to the allowable showerhead flow rate as specified above (2.5-gpm) per shower compartment, where the floor area of the shower compartment is less than 2,500 sq.in. For each increment of 2,500 sq.in. of floor area thereafter or part thereof, an additional showerhead with total allowable flow rate from all flowing devices equal to or less than the allowable flow rate as specified above shall be allowed. Exception: Showers that emit recirculated non-potable water originating from within the shower compartment while operating are allowed to exceed the maximum as long as the total potable water flow does not exceed the flow rate as specified above.

410. J. 2. REDUCE OUTDOOR POTABLE WATER CONSUMPTION

- (a) The following minimum requirements for a water efficient landscaping must be met:
- Reduce potable water consumption for outdoor landscape irrigation by 50% from a calculated midsummer baseline case. Reductions may be attributed to any combination of the following items, among others:
- Plant species, density and microclimate factor
 - Irrigation efficiency
 - Use of captured rainwater
 - Use of recycled wastewater
 - Use of water treated and conveyed specifically for non-potable uses.
 - Use of other non-potable water sources such as stormwater, air conditioning condensate, and foundation drain water.

410. J. 3. HEAT ISLAND REDUCTION

- (a) Minimum requirement for heat island reduction shall be achieved through any combination of the following strategies for 50% of the non-roof site hardscape (including sidewalks, courtyards, parking lots, parking structures, and driveways), with exception of a Civic Space approved as a Piazza:
- i. Provide shade from open structures such as those supporting solar photovoltaic panels, canopied walkways, and pergolas
 - ii. Have open grid pavement system (at least 50% pervious)
 - iii. Provide shade from tree canopy (within five years of landscape installation)

(b) Use roofing materials that have a Solar Reflective Index (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof area surface of all new buildings within the project; or install a vegetated (“green”) roof for at least 50% of the roof area of all new buildings within the project. Combinations of SRI compliant and vegetated roofs can be used provided that they collectively cover 75% of the roof area of all new buildings.

Roof Type	Slope	SRI
Low-Sloped Roof	≤ 2:12	78
Steep-Sloped Roof	> 2:12	29

410. K. BICYCLE PARKING REQUIREMENTS

- (1) Applicants shall provide bicycle parking and storage capacity according to the following minimum requirements:
 - (a) Residential: At least 0.25 bicycle storage spaces per unit, or 0.5 for RIB1 & RIB2 . Provide secure visitor bicycle racks on-site, with at least one bicycle space per 10 dwelling units but no fewer than four spaces per project site.
 - (b) Retail: At least one secure, enclosed bicycle storage space per retail worker for 10% of retail worker planned occupancy. Provide visitor/customer bicycle racks on-site, with at least one bicycle space per 10,000 square feet of retail space, but no fewer than one bicycle space per business.
 - (c) Non-residential other than Retail: Provide at least one secure, enclosed bicycle storage

space per occupant for 10% of planned occupancy. Provide visitor bicycle racks on-site with at least one bicycle space per 10,000 square feet of commercial non-retail space but not fewer than four bicycle spaces per building.

410. L. SIGN REGULATIONS

410. M. RIVERSIDE INCENTIVE BONUSES

- (1) Two types of Riverside Incentive Bonus are available to applicants, RIB1 and RIB-2. The RIB2 bonus provides a higher level of yield than the RIB1 bonus but contains more restrictive requirements. In order to achieve a RIB, a landowner must control a minimum lot size, additional site frontage and meet stricter sustainable development standards.
- (2) **Riverside Incentive Bonus 1 (RIB1)**
RIB1 applies to all overlay districts, as designated in 410. B. 4. Site Development Standards and Incentives, and Figure 410-8 Development Standards for RO-1, RO-2, RO-3, RO-4, RO-5, and RO-6.
- (3) **Riverside Incentive Bonus 2 (RIB2)**
RIB-2 applies to RO-1, RO-2, RO-3, and RO-4, as designated in 410. B. 4. Site Development Standards and Incentives, and Figure 410-7 Development Standards for RO-1, RO-2, and RO-3.
- (4) **Sustainable Development Requirements for Bonuses**
In order to provide more sustainable development, green development requirements are increased for applicants trying to achieve a bonus. See Sec. 410. B. 4. Fig 410-8

SECTION 330-411 DESIGN MANUAL

The Town may adopt, based upon a favorable recommendation by the Town Board and Planning Board, an architectural and landscape design manual for use in the ROD.

SECTION 330-412 COMMUNITY BENEFIT UNITS

In accordance with the requirements of the Long Island Workforce Housing Act and Chapter 216 of the Town Code, it shall be the goal and objective of the Town Board to establish fifty percent (50%) of the total number of new housing units within the ROD Area, approved under this Article to be designated as Community Benefit Units. The location, number, size and type of Community Benefit Units shall be determined and distributed in accordance with the accompanying Final Generic Environmental Impact Statement (FGEIS) and Findings Statement.

SECTION 330-413. APPLICATION REVIEW PROCESS WITHIN THE ROD

- A. Objectives. The adoption of the planning standards set forth in the RRAP and the Riverside Overlay District encourages the economic redevelopment of the Riverside hamlet and enables the Town to provide an expedited and coordinated review of development proposals, thereby reducing the length and uncertainty normally associated with submitting applications using the underlying zoning. The Town Board hereby seeks to achieve the following goals and objections by the adoption of the ROD:
- (1) Provide applicants with an expedited review process;
 - (2) Ensure the applicant's compliance with ROD requirements, including submission requirements and compliance with development standards of the RODs;
 - (3) Review ROD incentives with applicants;
 - (4) Review and clarify ROD application procedures with applicants;
 - (5) Review the applicability of the Community Benefits Policies and any Project Labor Agreement with applicants; and
 - (6) Ensure coordination with other entities responsible for downtown civic space, parking, and other public improvements.

413. B APPLICATION REVIEW PROCEDURE

To achieve the above referenced goals and objectives, all development within the Riverside Overlay District ("ROD") shall comply with the following procedures rather than the procedures prescribed elsewhere in this Chapter.

- (1) **Initial Contact Meeting with the Master Developer.** A potential applicant for development or use of land within the ROD shall initiate the process by meeting informally, free of charge, with the Master Developer at any time during normal business hours on a walk-in basis or by appointment. The purpose of this meeting is to obtain information about the RRAP and the process and requirements for approval of a project under this Article. Potential applicants will receive instruction sheets and forms outlining the materials to be prepared for the mandatory Pre-Submission Conference with the Project Development Council as well as for the steps that follow in the Site Plan application process. The Master Developer will answer questions, including questions about the RRAP and the differences between this Article and underlying zoning. Potential applicants with small properties will be encouraged to work with other property owners and/or the Master Developer to form property owner alliances for joint applications. If the potential applicant elects to proceed with an application, the next step is a mandatory Pre-Submission Conference with the Project Development Council.
- (2) **Pre-Submission Conference with Project Development Council.** The membership, scope of review and

duties of the Project Development Council established by the Town Board on June 12, 2012 by resolution number 2012-641, are hereby modified to include a representative of the Master Developer; enlarge its scope of review to all applications for development within the ROD; and the following duties and responsibilities:

- (a) A pre-submission conference with the Project Development Council is mandatory for all applicants for development within the ROD. The purpose of the pre-submission conference is to review and discuss the applicant's development proposal and to advise the applicant as to the planning standards and recommendations under the ROD and its specific overlay zones; what must be shown on a site plan, wetland and/or special exception application, including all submission requirements, required improvements, required parking and civic spaces and/or fees in lieu thereof, required affordable housing, SEQRA requirements, wetland and/or special exception requirements (if any) and required compliance with the Community Benefits Policies. If the applicant believes that the provision of community benefit units, public and/or semi-public civic spaces on-site is not feasible or necessary for compliance with this Article, the applicant shall explain the reasons and discuss with the Project Development Council alternatives, including payment of a fee-in-lieu and possible off-site locations.
- (b) The pre-submission conference shall be held by appointment made through the office of the Department of

413. B APPLICATION REVIEW PROCEDURE (CONTINUED)

Land Management by completing an application specified by instruction sheets prepared by the Department of Land Management. Such application will typically include a conceptual site plan that shows proposed uses, location, footprint, and height of proposed buildings and accessory buildings, a sketch of the floor plans, elevations and facades of all buildings that face streets and public civic spaces, as well as civic space areas, setback areas, and parking areas, as well as a vicinity map with sufficient detail to show the immediate context of the proposed development and all surrounding properties within a radius of 200 feet. Any fee for the pre-submission conference shall be set by the Town Board in a fee schedule.

(c) The Project Development Council shall schedule and hold the pre-submission conference within twenty (20) days of receipt the application. Upon completion of the pre-submission conference, the Project Development Council shall within twenty (20) days prepare and forward to the applicant an advisory report with its recommenda-

tions for the development of the property, including the form of the next submission whether it be an application for a building permit; an application for a commercial compliance certificate; administrative site plan and/or wetland review with the Department of Land Management; or site plan, wetland and/or special exception review with the Planning Board. In the event the proposed development involves the subdivision of land, the Project Development Council shall advise as to its recommendations related to the proposed layout and design of the subdivision and the procedures necessary to file such subdivision.

(d) The Project Development Council, upon receipt of a referral from the Board of Appeals, shall consider and provide an advisory opinion on the effect of a proposed appeal, interpretation or variance on the ROD and the objectives of this Article, as well as on the statutory standards upon which the Board of Appeals may grant relief.

413.B.(3) ADMINISTRATIVE SITE PLAN REVIEW

(a) Notwithstanding the provisions of §330-183.1, all development within the ROD shall be eligible for administrative site plan review in accordance with the procedures set forth in §§330-183.2 and 330-183.3, provided the following criteria are complied with:

- [1] Administrative Site Plan review is recommended by the Project Development Council;
- [2] The applicant for the proposed development has elected to proceed under the provisions of this Article rather than development under the underlying

zoning; and

[3] Where a wetlands permit is required under Chapter 325, the development qualifies for administrative wetlands permit review under §325-8.1.

(b) Site plan review by the Planning Board shall be required in the event that the applicant disagrees with the recommendations of the Project Development Council or disagrees or desires relief from any requirements or conditions of the Town Planning and Development Administrator.

413.B.(4) SITE PLAN REVIEW BY THE PLANNING BOARD

All applications for development within the ROD not eligible for administrative site plan review under subsection 330-413A(3) shall be required to make a site plan, wetland and/or special exception application to the Planning Board in accordance with the procedures set forth in §§330-182 through 330-184.1. Notwithstanding any provisions to the contrary, the Planning Board may waive the pre-submission conference procedures under

§330-184A if the applicant for the proposed development has elected to proceed under the provisions of this Article rather than development under the underlying zoning and/or the Project Development Council has recommended that the applicant proceed directly final site plan application. As provided under §330-121B and §325-5, the Planning Board shall incorporate review of an application for a special exception use and/or a wet-

413.B(4) SITE PLAN REVIEW BY THE PLANNING BOARD

lands permit with review of the site plan. Additionally, the Planning Board shall have the authority to modify or waive, subject to appropriate conditions, any site plan submission requirement and/or design elements of this

Article, as in its judgment of the special circumstances of the development, are not requisite in the interest of the public health, safety or welfare and not contrary to the objectives of this Article.

413.B(5) SUBDIVISION REVIEW BY THE PLANNING BOARD

All applications for development with the ROD that involve the subdivision of the property shall be required to make application to the Planning Board in accordance with the procedures set forth in Chapter 292. Notwithstanding any provisions to the contrary, the Planning Board may waive the Pre-Application procedures under Chapter 292

if the applicant for the proposed subdivision has elected to proceed under the provisions of this Article rather than development under the underlying zoning and/or the Project Development Council has recommended that the applicant proceed directly to preliminary or final application.

413.B(6) APPEALS, INTERPRETATIONS AND VARIANCES

Appeals, interpretations, variances or other form of relief from the provisions of this Article may be granted by the Board of Appeals pursuant to the statutory requirements of Article XVIII of this Chapter and §§267, 267-a, 267-b and 267-c of the New York State Town Law. Notwithstanding any provisions to the contrary, applications to the Board of Appeals may be accepted and granted without the need for a denial by the Building Inspector as provided in of the aforesaid statutes. All applications to the Board of Appeals for development within the ROD shall be referred to the Project Development Council for an advisory opinion on the effect of a proposed appeals, interpretation or variance on the ROD and the objectives of this Article, as well as on the statutory standards upon which the Board of Appeals may grant relief. The Project Development Council shall have thirty (30) days

after receipt of the referral from the Board of Appeals to provide written comments to the Board of Appeals. Upon the expiration of the thirty day time period, the Board of Appeals may proceed with consideration of the application, however the failure of the Project Development Council to comment within said thirty day time period shall not be construed as an endorsement of the application. When an application is referred to the Project Development Council by the Board of Appeals, the Project Development Council shall specifically address whether or not the proposed relief if granted will produce an undesirable change to the desired walkable and pedestrian-friendly neighborhood character to be created by this Article. The Board of Appeals shall incorporate specific findings explaining the planning and design rationale for its decision.

413. K FEES

413. L DURATION OF APPROVALS

SECTION 330-414. RESERVED**SECTION 330-415. COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

A. In accordance with the requirements of Chapter 157 (Environmental Quality Review) of the Town Code and the New York State Environmental Quality Review Act (SEQRA) and the regulation issued thereunder, the Town Board has accepted and approved a Draft and Final Generic Environmental Impact Statement (GEIS) and a Findings Statement which analyze the potential environmental impacts of adoption of this ROD. The Findings Statement, summarizes the Town Board's findings on these potential impacts and establishes conditions and thresholds for development under this Article and the extent to which further SEQRA review may be required for site-specific impacts of projects to be built under the terms of this Article.

B. The Findings Statement includes conditions and thresholds for the entire ROD. All development within the ROD that is subject to SEQRA shall comply with the conditions and thresholds in the Findings Statement.

SECTION 330- 416 IMPLEMENTATION OF COMMUNITY BENEFITS POLICIES

A. To ensure the fulfillment of the community benefit goals of the Town, all development within the ROD that is approved under this Article shall comply with the requirements of any adopted community benefits policies in effect as of the date such policies have been adopted or modified by resolution of the Town Board. These policies include: a Construction Jobs Policy, an Operations Jobs Policy, and a Local Contracting Policy (collectively, “the Community Benefits Policies”). No building permit may be issued under this Article until the Community Benefits Policies have been adopted and are in effect. Compliance with the terms of these policies shall be made a condition of any site plan approval within the ROD after adoption of such policies, and such compliance shall be monitored and enforced as set forth in the Community Benefits Policies and as conditions of approval of a site plan under this ordinance. Where such conditions have

been imposed on site plan approvals, no building permit, certificate of occupancy, or business license or business license renewal shall be issued unless the Applicant has demonstrated compliance with these policies. In furtherance of the objectives of this Section 330-416, applicants who receive site plan approval under this Article XXXI shall pay a fee, determined by the Town Board, in support of a Jobs and Business Referral Center and Oversight Committee to be established by the Town Board to monitor, implement and enforce the Community Benefits Policies.

SECTION 330- 417 AMENDMENTS TO THIS ARTICLE

This Article may be amended as provided in Article XX of the Zoning Ordinance. Prior to adopting an amendment, the [TBD] shall refer such proposed amendment to the PDC for comment. If the PDC does not comment within 30 days of such referral, the Town Board may enact the amendment without receiving such comment. In the event that the Town Board does not follow the recommendation of the PDC, it shall provide a written statement of its reasons in the resolution of adoption of the amendment. All such amendments shall be consistent with the Comprehensive Plan and the Final Generic Supplemental Environmental Impact Statement.

SECTION 330- 418 INSPECTION, VIOLATIONS, AND ENFORCEMENT

SECTION 330- 418 INSPECTION, VIOLATIONS, AND ENFORCEMENT (CONTINUED)

SECTION 330- 419 RESERVED

SECTION 330- 420 RESERVED

RIVERSIDE OVERLAY DISTRICT

Town of Southampton

**Attachment B
TOWN OF SOUTHAMPTON
RIVERSIDE OVERLAY DISTRICT MAP AMENDMENTS**

AMENDMENTS TO THE ZONING MAP OF THE TOWN OF SOUTHAMPTON, NY:

- 1. Add Riverside Overlay District to the Zoning Map of the Town of Southampton.**

RIVERSIDE OVERLAY DISTRICT

Town of Southampton

LEGEND

- | | | | |
|--|-------------------------------------|--|--------------------|
| | RO-1: RIVERSIDE HAMLET CENTER | | RPL: PARKLANDS |
| | RO-2: RIVERSIDE HAMLET NEIGHBORHOOD | | TYPE "A" ROAD |
| | RO-3: RIVERSIDE SPECIAL DISTRICT | | TYPE "B" ROAD |
| | RO-4: RIVERSIDE GATEWAY DISTRICT | | RIVERSIDE BOUNDARY |
| | RO-5: RIVERSIDE SUBURBAN DISTRICT | | DISTRICT BOUNDARY |
| | RO-6: RIVERSIDE WATERFRONT DISTRICT | | |

