

RIVERHEAD Comprehensive Plan Update



*Steering Committee Meeting #8
November 13, 2023*



Agenda

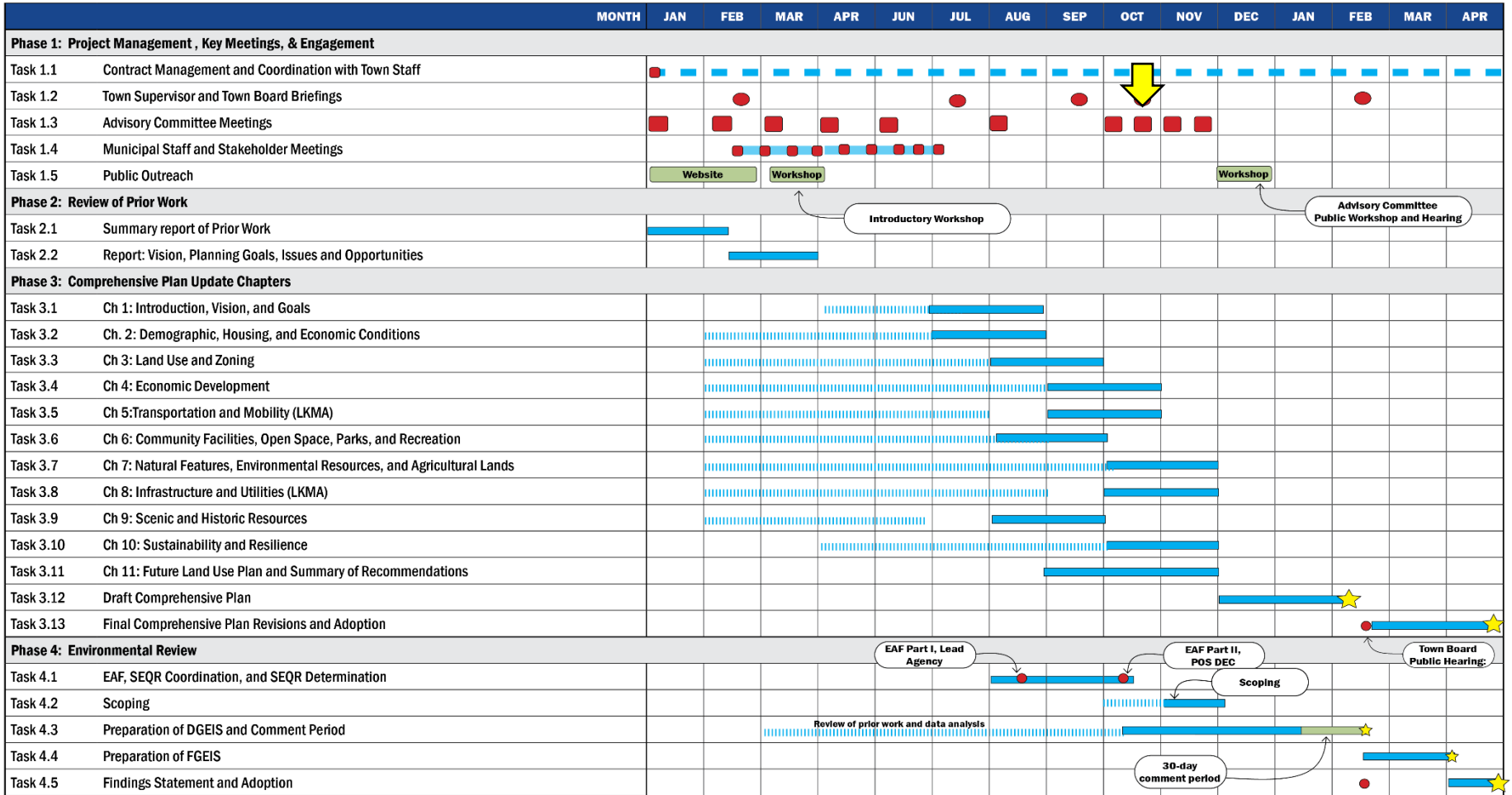
1. Process and Upcoming Meetings

2. Discussion: Draft Goals and Recommendations

- Housing
- Economic Development
- Prior chapters

1. Next Steps

Timeline (15-Months)



LEGEND

- Major work on Task
- Meetings with Town Board, Steering Committee, or Stakeholders
- Review of prior work and data analysis
- Deliverable

The timeline and scope of work include the preparation and adoption of a Comprehensive Plan. Implementation of other action items such as the adoption of an Official Map, a Capital Budget, or zoning changes would be covered under a separate scope, if desired.

Timeline – Upcoming Meetings

November 13th @ 3PM

- Housing
- Economic Development

November 27th @ 3PM

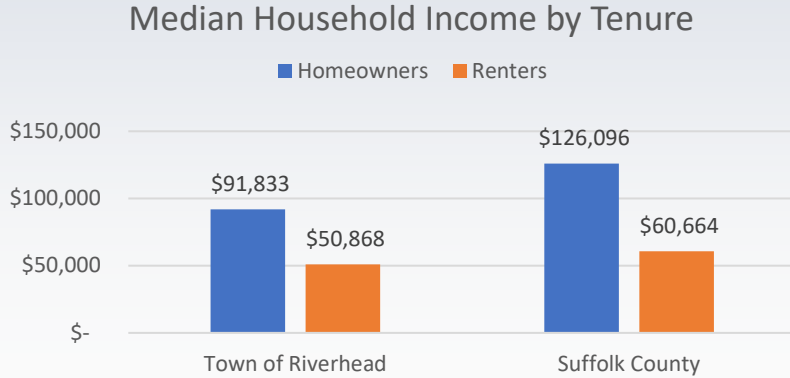
- Transportation and Mobility
- Community Facilities
- Utilities
- Sustainability and Resilience
- Public Workshop Prep

**Public Workshop
December 13th**

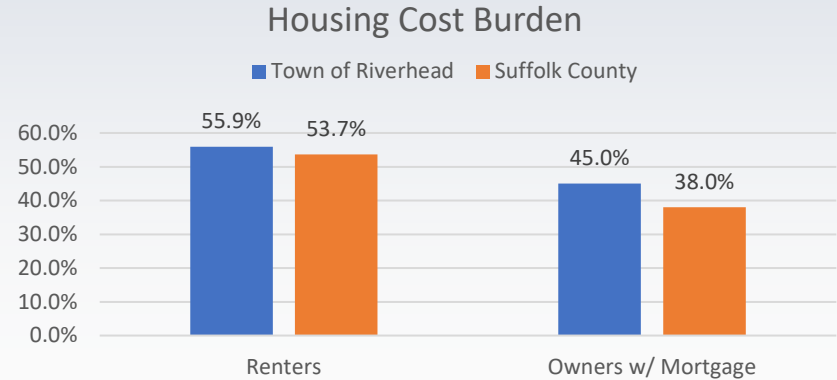


Draft Goals and Recommendations Discussion: Housing

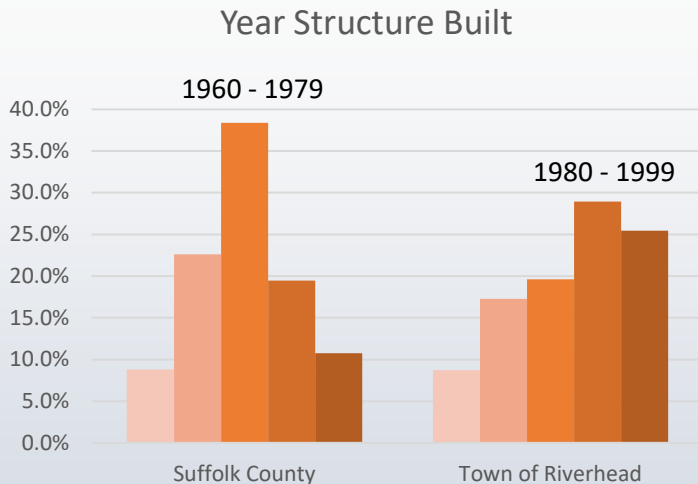
Riverhead's renter and owner households have significantly lower median incomes than the County's.



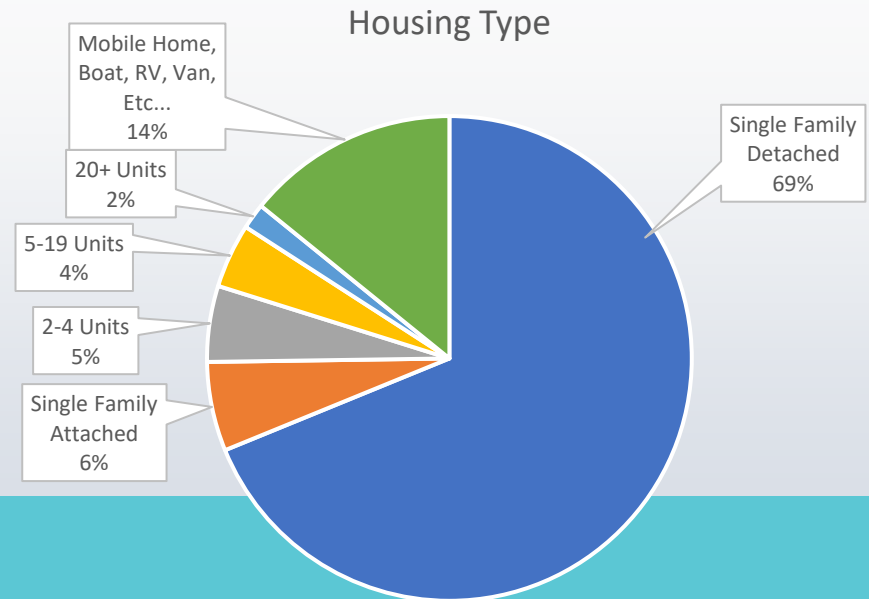
Riverhead's Renters and homeowners are more cost-burdened than the County's.



Most of Riverhead's housing stock was built since 1980, and is newer than the County's.



Riverhead's Housing stock is primarily single-family detached homes.



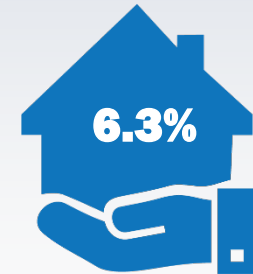
Draft Goals and Recommendations

Discussion: Housing

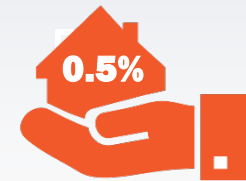
Context

- Riverhead has provided most of the workforce housing for the East End.
- Demand for housing of all types at all levels continues to rise.
- Housing costs have grown exponentially.

Income-restricted units as a percentage of total housing units

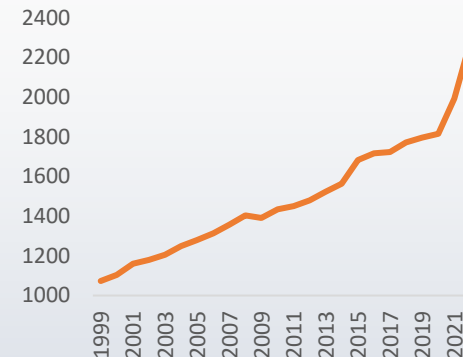


Town of Riverhead



Southampton

Average Asking Rent, Brookhaven/East Suffolk Submarket



Source: Moody's Analytics, REIS

Draft Goals and Recommendations

Discussion: Housing

Context

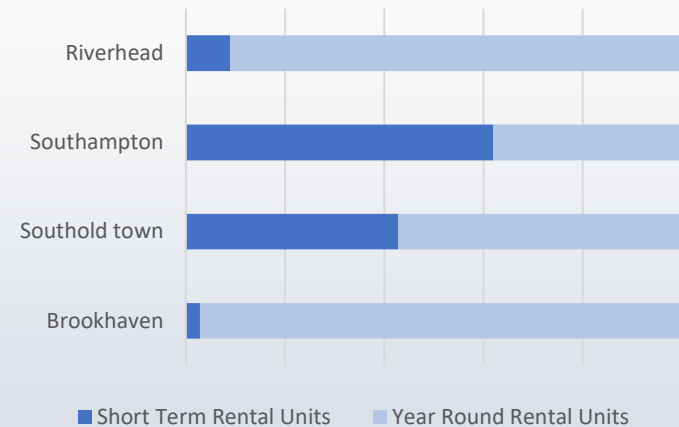
- Economic development opportunities are tied to the availability of housing which is affordable to a new/growing workforce.
- Taxes are high and more ratable properties can help eliminate that burden. In addition to commercial properties, multi-family residential has a high rate of return.
- Regionally, short-term rentals have contributed to significant loss of year-round residential properties.



The Shipyard

Images: DRI Strategic Investment Plan

Short Term and Year Round Rental Units as a Percentage of Total Rental Units



Discussion: Housing

Goal 1. Continue to promote housing affordability and the availability of quality workforce housing in Riverhead and throughout the region.

1. Regularly monitor housing dynamics and review housing policies
2. Monitor short-term rentals for impact on housing stock.
3. Reach out to local financial institutions and non-profit housing developers to identify workforce housing opportunities.
4. Encourage other East End towns to provide their fair share of workforce housing.

Discussion: Housing

Goal 1. Continue to promote housing affordability and the availability of quality workforce housing in Riverhead and throughout the region.

5. Ensure that workforce housing is compatible in design and quality with market-rate housing in the surrounding neighborhood.
6. Make Long Island Workforce housing mandatory for every subdivision, with no opt-out provision.
7. Ensure that workforce housing remains perpetually workforce.

Discussion: Housing

Goal 2. Encourage more diverse housing types to accommodate a wide range of income levels and to address evolving housing needs.

1. Eliminate minimum home size in residential districts
2. Utilize TDR to allow for slightly higher densities designated areas.
3. Provide for adaptive reuse of buildings for residential uses in DC-1 District
4. Evaluate the 500-unit cap for the DC-1 District.
5. Revise standards for accessory dwelling units to reduce extraneous barriers for new housing

Goal 3. Support Creation and Protection of Homeownership for Low- and Moderate-Income Households

1. Provide resources and incentives to assist first-time homebuyers.
2. Develop policies and procedures to utilize Affordable Housing fund to support first time homebuyers.
3. Revise the 500-unit cap to promote homeownership opportunities and other housing goals.
4. Change affordability thresholds for ownership vs rentals.



Peconic Crossing

Images: DRI Strategic Investment Plan

Discussion: Housing

Goal 4. Promote inclusive housing policies and accessible design standards to ensure that housing is available to people of all ages and abilities

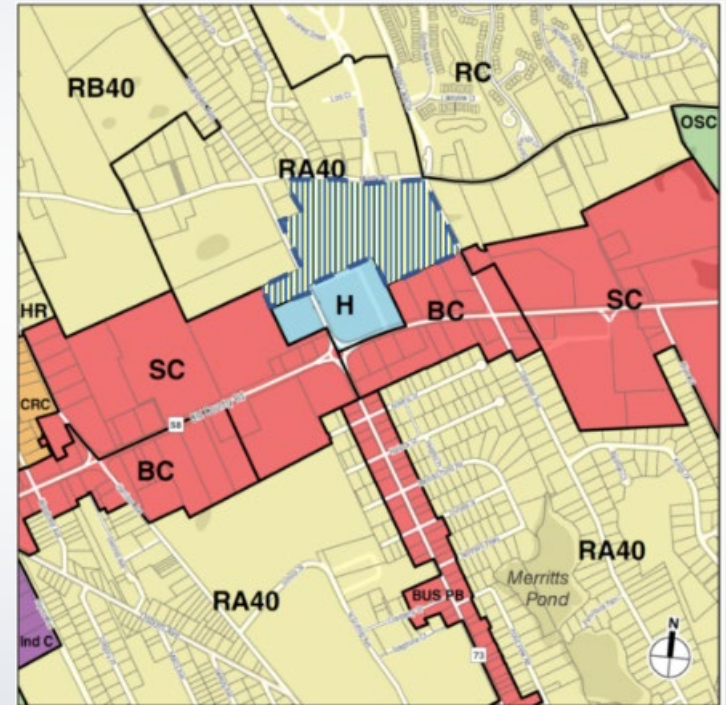
1. Continue to support the Community Development Department's program to provide home improvement funding for low-income senior residents.
2. Allow residential health care facilities, including "continuum of care" housing, to be developed in the Residence RC zone, as well as in areas near the Peconic Bay Medical Center, CRC zones, and CBD zones.
3. Develop Accessible Design Standards for Inclusion in the Town Code

Draft Goals and Recommendations

Discussion: Housing

Goal 4. Promote inclusive housing policies and accessible design standards to ensure that housing is available to people of all ages and abilities

4. Collaborate with Suffolk County and community partners to create and maintain safe and healthy neighborhoods that contribute to residents' well-being and security.
5. Expand Hospital zone



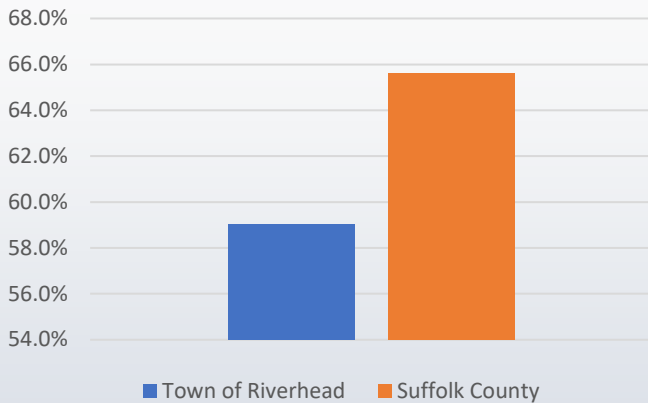
Draft Goals and Recommendations

Discussion: Economic Development

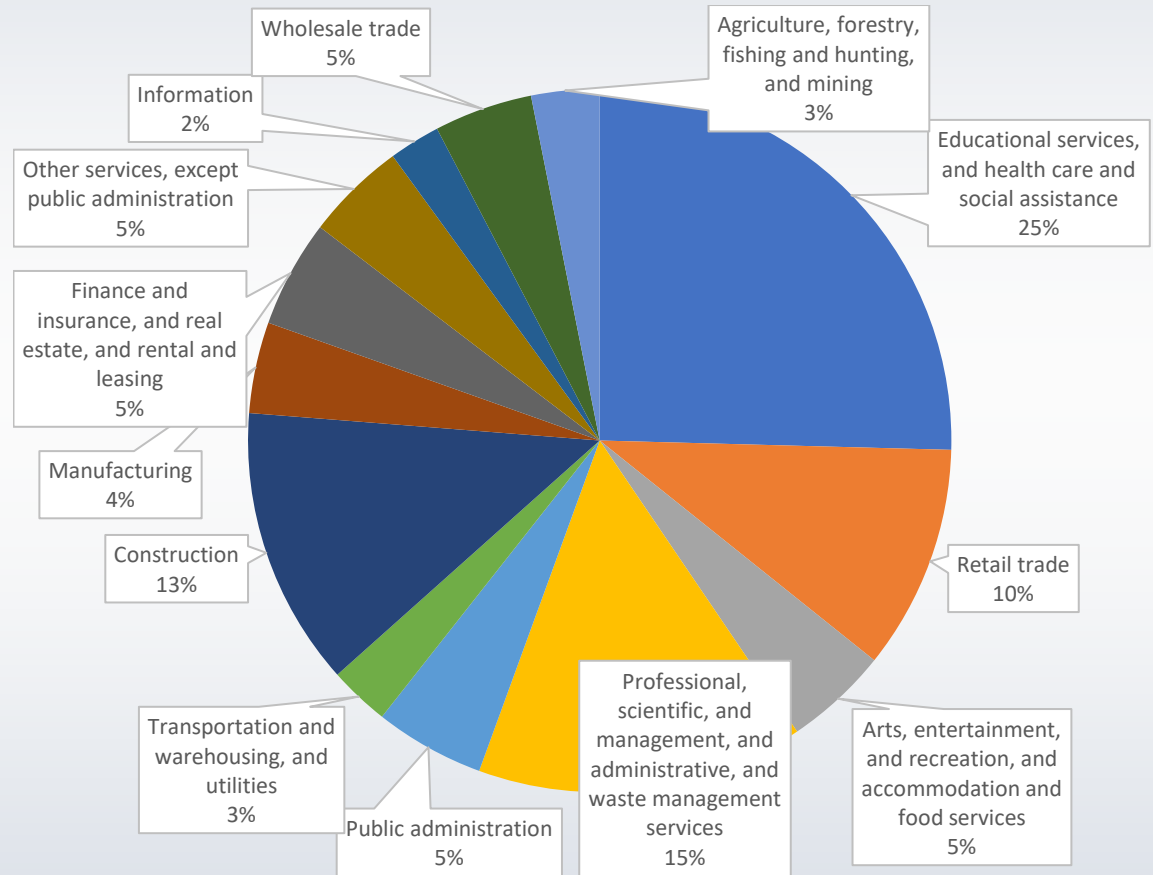
Educational Services, Health Care and Social Assistance makes up the largest percentage of employment in Riverhead.

The Town of Riverhead has a lower participation rate in the labor force than the County.

Labor Force Participation Rate of Resident Workers, 2021



Employment for the Residential Population by Industry Share, 2021



Draft Goals and Recommendations

Discussion: Economic Development

Goal 1. Balance fiscal and community benefits when considering new development and zoning decisions

1. Achieve a sustainable balance between economic and industrial development and land preservation.
2. Establish a fiscal framework for the evaluation of development proposals and zoning decisions
3. Work with IDA to maximize both fiscal and community benefits

Draft Goals and Recommendations

Discussion: Economic Development

Goal 2. Encourage appropriately scaled and designed development in industrial areas which better aligns with the character and needs of the surrounding areas.

1. Continue to promote economic development opportunities in EPCAL Area, and ensure impacts are addressed.
2. Continue to promote and encourage additional opportunities for private and public indoor and outdoor recreation in Calverton, along Route 58, and Downtown.

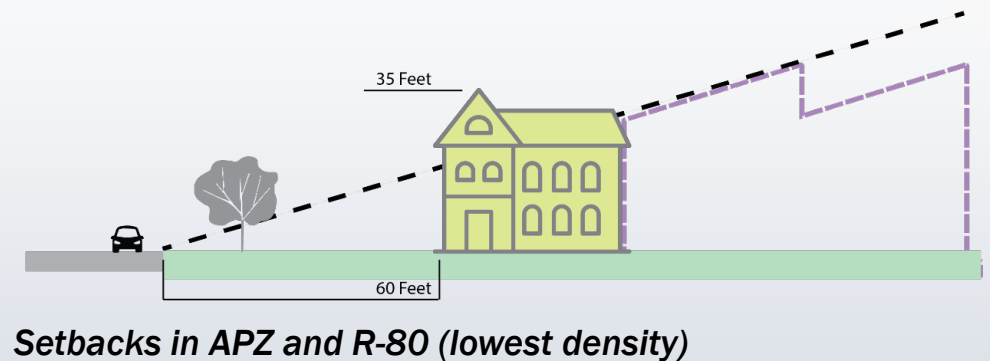
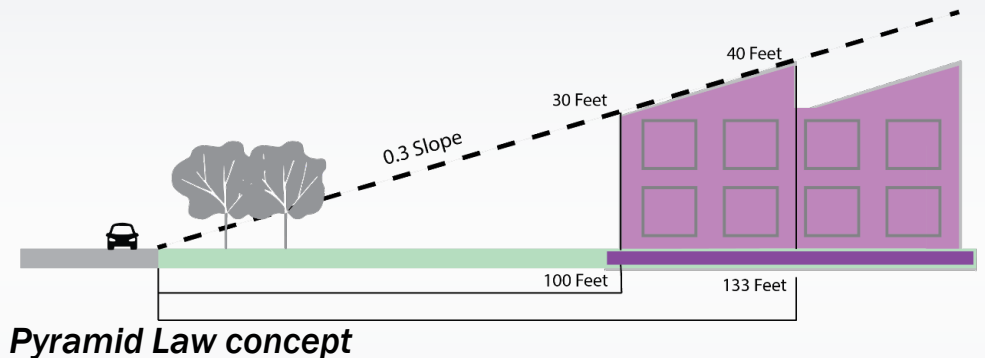


Draft Goals and Recommendations

Discussion: Economic Development

Goal 2. Encourage appropriately scaled and designed development in industrial areas which better aligns with the character and needs of the surrounding areas.

3. Scale back allowable density in Industrial districts to be more responsive to surrounding uses.
4. Provide some flexibility for building heights provided aesthetic impacts are mitigated.

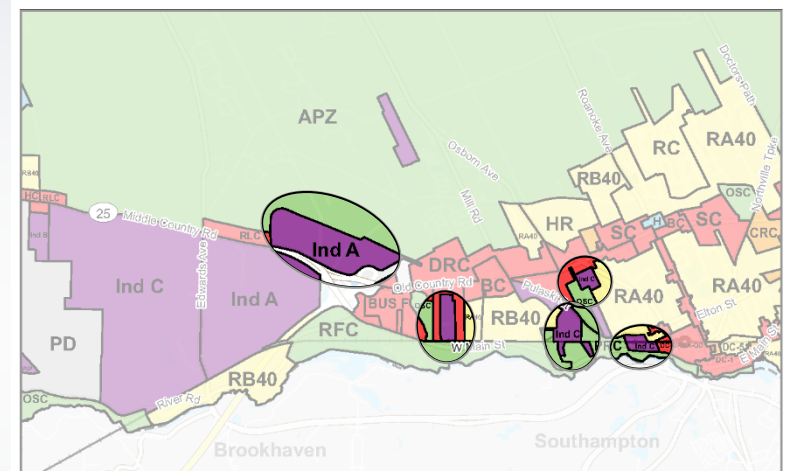


Draft Goals and Recommendations

Discussion: Economic Development

Goal 2. Encourage appropriately scaled and designed development in industrial areas which better aligns with the character and needs of the surrounding areas.

4. Strengthen design standards to promote aesthetics, green building practices, and architectural harmony with the town's rural character.
5. Transition industrial districts in more urbanized areas into light industrial transition zones with specific design and landscaping requirements to minimize visual and environmental impacts.



Goal 3. Emphasize downtown as the civic, cultural, specialty shopping and historic center of Riverhead.

1. Continue to advance the vision, goals, and strategies established in the Downtown Revitalization Initiative (DRI) Plan
2. Make the Peconic River a central feature of Downtown Riverhead's identity with new connections, activities, and development (DRI Goal #1).
3. Capitalize on opportunities of underutilized and blighted properties to create new catalysts Downtown (DRI Goal #2)
4. Build on the previous outreach efforts and engage the diverse local community and organizations to address social and environmental justice needs (DRI Goal #3).

Draft Goals and Recommendations

Discussion: Economic Development

Goal 3. Emphasize downtown as the civic, cultural, specialty shopping and historic center of Riverhead.

5. Create opportunities for new business investment and increased tourism and economic activity (DRI Goal #4)
6. Create new and expand existing transit and pedestrian connections, as well as environmental, public space, and recreational improvements (DRI Goal #5).
7. Implement strategies for flood mitigation integrated with the Downtown plan and new projects (DRI Goal #6).



Rendering of the Riverhead Town Square

Draft Goals and Recommendations

Discussion: Economic Development

Goal 3. Emphasize downtown as the civic, cultural, specialty shopping and historic center of Riverhead.

8. Adopt Downtown Riverhead Pattern Book and continue to advance its recommendations

ARCHITECTURAL PRINCIPLES

MASSING

The buildings of Downtown Riverhead are generally simple in massing regardless of use, however three distinct building types do emerge in downtown: background, residential, and icon buildings. Background buildings are the mixed-use buildings with storefronts, typically masonry, that line much of Main Street today. The residential buildings, typically converted houses, are set back slightly further and feature sloped roofs and porches. Finally, icon buildings are those freestanding structures, like churches, banks, and cultural attractions, that are hierarchically the most prominent.



Massing responding to the scale of the street



An example of a background building



An example of a residential building

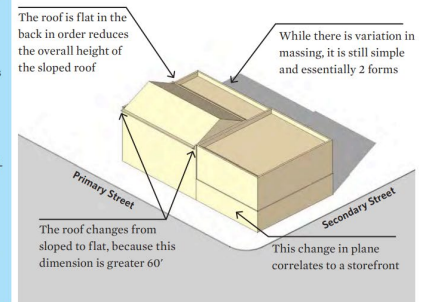


An example of an icon building

Objective Design Standards

- Buildings with a length greater than 60' along any street shall use one of the following architectural elements in order to break down the scale of a building.
 - Bay windows
 - Parapets or distinct roof forms
 - Changes in wall plane
 - Balconies
- Changes in massing or form, if employed in increments of less than 60', shall only be used to differentiate ground-story tenants, emphasize buildings entries, or delineate service areas.
- Changes in wall plane shall be a minimum of 8" to create a sense of depth and shadow.
- Mansard Roofs are prohibited.

Example



Draft Goals and Recommendations

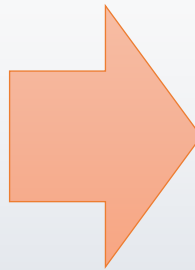
Discussion: Economic Development

Goal 4. Enhance the Route 58 Corridor to create a more attractive destination, improve accessibility, and cultivate a hospitable environment for regional and local traffic.

1. Promote area business revitalization through placemaking, beautification, and transportation improvements.
2. Provide a flexible zoning framework that allows for the repurposing of vacant and underutilized properties



Typical Commercial Development



Alternate Commercial Development (Recommended)

Goal 5. Guide responsible land use planning in Hamlet Centers

1. Encourage the creation hamlet studies for Aquebogue, Jamesport, Calverton, and Polish Town.
2. Balance growth and greenery along West Main Street, a gateway to Riverhead



Example of design guidelines

Goal 6. Continue to work with local partners on economic development initiatives

1. Continue to work with the Business Improvement District (BID) and the Chamber of Commerce on Economic Development Opportunities
2. Foster synergy help coordinate economic development in the North Fork
3. Actively Market Development/ Redevelopment Sites Aligned with the Town's Vision

Goal 7. Promote sustainable economic growth and development and foster the creation of employment opportunities.

1. Partner with local educational institutions and workforce development agencies to provide training programs and resources
2. Promote apprenticeship programs and partnerships between local businesses and educational institutions to create a pipeline of skilled workers.
3. Enhance digital infrastructure, including high-speed internet access, to support the growth of employment and knowledge-based industries.
4. Carefully consider EPCAL development proposals to maximize living wage job creation and workforce training opportunities.

Goal 8. Achieve a harmonious blend of tourism and rural charm, making Riverhead an attractive destination while upholding residents' quality of life.

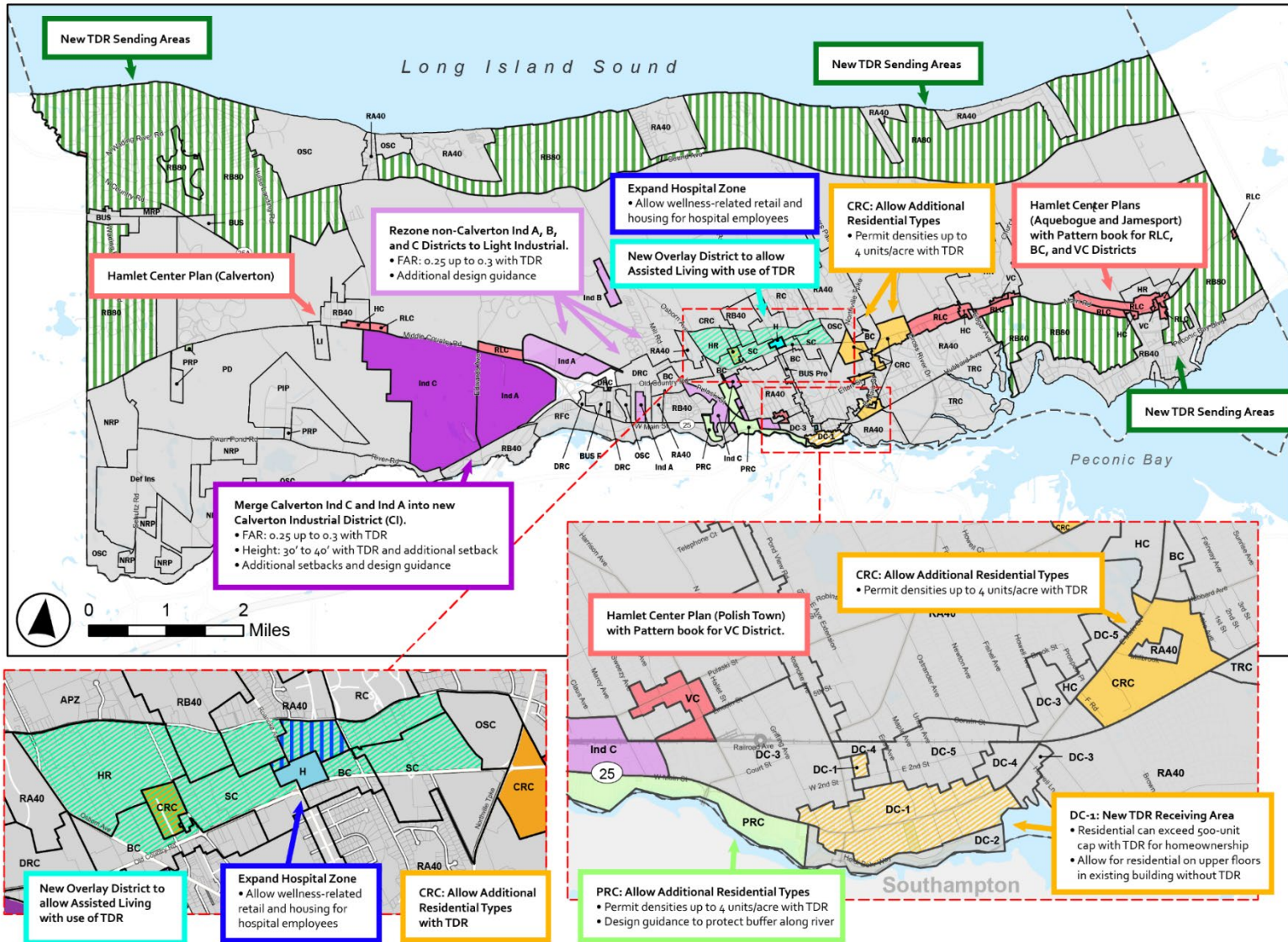
1. Continue to promote agriculture and agrotourism but strengthen monitoring to minimize impacts.
2. Support marinas
3. Support aquaculture
4. Short Term Rentals

Goal 9. Promote more environmentally friendly businesses

1. Encourage industries to adopt environmentally friendly practices, such as recycling, waste reduction, and energy efficiency measures.
2. Promote more sustainable design

Draft Goals and Recommendations

Discussion: Other Recommendations



Next Steps

- **Scoping Document** – Comment Period 11/9 – 12/9
- **Public Workshop # 2** – Wednesday, December 13
- **Steering Committee Meetings:**
 - yuMonday, November 27, 3-4:30pm on Zoom