



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



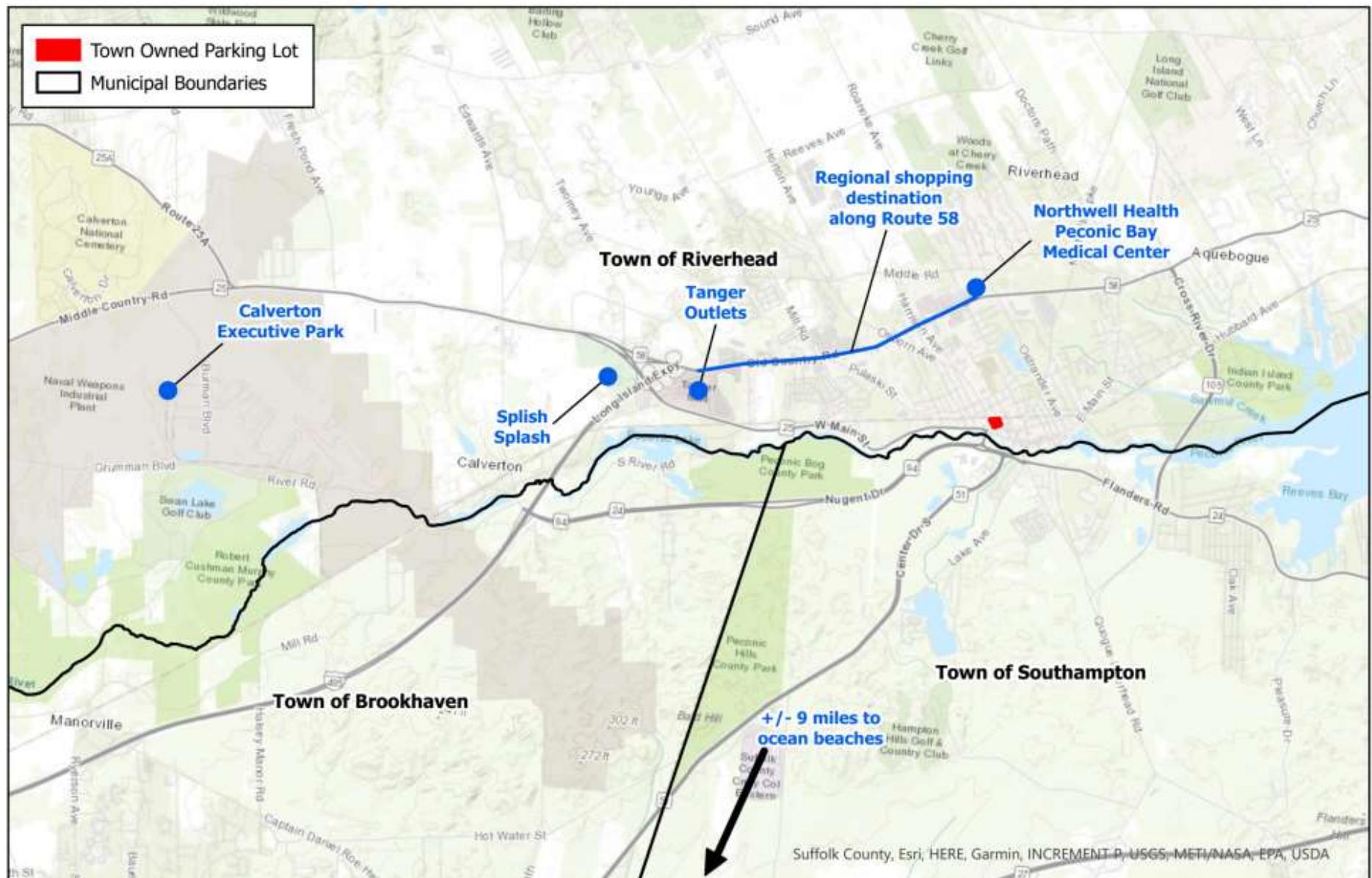
Proximate to
Downtown



Train Station



Historic Society
Museum



Railroad Street TOD
Redevelopment

Request for Qualifications
for a Master Developer

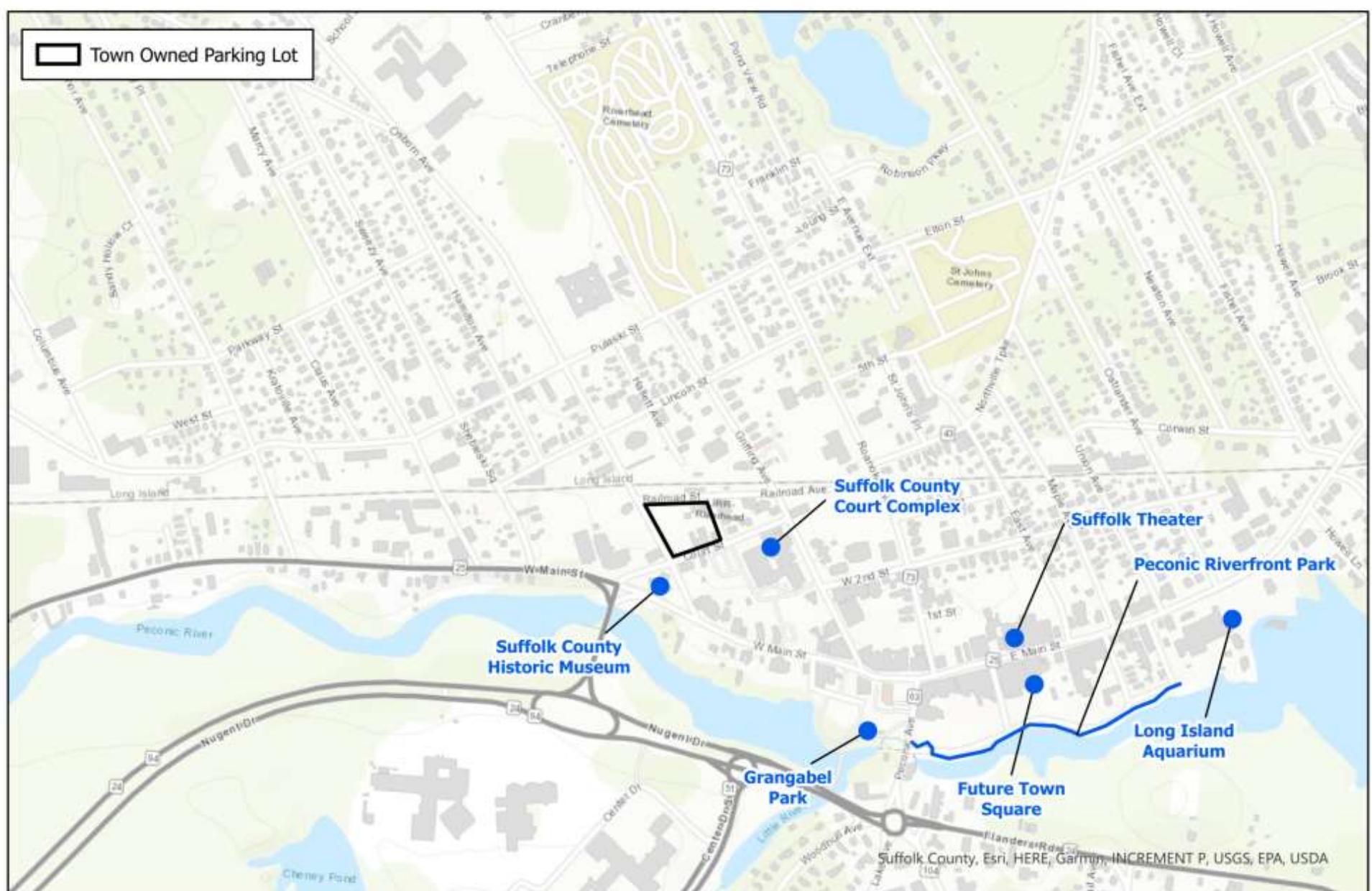


FIGURE 2
DOWNTOWN RIVERHEAD LOCATION MAP

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

Railroad Street TOD Redevelopment

Request for Qualifications for a Master Developer



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

Railroad Street TOD
Redevelopment

Request for Qualifications
for a Master Developer

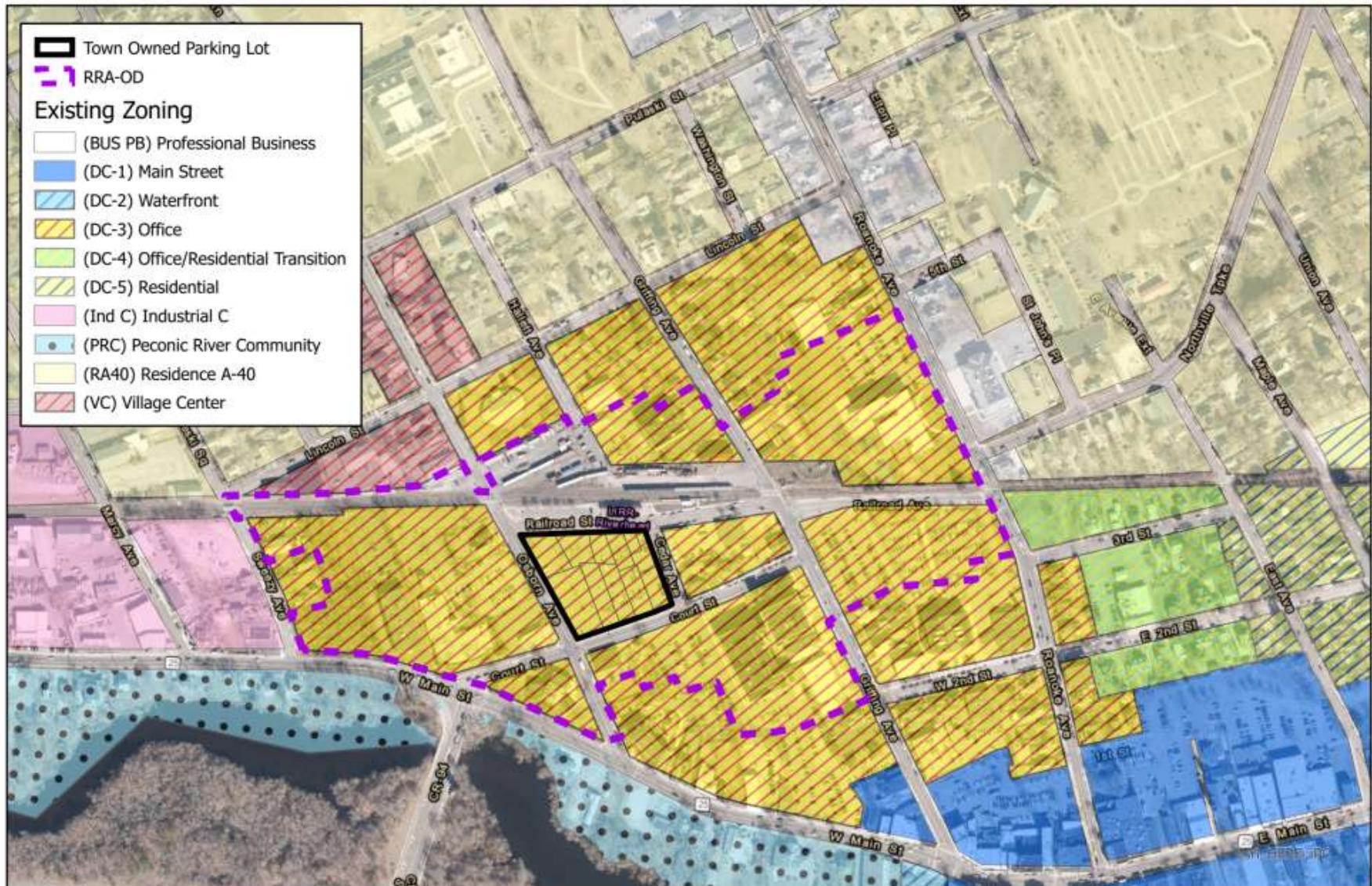


FIGURE 5
ZONING DISTRICTS

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



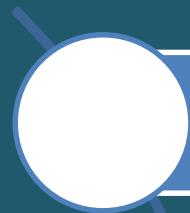
Railroad Street TOD
Redevelopment

Request for Qualifications
for a Master Developer

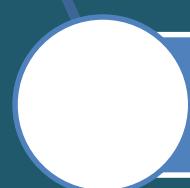
Federal Opportunity Zone

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

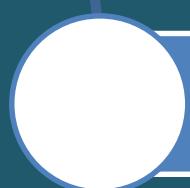




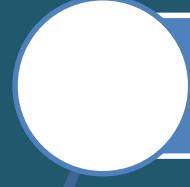
Railroad Avenue Urban Renewal Area 1997



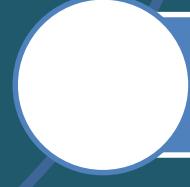
Comprehensive Plan 2003



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.



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.



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



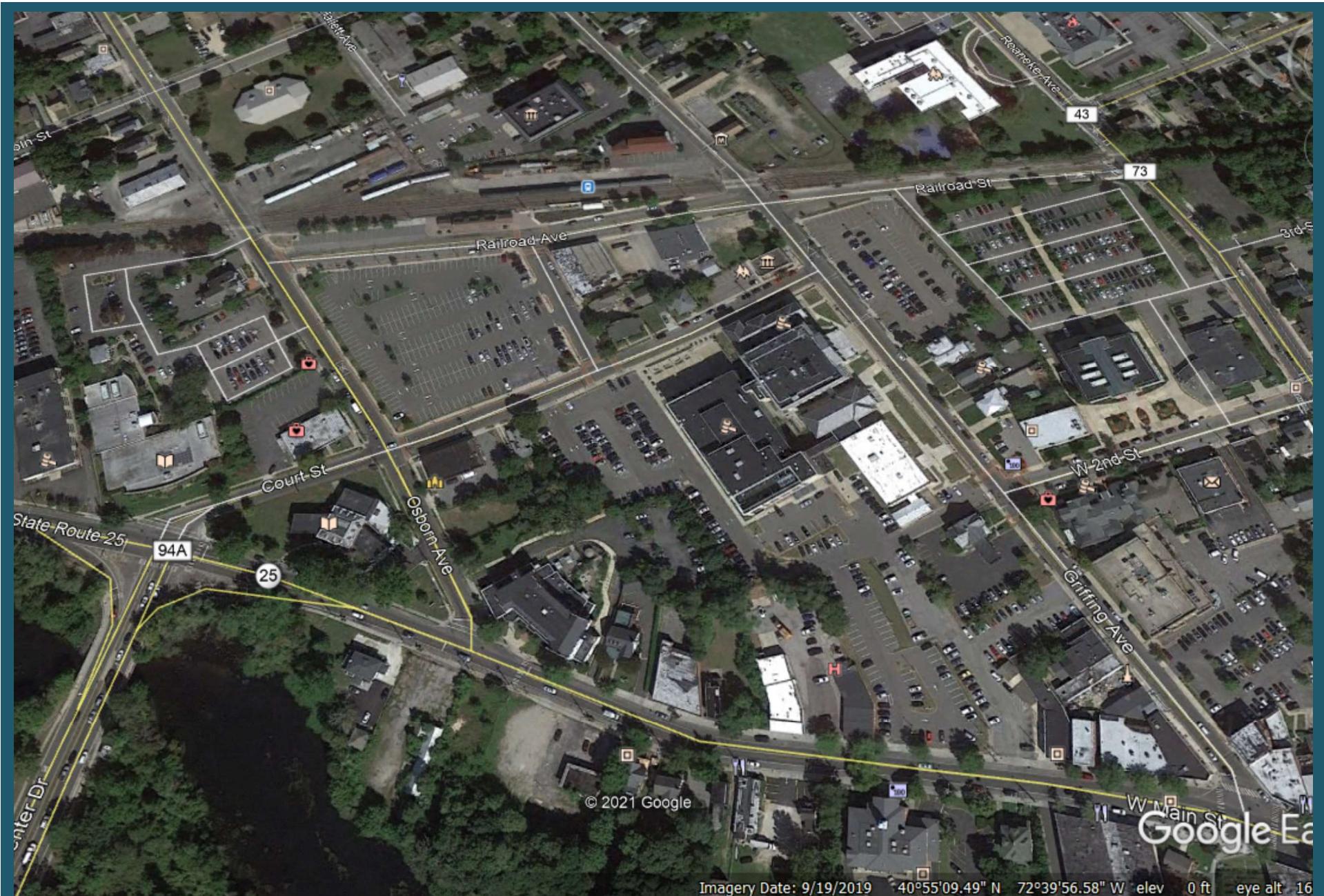
Reinvents a surface parking lot into a regionally significant destination in a vibrant and mixed-use setting.



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.



Secures a feasible and sustainable development.



Schedule



Q&A

