



Town of Riverhead RFQ for a Master Developer Train Station Parking Redevelopment

Pre-Submission Session
April 9, 2021

*The Town is seeking a motivated master developer who can bring to **life** the Town's visions and goals for this area of Downtown Riverhead, and who will work collaboratively to achieve the goal of implementing a project that **reinvents** this underutilized area of the Town.*





FIGURE 3
AERIAL PHOTOGRAPH

Source: NYSGIS Orthoimagery Program, 2020; ESRI World Transportation Layer; Suffolk County GIS; Riverhead GIS
Scale: 1 inch equals 130 feet

**Railroad Street TOD
Redevelopment**

**Request for Qualifications
for a Master Developer**





Many Assets in Area and within Walking Distance



Peconic River



The Aquarium



Courthouse



Library



Polish Town



Proximate to
Downtown



Train Station



Historic Society
Museum

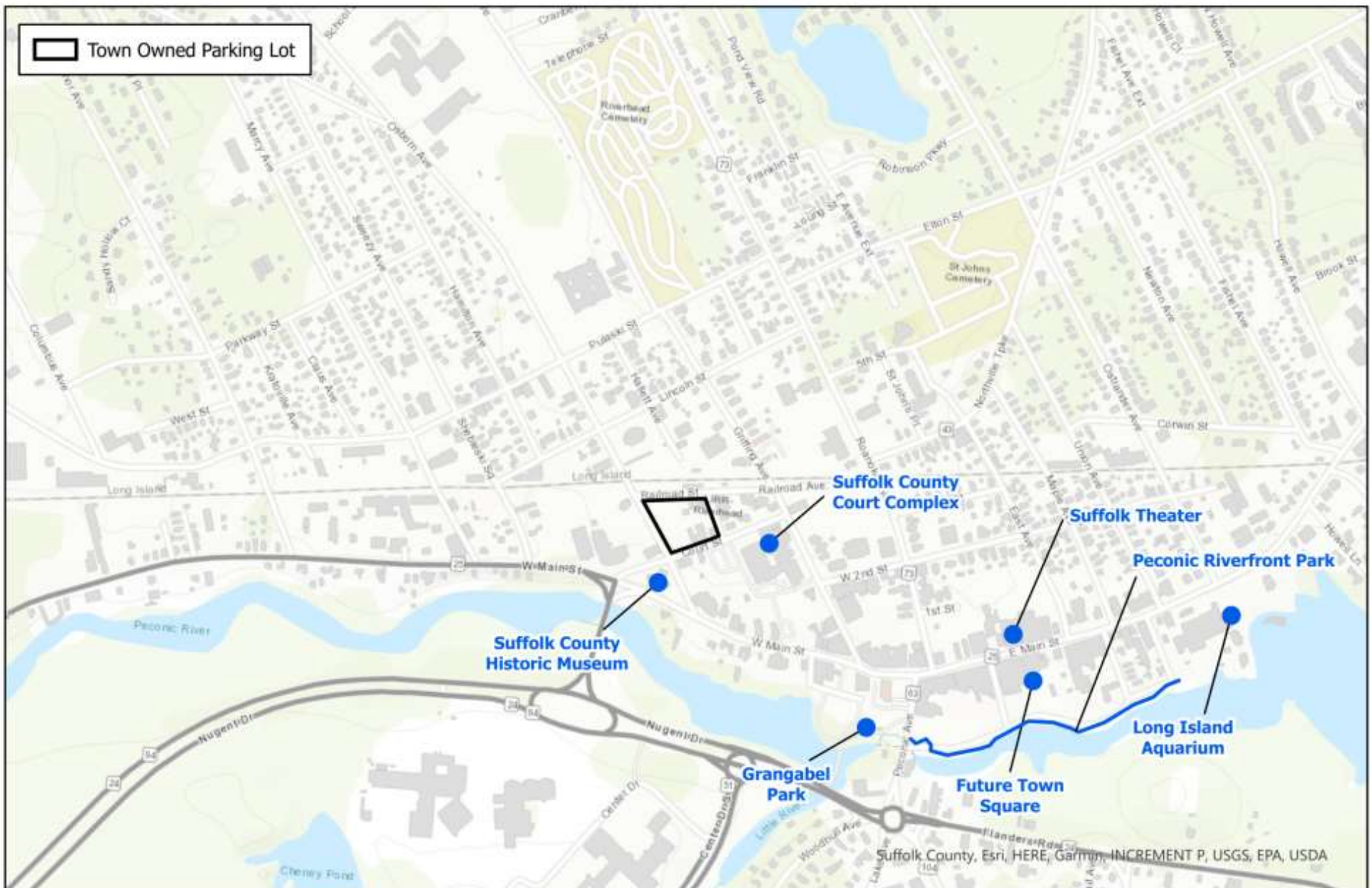


FIGURE 2
DOWNTOWN RIVERHEAD LOCATION MAP

Source: NYSGIS Orthoimagery Program, 2020; ESRI World Transportation Layer; Suffolk County GIS; Riverhead GIS
Scale: 1 inch equals 800 feet



**Railroad Street TOD
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FIGURE 4
BUSINESS IMPROVEMENT DISTRICT

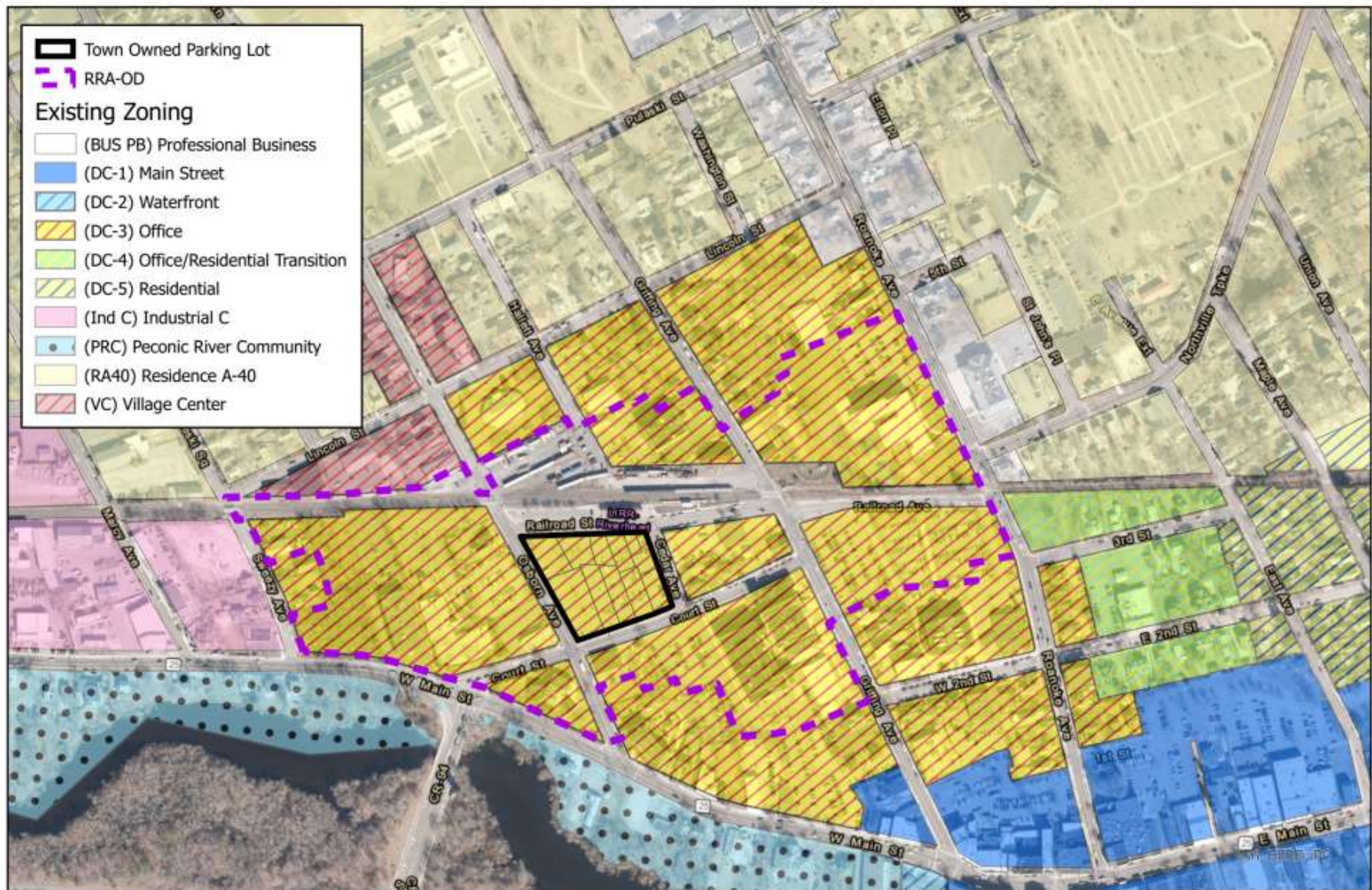
Source: NYSGIS Orthoimagery Program, 2020; ESRI World Transportation Layer; Suffolk County GIS; Riverhead GIS
Scale: 1 inch equals 600 feet



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**FIGURE 5
ZONING DISTRICTS**

Source: NYSGIS Orthoimagery Program, 2020; ESRI World Transportation Layer; Suffolk County GIS; Riverhead GIS
Scale: 1 inch equals 400 feet



**Railroad Street TOD
Redevelopment**

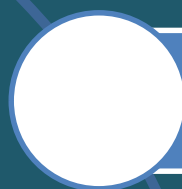
**Request for Qualifications
for a Master Developer**



Federal Opportunity Zone

- Spurs investment in economically distressed communities.
- Unique in that it allows deferment of capital gains tax where used for improvements

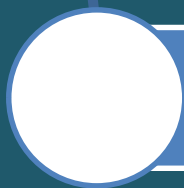




Railroad Avenue Urban Renewal Area 1997



Comprehensive Plan 2003



BOA 2016



Strategic Parking Plan 2020



TOD Study and Adoption of new Overlay District
Zoning

**The Town has completed a number of planning initiatives in the past 30 years;
Each of these documents recognizes that this area is underutilized and a suitable
location for transit oriented development**

Components of the Vision



Creates a mixed- development to meet the needs of Riverhead residents today and in the future while supporting existing community services and facilities.



Reinvents a surface parking lot into a regionally significant destination in a vibrant and mixed-use setting.



Incorporates structured parking to replace the parking spaces that exist on-site today, provide ample parking for any proposed new development, and provide additional parking to support demand for uses in the vicinity.



Builds upon the community support for redevelopment established in previous outreach efforts and collaborate with the Town to consider any code refinements needed to achieve the vision for the property.



Creates a development which integrates its components with multi-modal transit networks.



Secures a feasible and sustainable development.



Schedule



