

The Water Mill Partnership would be the local ‘board’ constituency for hamlet center stakeholder participation in such a town-wide organization. Implementation and day-to-day operations would be provided by staff, working in conjunction with (or as) the Business Development Center. To assist with such parallel efforts at streetscape improvements or economic development support to the business community, a town staff member could divide his time between various centers (acting as a ‘circuit rider’). Such a staff would provide technical services—planning, design review, project or amenity implementation, marketing assistance—for the constituent members.

In summary, as in other hamlets, a basic strategy for continuing partnership efforts in the hamlet center core will focus on the following tactics:

- Add value to private property through public investment
- Leverage value added for public objectives and civic benefit
- Use civic participation to help facilitate maintenance/ approvals

5.2 Implementation Framework

The attached chart describes the key actions that need to be taken by public, private or civic participants in order to implement the critical recommendations of this strategy.

Tasks are summarized as four broad and sequential stages of work:

- Strategic Planning and Administration
- Land Assembly/ Partnership/ Financing
- Infrastructure Improvements
- Project Implementation

Participants for each task are defined as to category—public, private or civic—and a broad schedule is defined, emphasizing strategic phasing of interrelated actions. As discussed above, the Water Mill Partnership would provide local coordination, while the Business Development Center would provide operational and implementation services. The Town of Southampton would serve as a key partner.

	Water Mill Hamlet Center			Schedule										
	Implementation Framework			Planning		Implementation								
	Participants			Schedule										
	Pub	Priv	Civic	4Q02	Q03	2Q03	3Q03	4Q03	2004	2005	2006	2007	2008-12	2013+
1 Strategic Planning and Administration														
Adoption- Strategic Plan/ Guidelines	◆	♣	♣	■	■									
Adoption- HO/HC Zoning, MUPDD	◆	♣	♣	■	■									
Detailed Planning- MUPDD	◆	◆	◆		■	■								
Establish Water Mill Partnership	♣	♣	◆		■	■								
Form Business Group within Town-wide Framework	♣	◆	♣		■	■								
Involve Developers- Contingent Commitments	◆	◆	♣		■	■	■	■						
Detailed Beautification Planning/ Design	◆	◆	♣		■	■	■	■						
Refine Funding Approach	◆	◆	◆		■	■	■	■						
2 Land Assembly/ Partnership														
Water Mill Village Sites- Consolidate Properties/ Partners	♣	◆			■	■	■							
Town Broker Partnership with Community Club, Others	◆	♣	◆		■	■	■							
Define Joint Development Program	♣	◆	◆		■	■	■							
Define Shared Access Agreements East of Station Road	♣	◆	◆		■	■	■	■	■	■				
Water Mill Mews- Agree on Detailed Plan		◆			■	■	■	■	■	■				
Define Shared Access Agreements West of Station Road	♣	◆			■	■	■	■	■	■				
Involve Post Office	◆	♣			■	■	■	■	■	■				
3 Infrastructure Improvements														
Public Rights of Way Perpendicular to Montauk Highway	◆	♣					■	■	■	■				
Montauk Highway Signalization Improvements	◆						■	■	■	■				
Shared Accessway Parallel to Montauk Highway: East	♣	◆	◆				■	■	■	■				
Improvements to Community Club Playfields	♣	♣	◆				■	■	■	■				
Landscaping/ Pedestrian Ways: East	◆	◆	♣				■	■	■	■				
Shared Accessway Parallel to Montauk Highway: West	♣	◆	♣					■	■	■				
Landscaping/ Pedestrian Ways: West	◆	◆	♣					■	■	■				
4 Project Development														
MUPDD: Water Mill Village site/ Community Club	♣	◆	◆				■	■	■	■				
Potential Water Mill Mews Antique Center	♣	◆						■	■	■	■			
Possible Post Office Expansion/ Relocation	◆	◆						■	■	■	■	■		
Other Private Hamlet Center Development	♣	◆						■	■	■	■	■	■	

Implementation Framework

WATER MILL HAMLET CENTER

Hutton Associates Inc.
R. G. Roesch Landscape Architects PC
APPS Inc.