



February 2020



COUNCIL WORK SESSION

Riverhead, New York

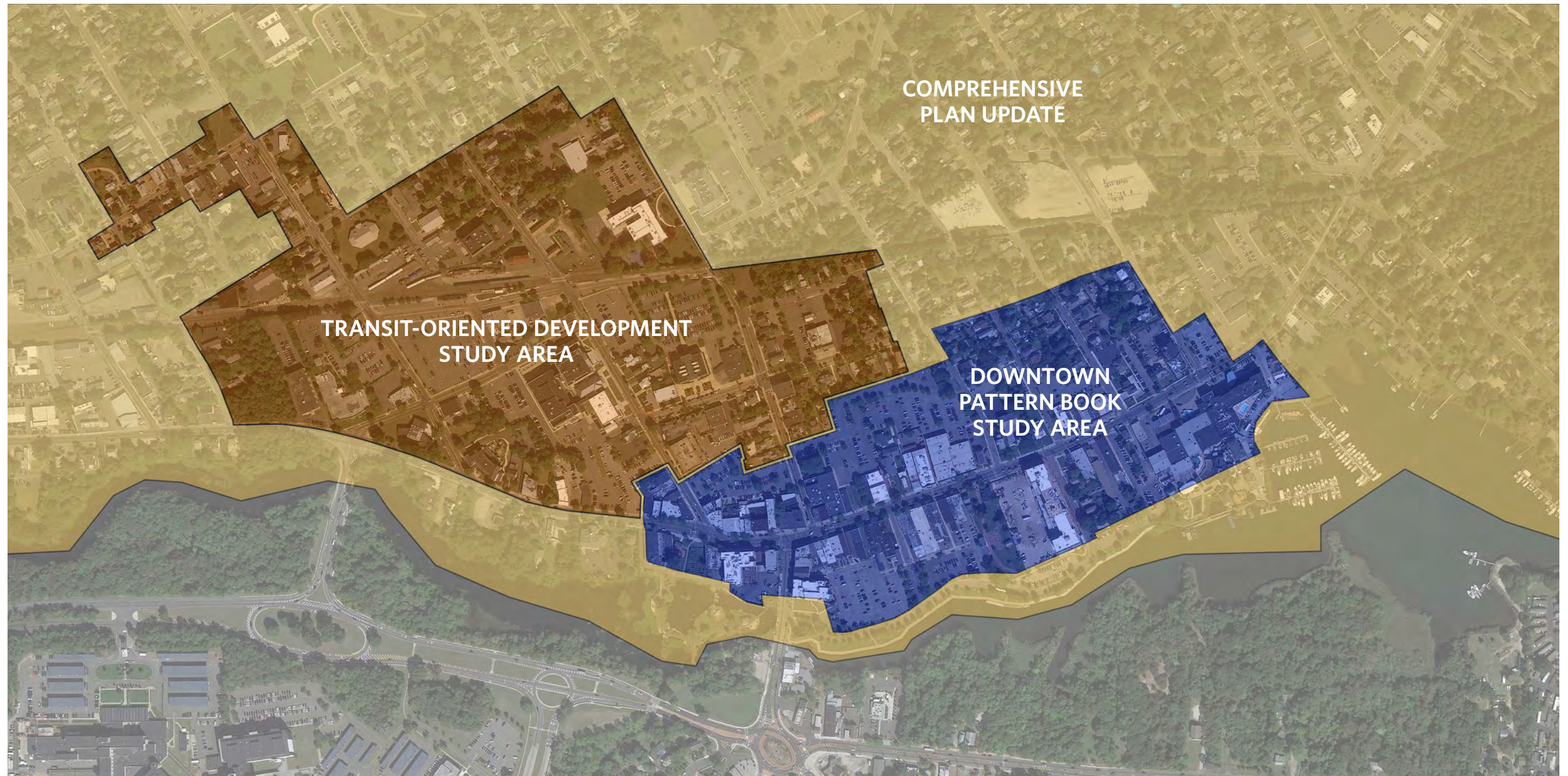
THE AGENDA

1. Brief Overview
2. Community Feedback to Date
3. Preliminary Suggestions/Questions
4. Preference Survey — Breakout Exercise



**I'M HERE
TO LISTEN**

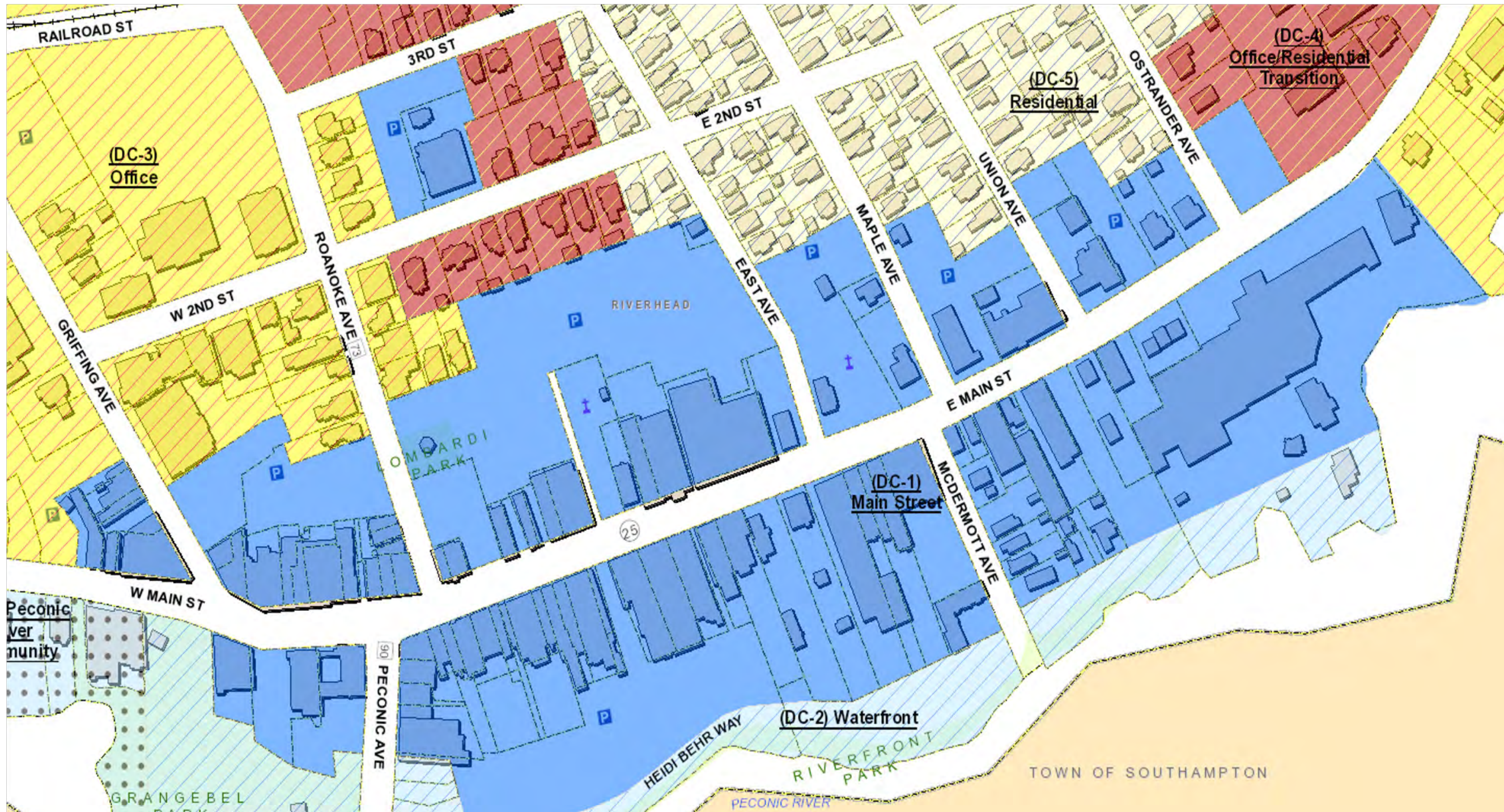
3 CONCURRENT STUDIES



PATTERN BOOK STUDY AREA BOUNDARY



ZONING MAP — DOWNTOWN CENTER-1 (DC-1) BOUNDARY



THE PLANNING PROCESS

STEP 1

LISTENING

- Listening meetings with stakeholders
- Community meeting to solicit resident ideas
- Online Survey



STEP 2

EXPLORING IDEAS

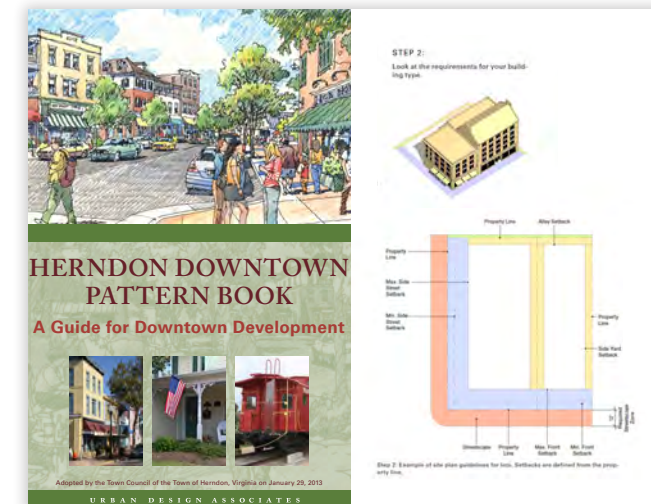
- Follow-up meetings with stakeholders
- Community meeting #2 to review recommendations
- Online Survey #2



STEP 3

DECIDING

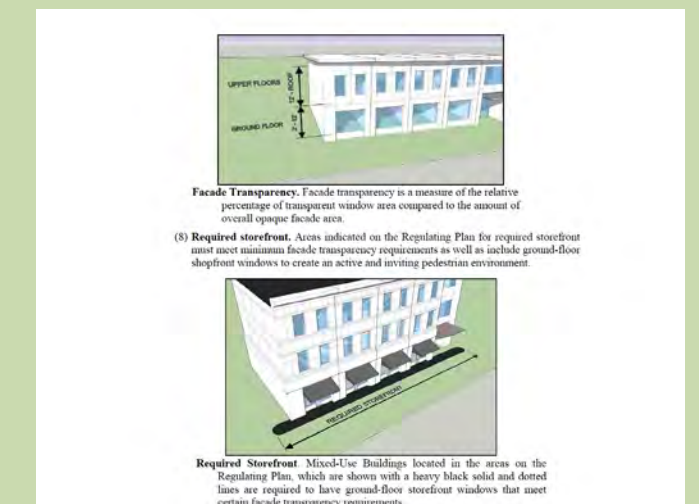
- Presentation of Pattern Book and feedback from stakeholders and residents



STEP 4

IMPLEMENTING

- Town of Riverhead to develop Form-Based Code



WHAT IS A PATTERN BOOK?

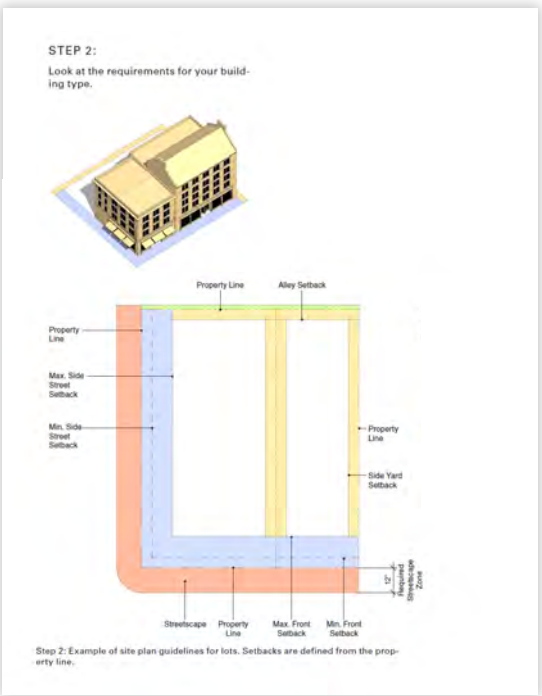
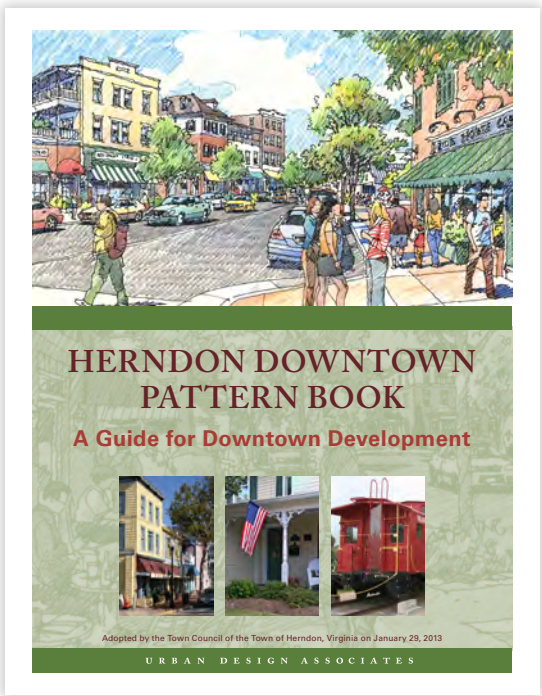
The Downtown Riverhead Pattern Book will guide the development of future community character for the Main Street area.

Key Principles:

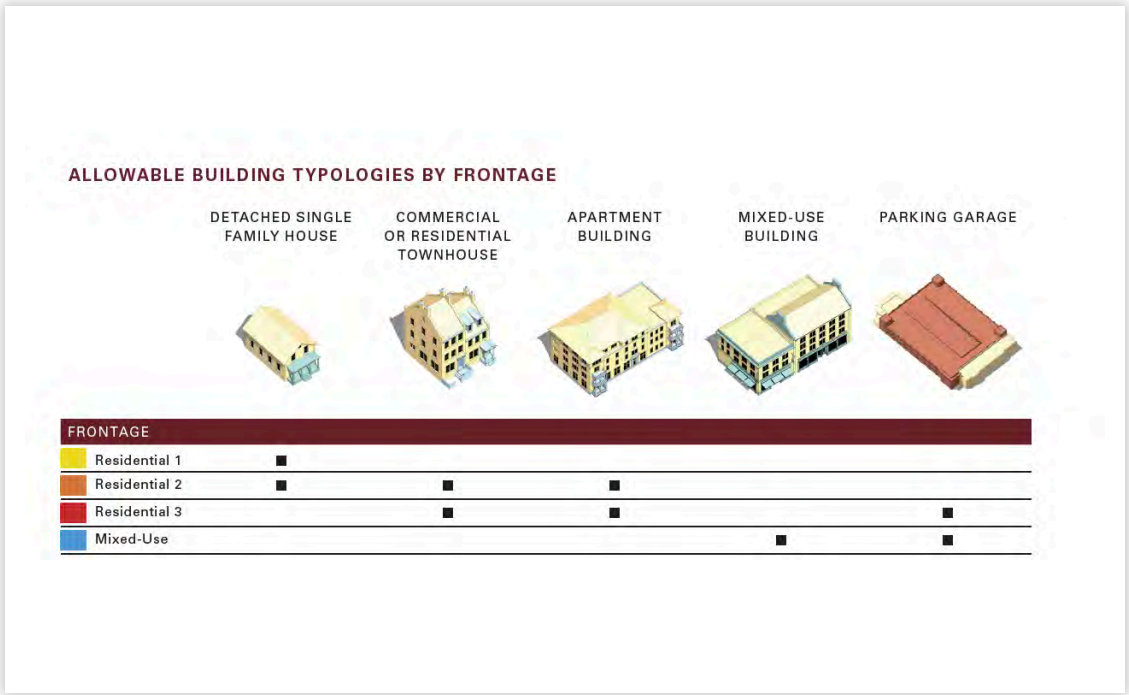
- Community-driven
- Based on resident involvement
- Locally controlled



WHAT ARE THE ELEMENTS OF A PATTERN BOOK?



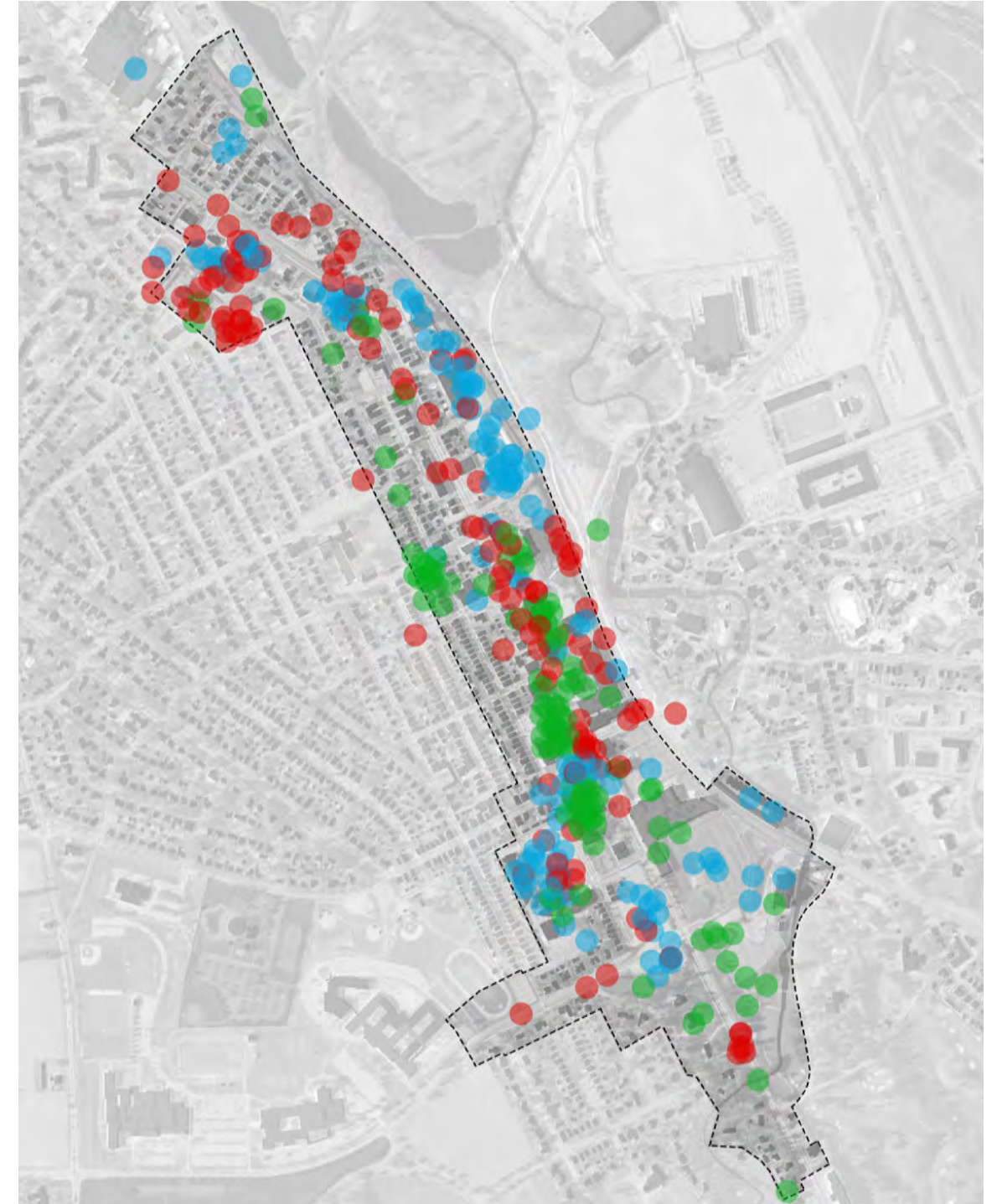
- **Local Policy Issues:** parking, flooding, land use, etc.
- **Guidelines for Public Areas:** streets, parks, squares, passages/alleys, safety, etc.
- **Guidelines for Private Development:** building scale, massing, height, setback, materials, use, and possibly architectural style



COMMUNITY FEEDBACK TO DATE

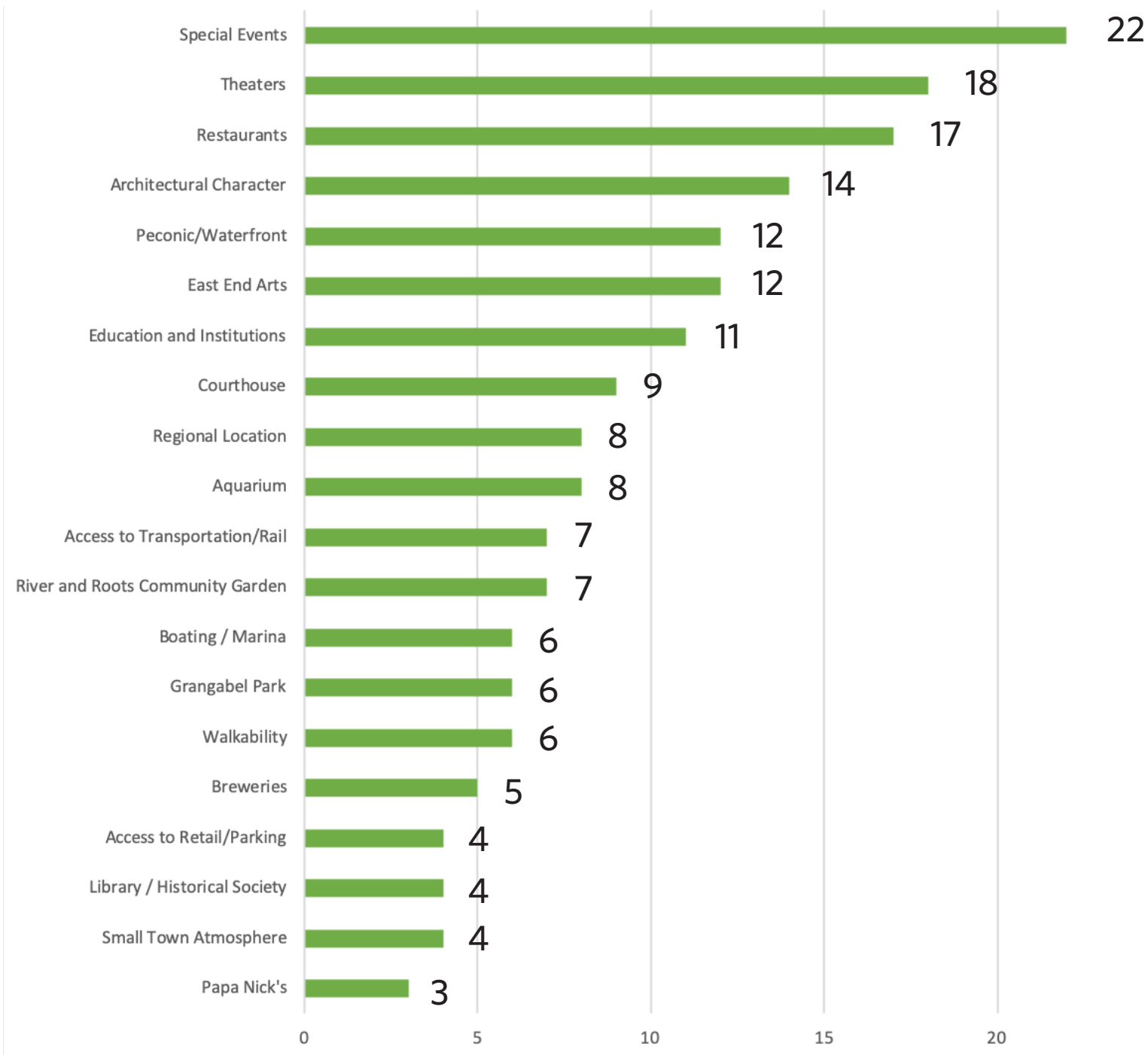
OCTOBER 14 BREAKOUT GROUPS

- What are Downtown Riverhead's **strengths**?
- What are Downtown Riverhead's **weaknesses**?
- What are the **opportunities**?
- What are the **threats**?



STRENGTHS (TOP 20 RESPONSES)

Combined Feedback from Public Forum (Nov 14) and Stakeholder Meetings (Nov 13-14)



TOP 10

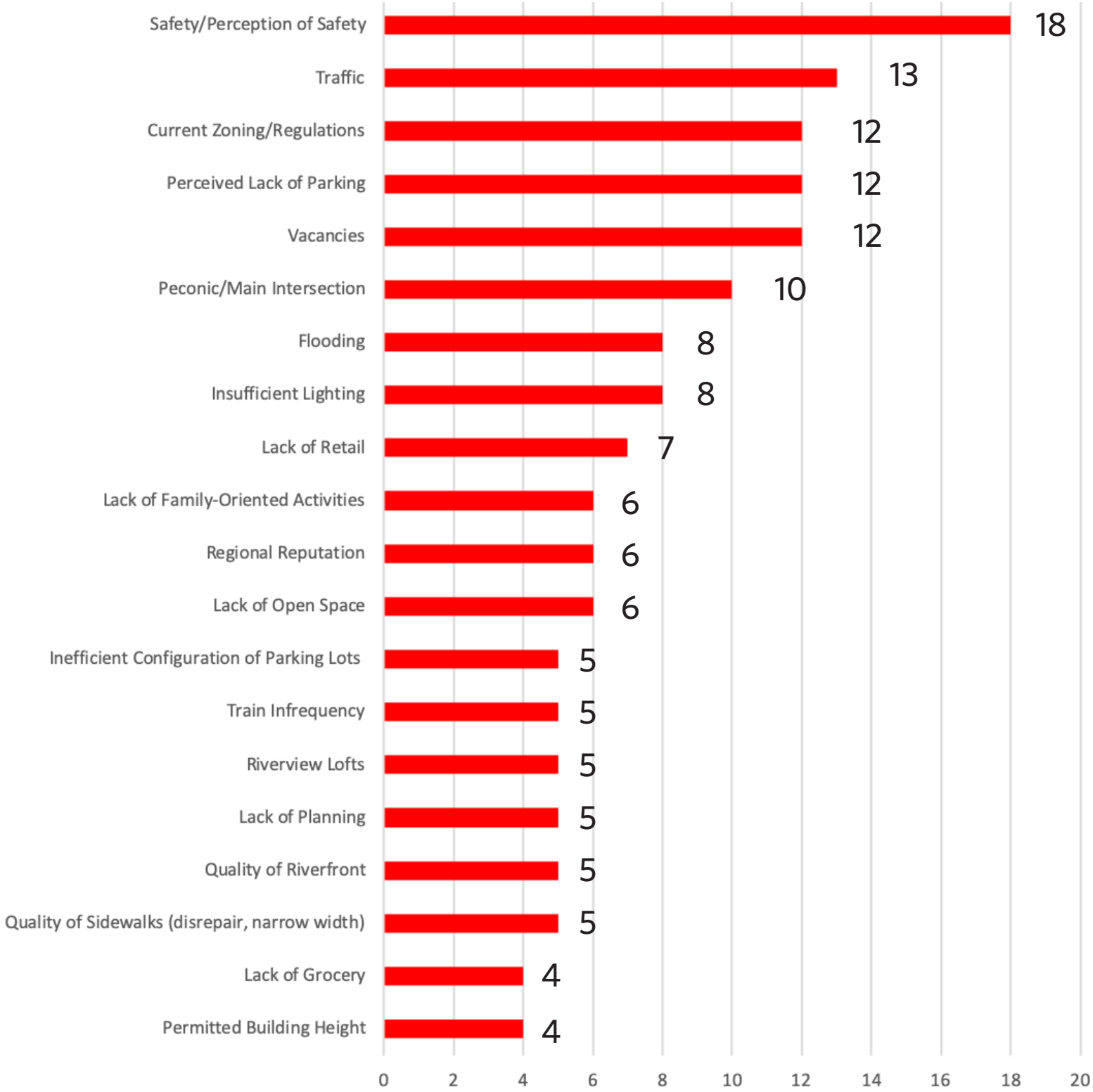
- 1. Special Events
- 2. Theaters
- 3. Restaurants
- 4. Architectural Character
- 5. **Peconic/Waterfront**
- 6. East End Arts
- 7. Education and Institutions
- 8. Courthouse
- 9. Regional Location
- 10. Aquarium

STRENGTHS



WEAKNESSES (TOP 20 RESPONSES)

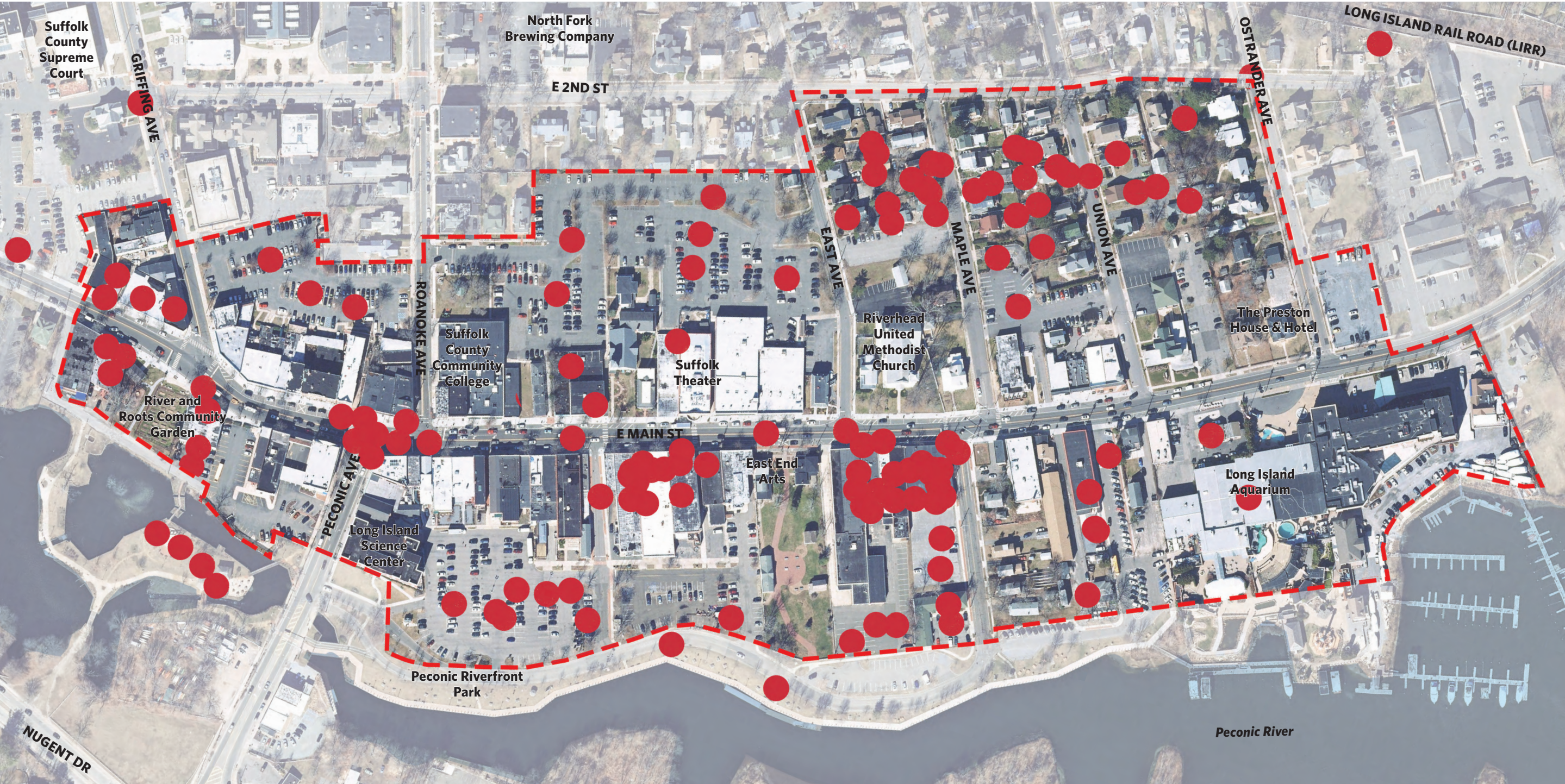
Combined Feedback from Public Forum (Nov 14) and Stakeholder Meetings (Nov 13-14)



TOP 10

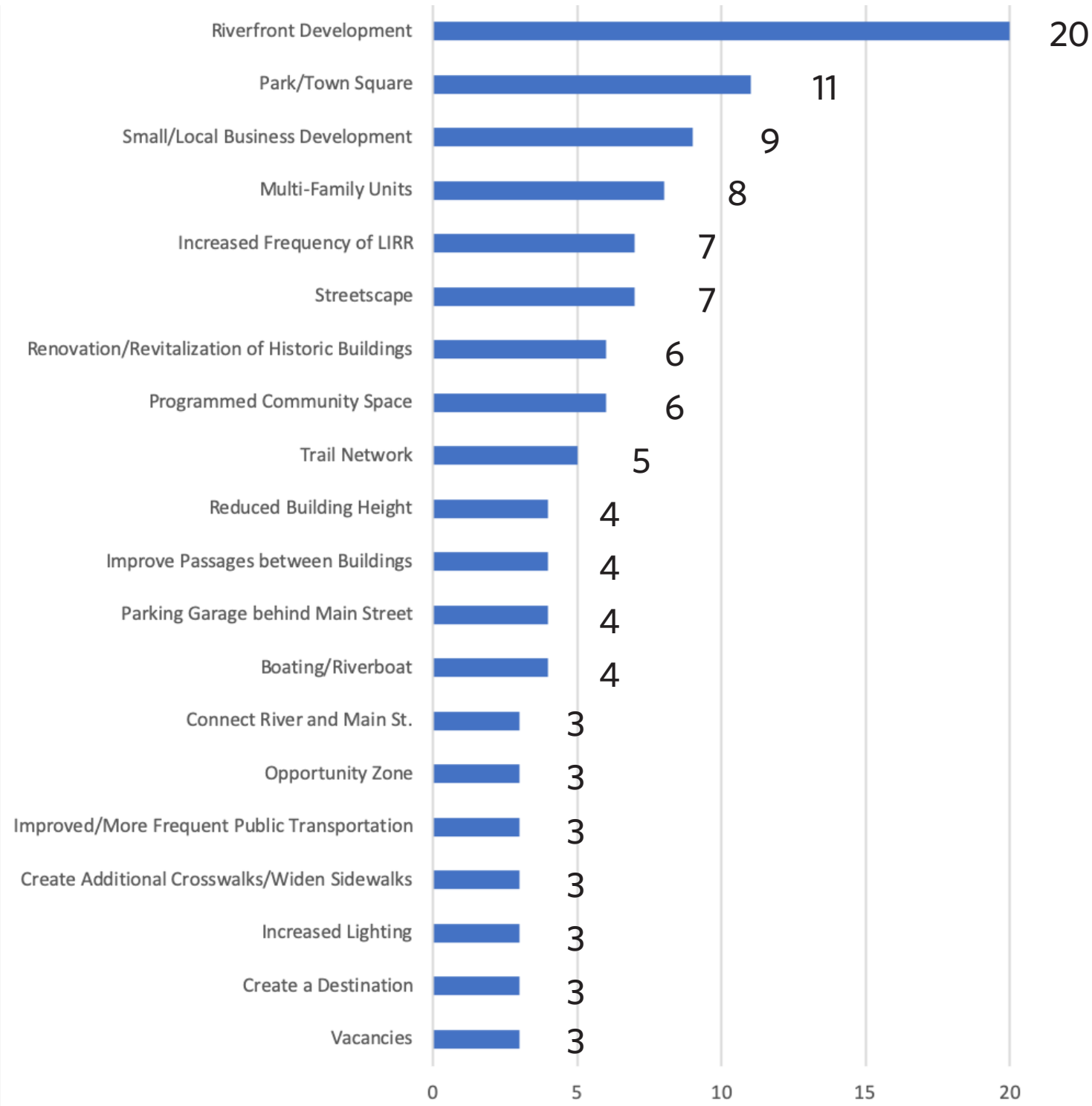
- 1. Safety/Perception of Safety
- 2. Traffic
- 3. Current Zoning/Regulations
- 4. Perceived Lack of Parking
- 5. **Vacancies**
- 6. Peconic/Main Intersection
- 7. Flooding
- 8. Insufficient Lighting
- 9. Lack of Retail
- 10. Lack of Family-Oriented Activities

WEAKNESSES



OPPORTUNITIES (TOP 20 RESPONSES)

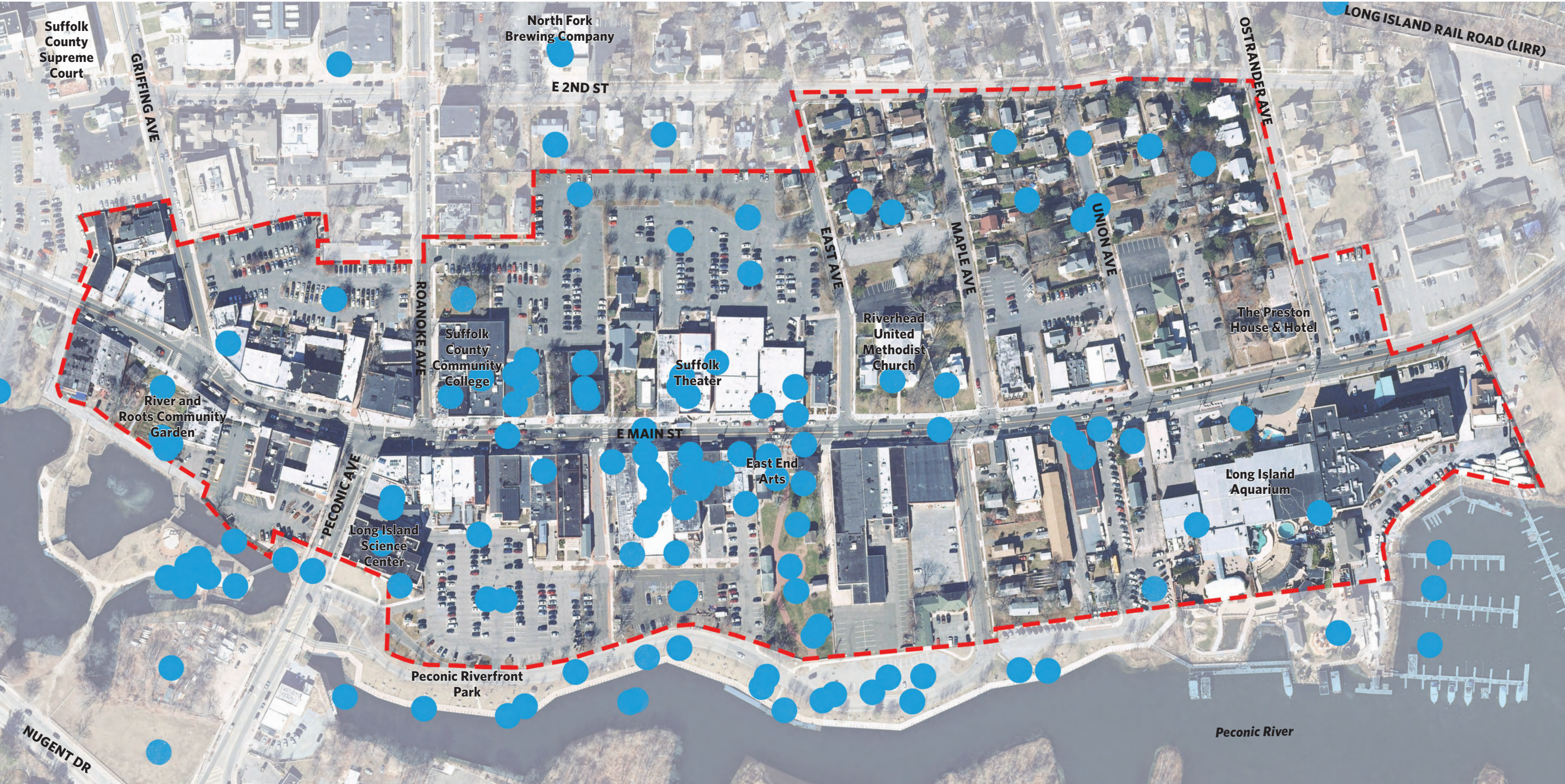
Combined Feedback from Public Forum (Nov 14) and Stakeholder Meetings (Nov 13-14)



TOP 10

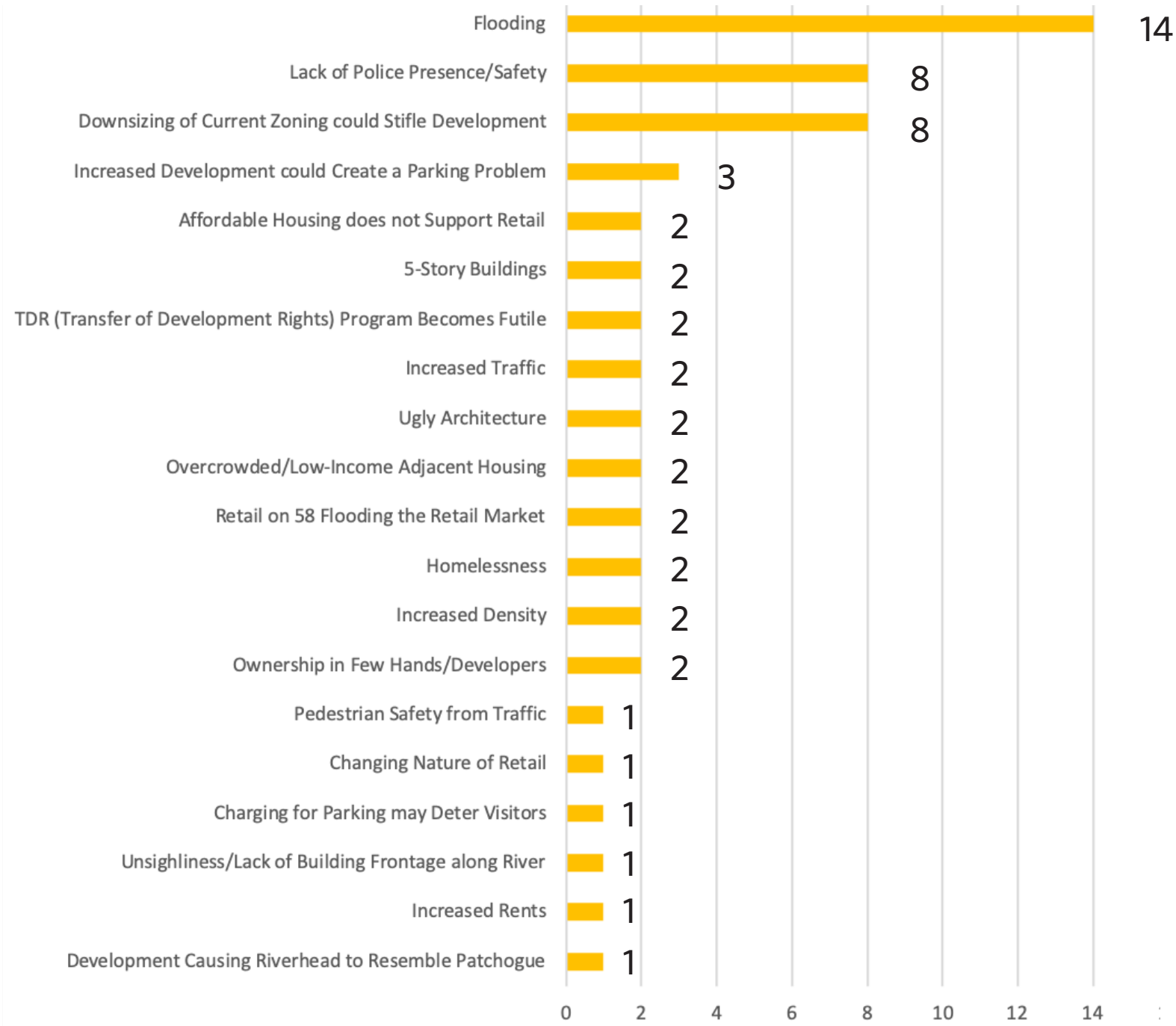
- 1. Riverfront Development
- 2. Town Square or Park
- 3. **Small/Local Business Growth**
- 4. Increased Multi-family Units
- 5. Improved Streetscape
- 6. Train Station Area
- 7. Programmed Community Space
- 8. Historic Buildings
- 9. Trail Network
- 10. Riverboat & Boating Activities

OPPORTUNITIES



THREATS (TOP 20 RESPONSES)

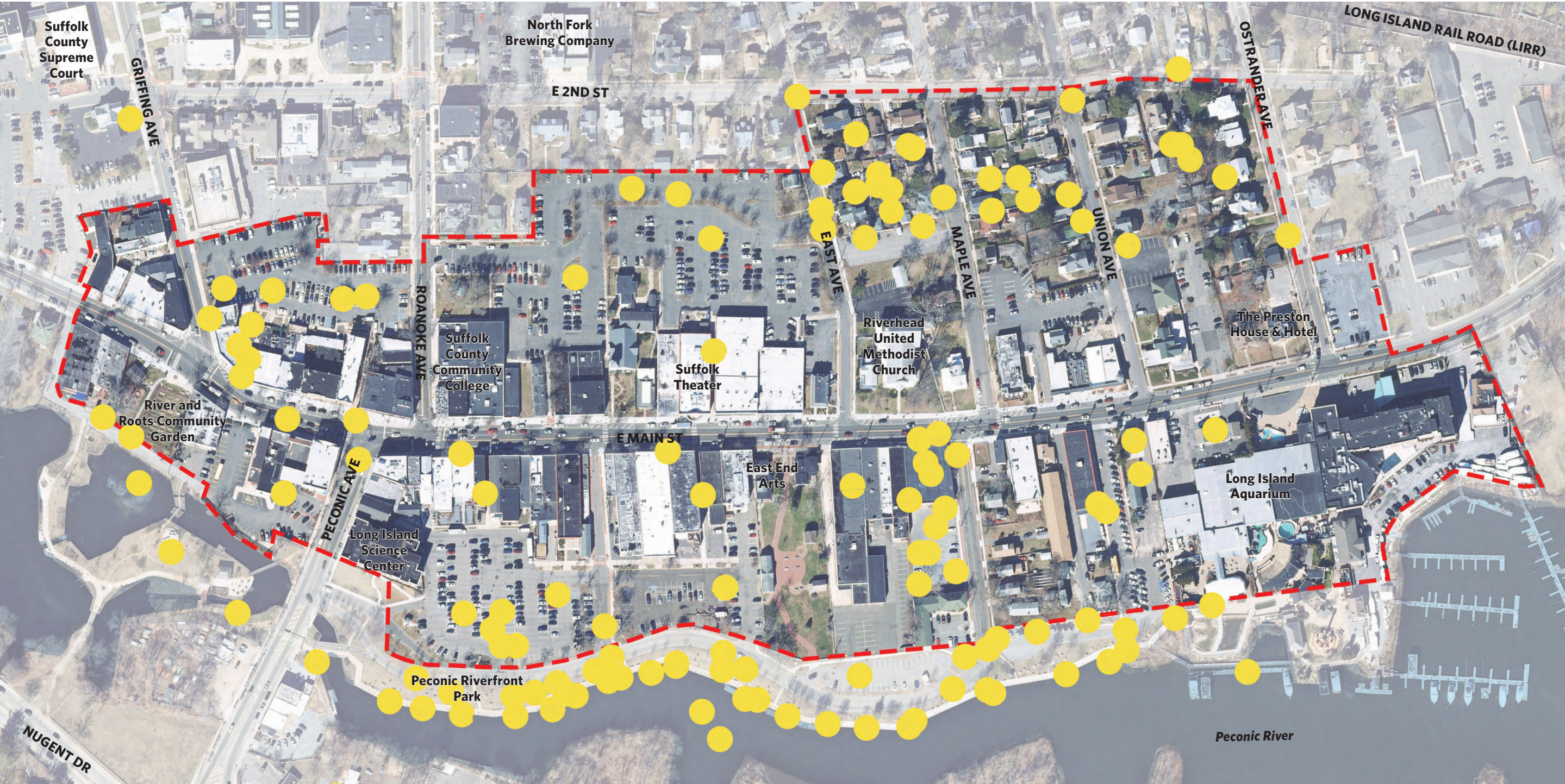
Combined Feedback from Public Forum (Nov 14) and Stakeholder Meetings (Nov 13-14)



TOP 10

1. Flooding
2. Lack of Police Presence/Safety
3. Downsizing of Current Zoning
4. Parking Supply Not Adequate
5. Affordable Housing Does not Support Retail
6. 5-story Buildings Permitted
7. TDR Program not Utilized
8. Increased Traffic
9. Ugly Architecture
10. Low-Income Housing Units

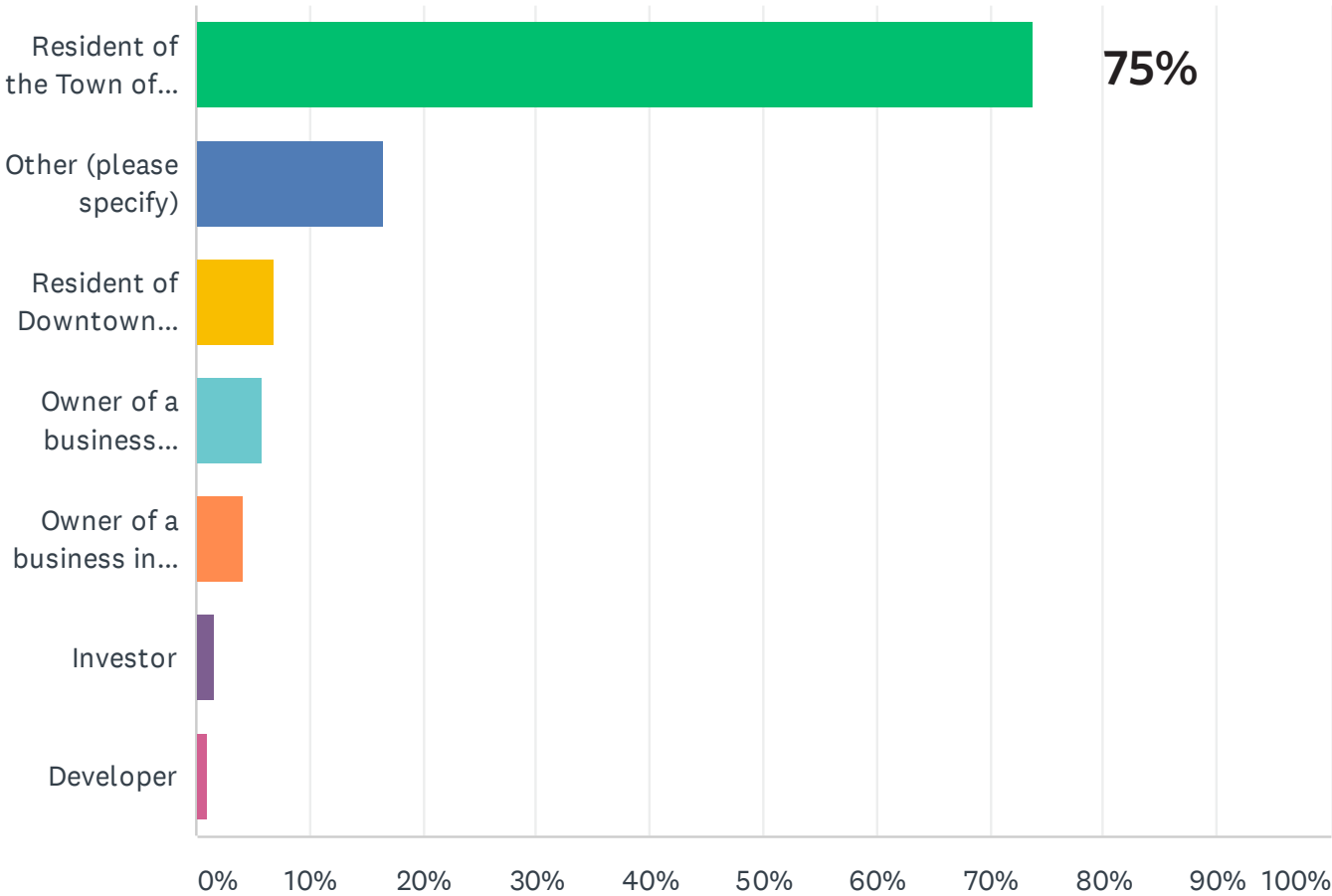
THREATS



Downtown Riverhead Pattern Book Online Survey

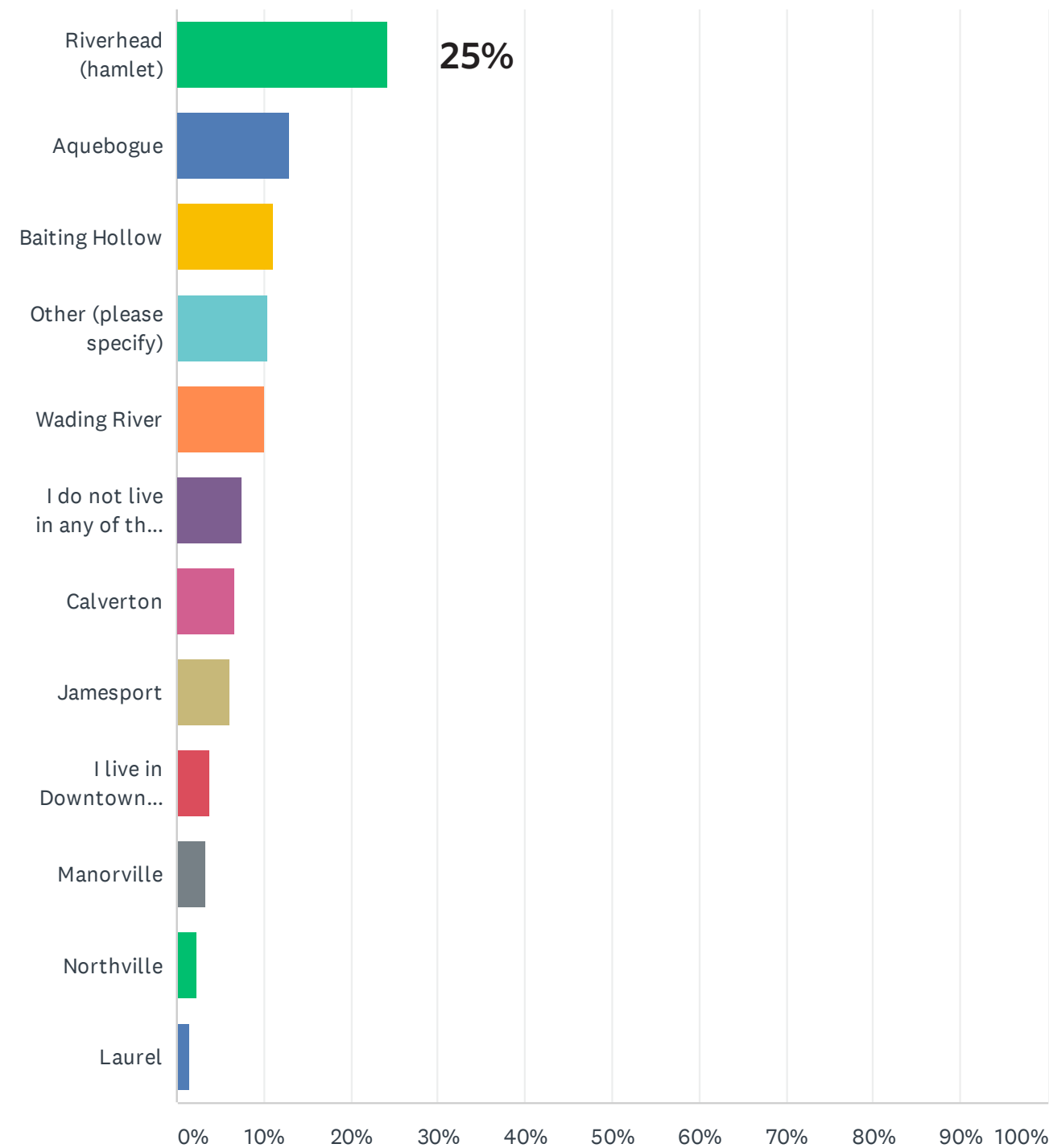
Q1 Which of the following best describes your relationship to Downtown Riverhead? Check all that apply.

Answered: 1,005 Skipped: 12



Q2 If you live outside of Downtown, which hamlet do you live in?

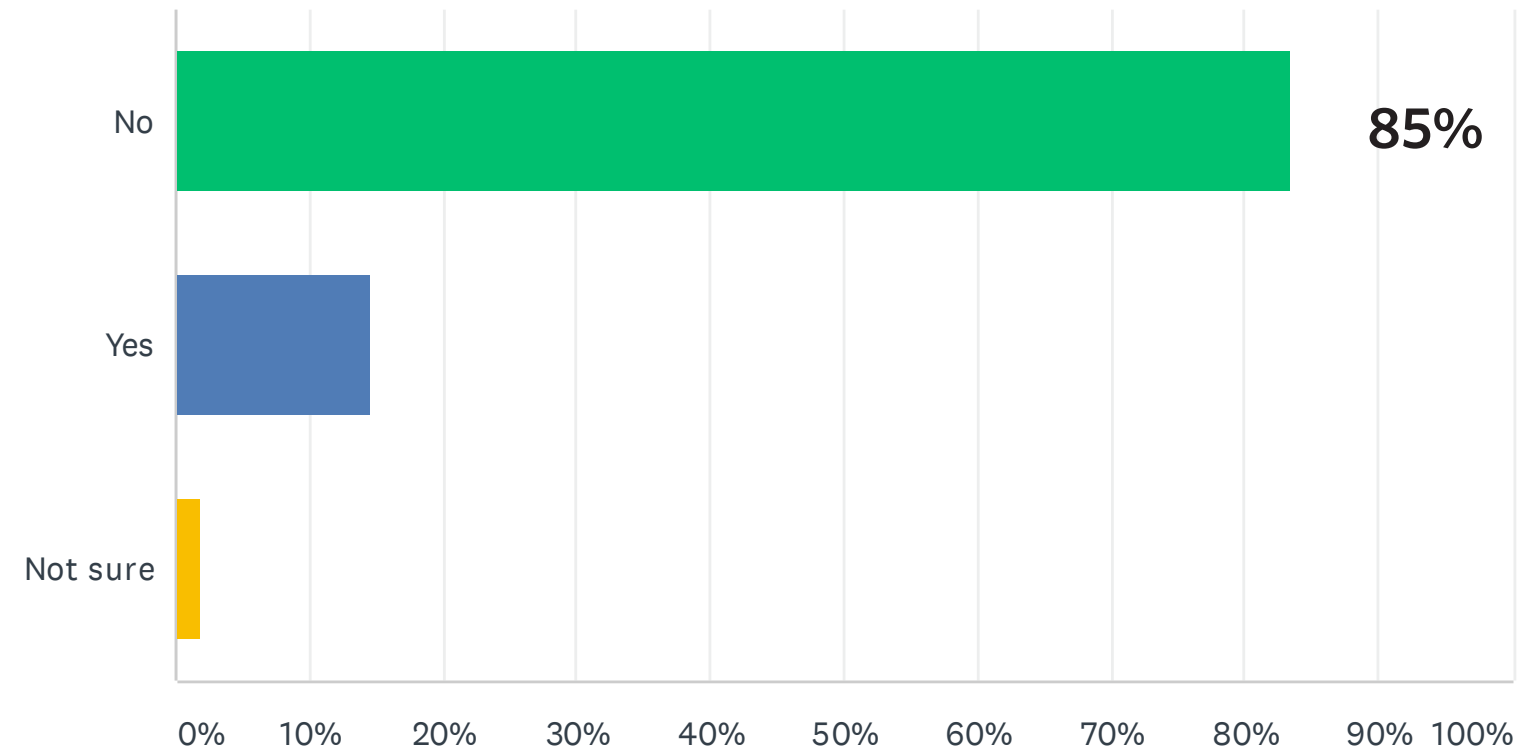
Answered: 986 Skipped: 31



Downtown Riverhead Pattern Book Online Survey

Q26 Have you attended one or more Public Engagement Sessions or Stakeholder Meetings concerning the Downtown Riverhead Pattern Book?

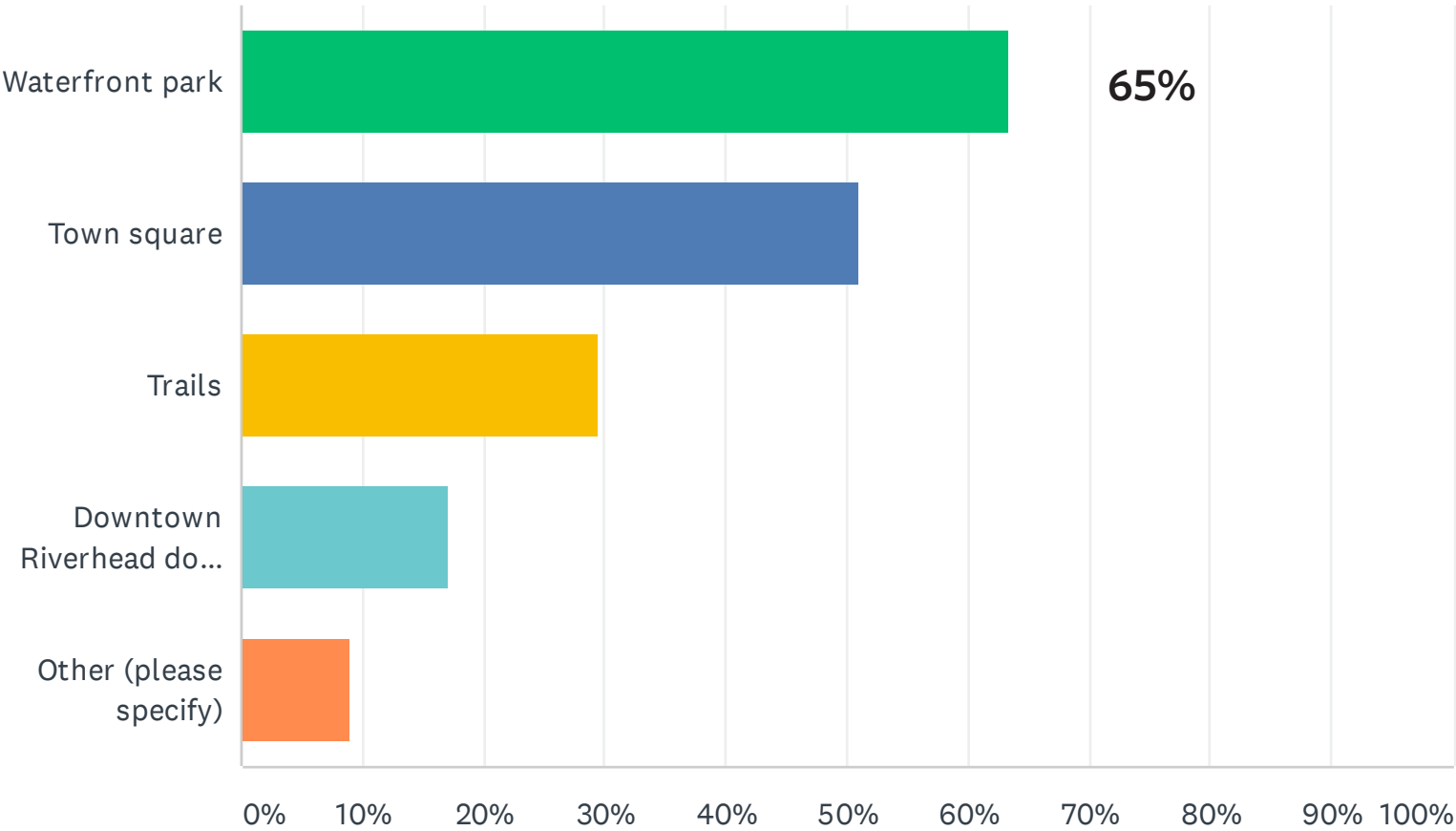
Answered: 814 Skipped: 203



Downtown Riverhead Pattern Book Online Survey

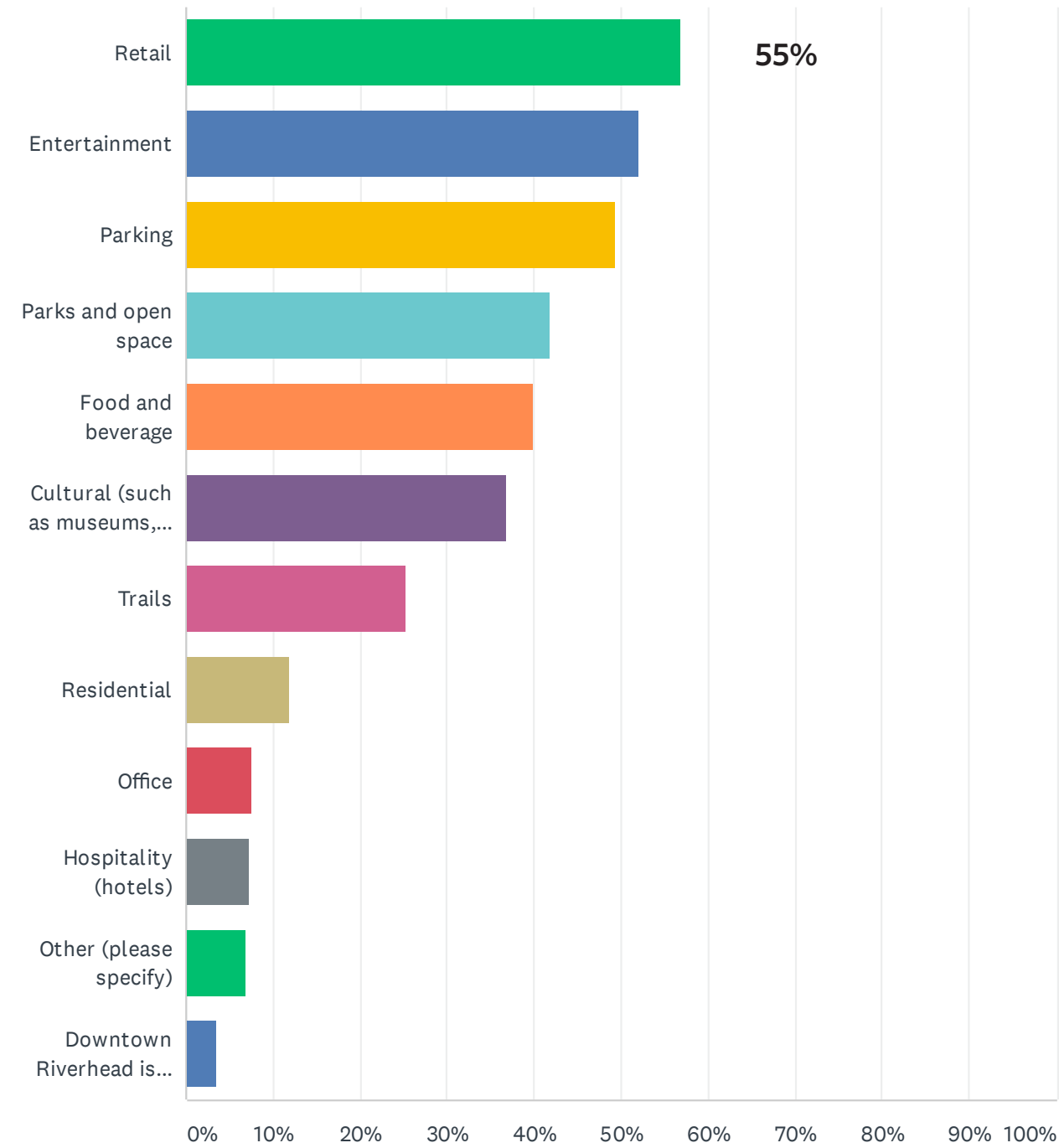
Q9 Does Downtown Riverhead need more public open spaces? If so, what type of public space do you prefer? Check all that apply.

Answered: 832 Skipped: 185



Q11 What types of uses are missing from Downtown Riverhead? Check all that apply.

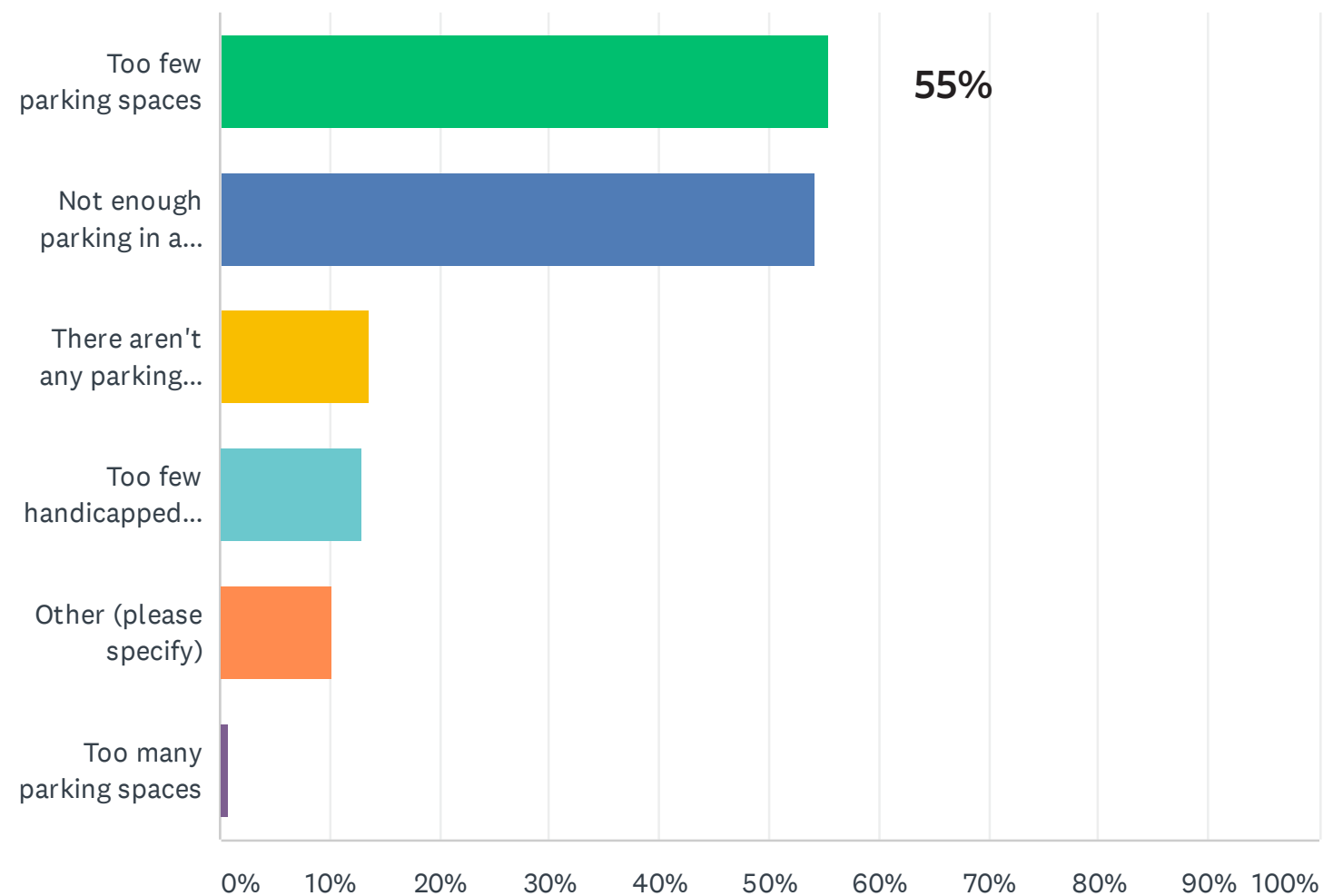
Answered: 837 Skipped: 180



Downtown Riverhead Pattern Book Online Survey

Q17 Does Downtown Riverhead have any issues related to parking? If so, what specific problems exist? Check all that apply.

Answered: 813 Skipped: 204



PRELIMINARY SUGGESTIONS/QUESTIONS

PATTERN BOOK OUTLINE



LOCAL POLICY ISSUES

- Peconic River Flooding
- Parking
- Proposed Mix of Land Uses
- Development Densities
- Transportation
- Events
- Transfer of Development Rights (TDR)
- Sustainability



GUIDELINES FOR PUBLIC AREAS

- Vehicular Circulation
- Pedestrian Circulation
- Bike Circulation
- Pedestrian-Friendly Streets
- Pedestrian-Friendly Passages
- Parks and Open Space
- Public Safety
- Stormwater Management



GUIDELINES FOR PRIVATE DEVELOPMENT

- Character of Development
- Lot Coverage/
Building Heights
- Vertical Setbacks
- Horizontal Setbacks

WHAT MAKES A GREAT DOWNTOWN?

WEAKNESSES

- Perception of Safety
- Flooding
- Perceived Lack of Parking
- Vacancies
- Too much Traffic

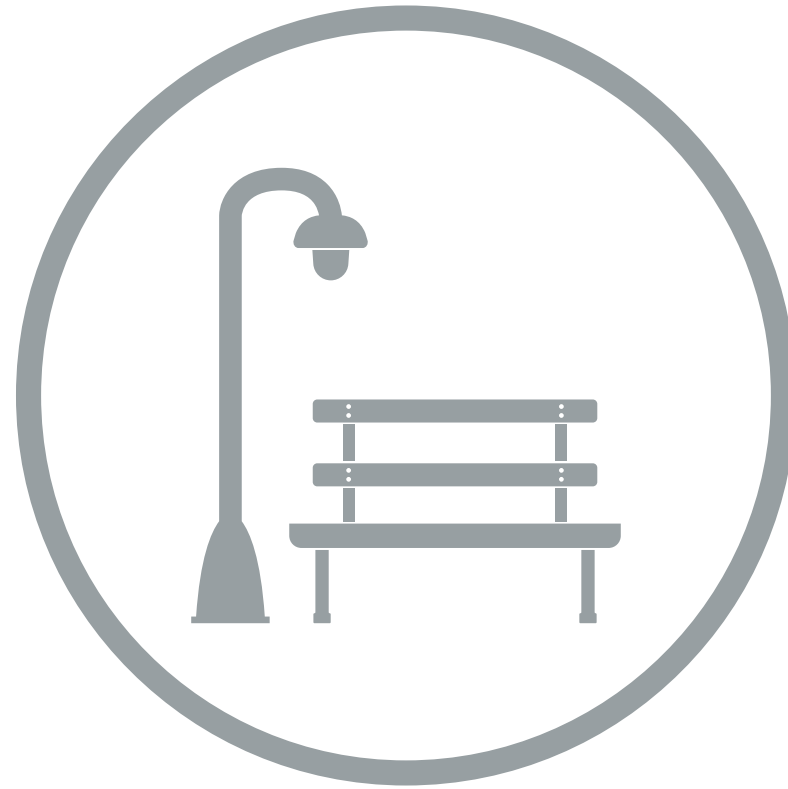


DIFFERENTIATORS

- Strong Local Entertainment/Retail/Food & Beverage Focus
- People Living and/or Staying Within Walking Distance
- Public Gathering Spaces
- Retail Beautification
- Activities & Entertainment to bring Life to the Street
- Focus on Activities (Experiences), not Buildings



POLICY



PUBLIC



DEVELOPMENT

PECONIC RIVER FLOODING



Today



2050

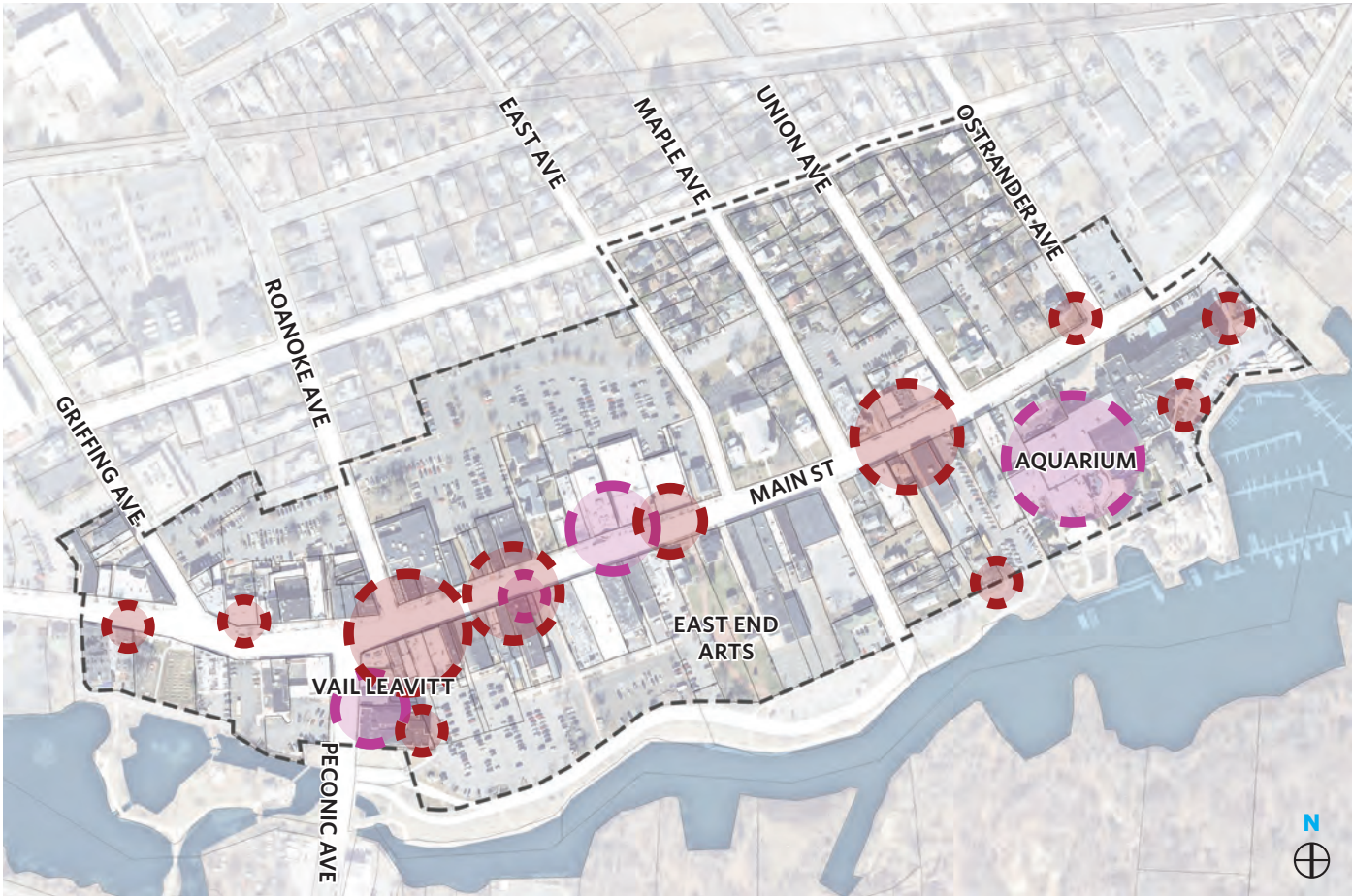


2100

IMPERVIOUS SURFACES



PROPOSED MIX OF LAND USES





POLICY



PUBLIC



DEVELOPMENT



PEDESTRIAN-FRIENDLY STREETS



PEDESTRIAN-FRIENDLY PASSAGES

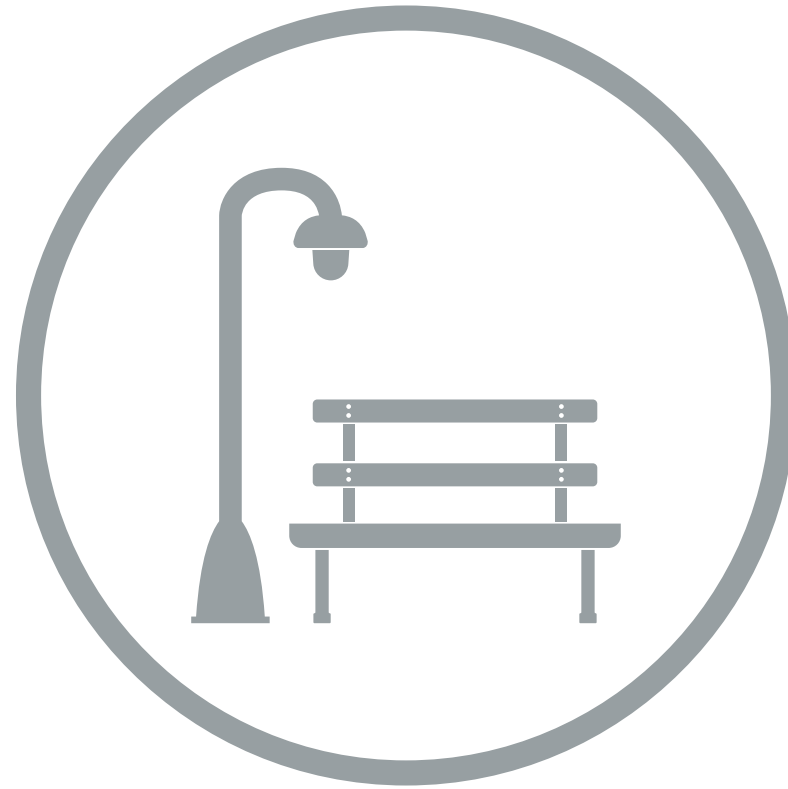


PUBLIC SAFETY





POLICY

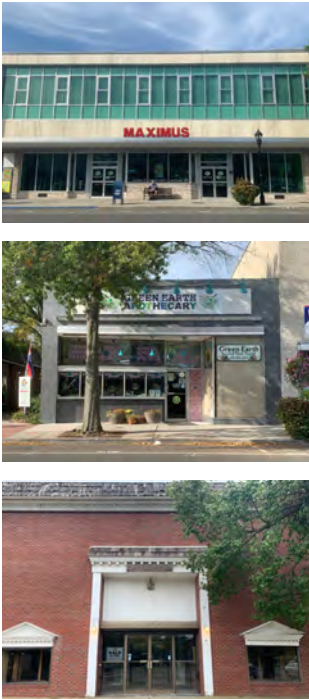


PUBLIC

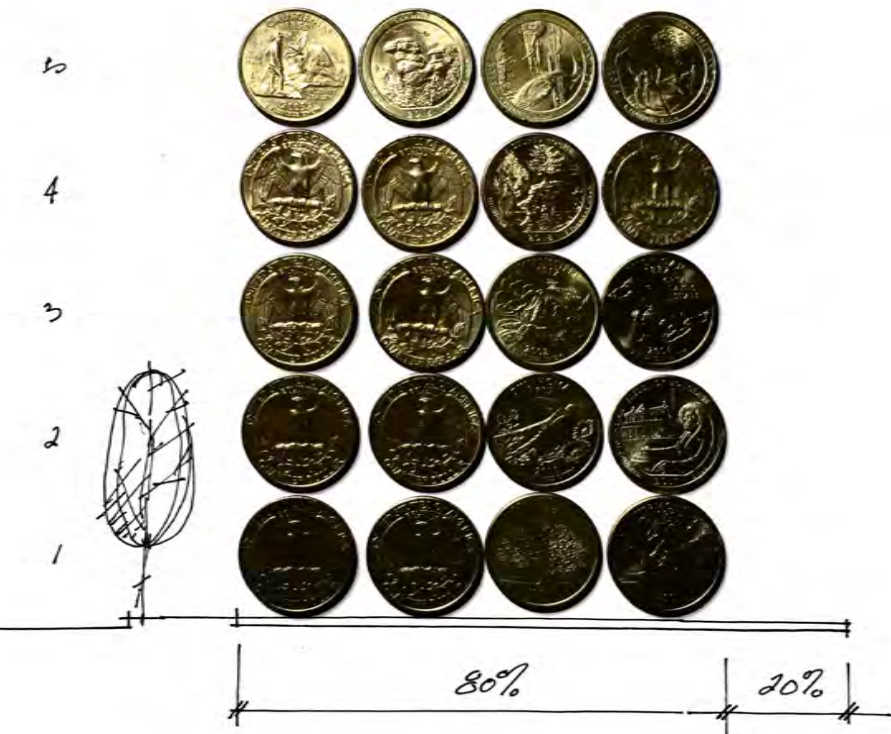


DEVELOPMENT

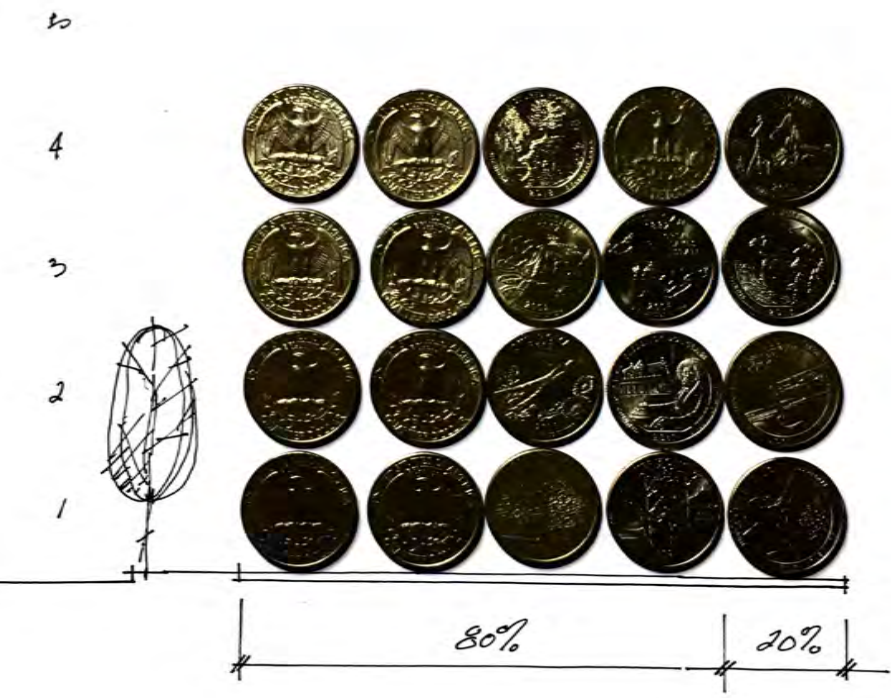
CHARACTER OF DEVELOPMENT



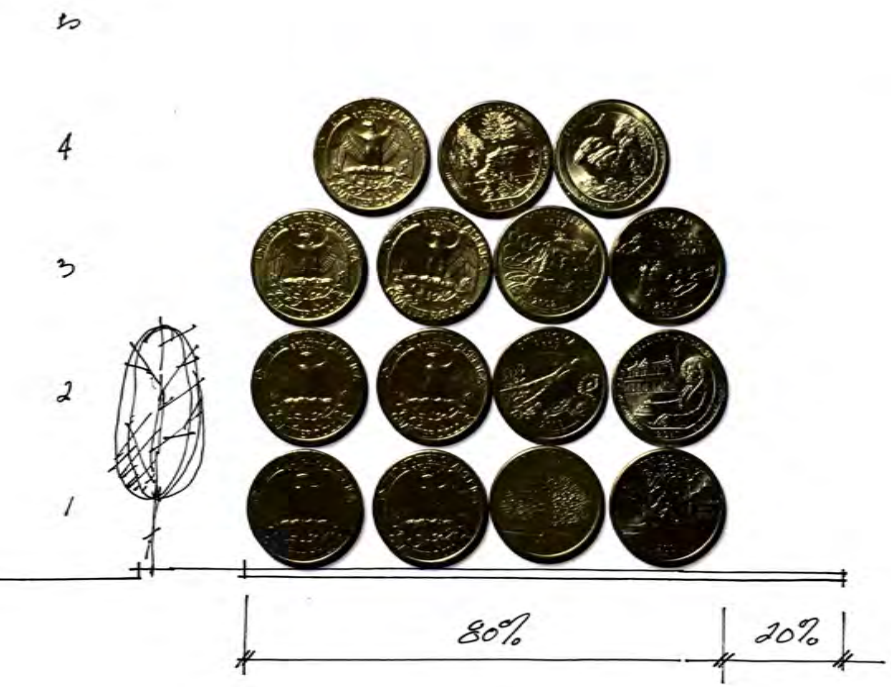
SQUARE FOOTAGE COMPARISON



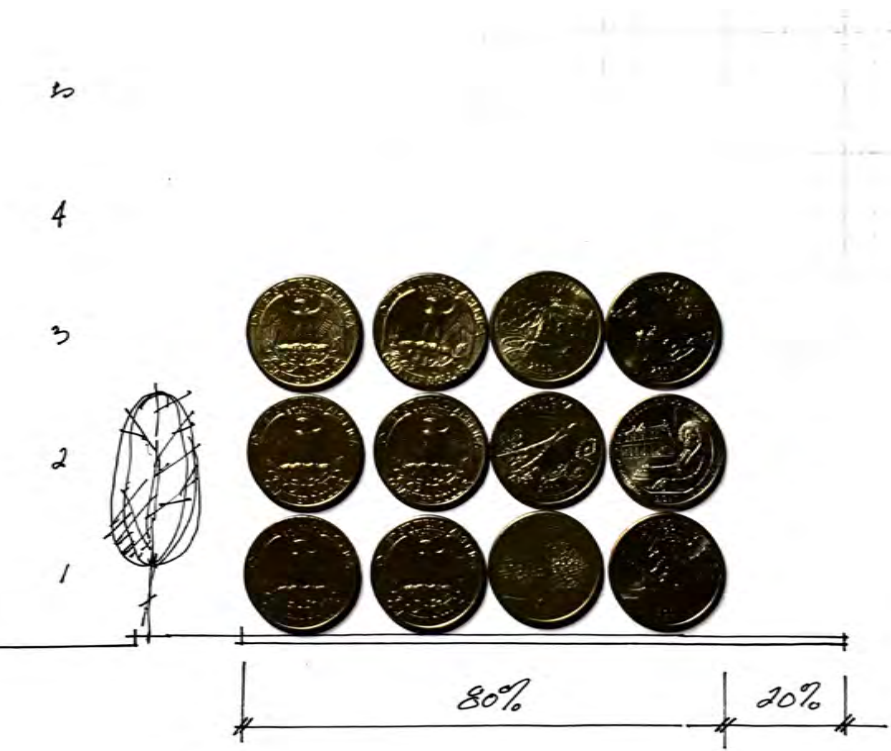
ALTERNATIVE A (NO CHANGE)



ALTERNATIVE B



ALTERNATIVE C



ALTERNATIVE D

LOT COVERAGE/BUILDING HEIGHTS



ALTERNATIVE A (NO CHANGE)

- 80% Lot Coverage
- 60 ft. Building Height
- 5 Stories
- 4.0 FAR

LOT COVERAGE/BUILDING HEIGHTS



ALTERNATIVE B

- 100% Lot Coverage
- 50 ft. Building Height
- 4 Stories
- 3.5 FAR

LOT COVERAGE/BUILDING HEIGHTS



ALTERNATIVE C

- 80% Lot Coverage
- 50 ft. Building Height
- 4 Stories
- 2.75 FAR

LOT COVERAGE/BUILDING HEIGHTS



ALTERNATIVE D

- 75% Lot Coverage
- 40 ft. Building Height
- 3 Stories
- 2.0 FAR



Creating a sense of place through collaboration, context, and community.