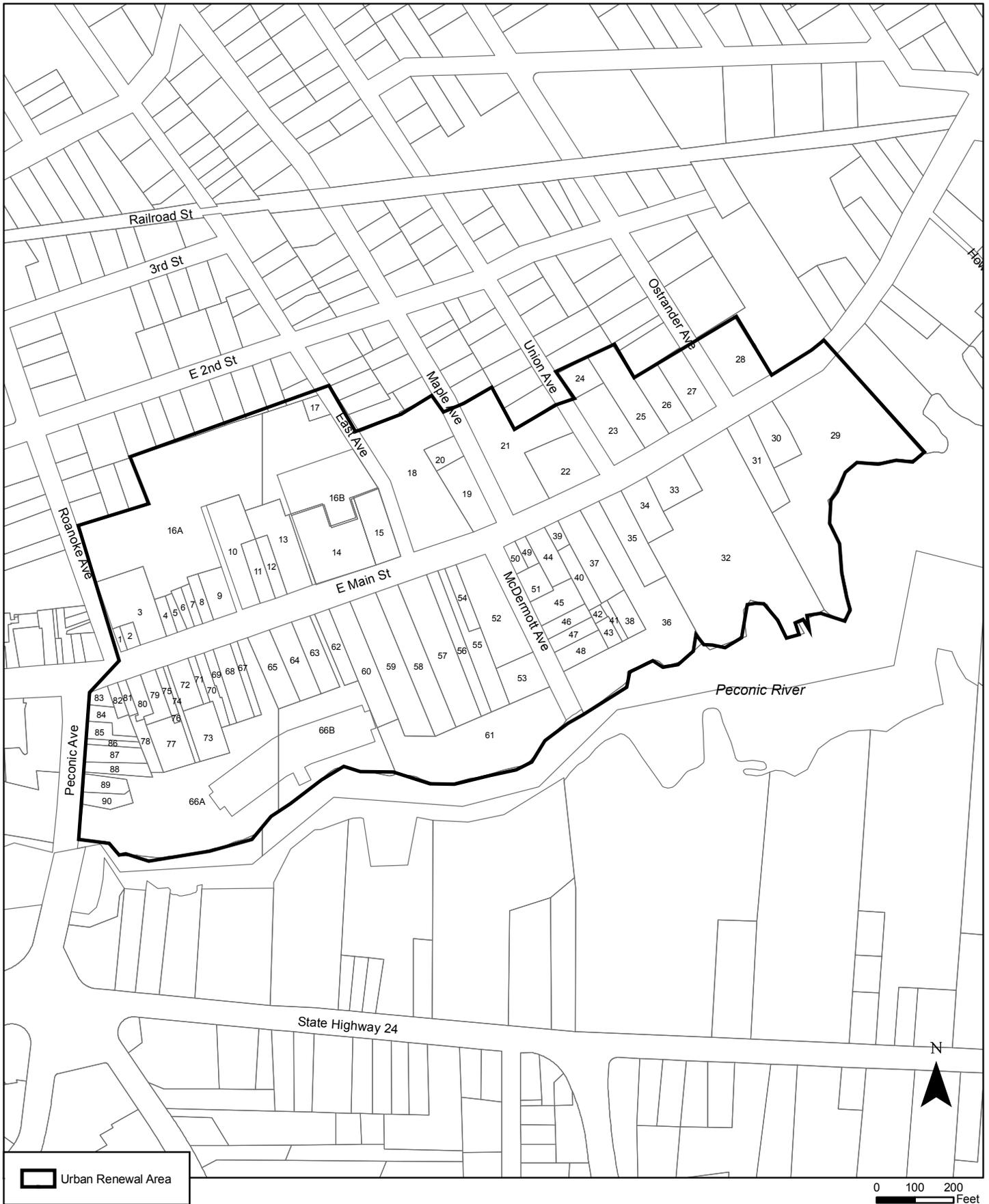


APPENDIX A

Build-Out Tables by Superblock Parcel ID Map



Parcel IDs

Table 1a: Build-Out Detail for Superblock 1

Map ID (See Parcel ID Map)	Current Land Use	Existing Conditions (2007)					Short-term (2007-2012) ¹					Interim (2012-2017) ²					Long-Term (2017-2022) ³					Increment (2007-2022)																				
		Land Area (Acres)	Land Area (Sq Ft)	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	Project Identification/Development Status	FAR	Lot Coverage	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	FAR	Lot Coverage	New Square Feet	New Land Use	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁴	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁵	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Total Building (Sq Ft) ⁵												
1	Commercial	0.03	1,307	1,119	2.5	3,387	Excluded ⁶	2.6	85.6%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--												
2	Commercial	0.05	2,178	2,061	2.0	4,167	Excluded ⁶	1.9	94.6%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--													
3	Institutional and Cultural	0.68	29,621	14,291	2.0	28,583	Suffolk County Community College Culinary Institute.	1.0	48.2%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--													
4	Commercial	0.07	3,006	2,755	1.0	2,755	N/A	0.9	91.7%	--	--	--	--	--	--	2,755	4.4	12,023	4.0	91.7%	9,268	--	--	--	--	--	--	--	--													
5	Vacant Land	0.05	2,141	--	--	--	Project Site "Viva L'Arte"	--	--	1,984	2.0	3,698	1.7	92.67%	3,698	Mixed Use	--	--	--	--	--	--	--	--	--	--	--	1,984	3,698													
6	Commercial	0.07	3,049	2,900	1.0	2,900	N/A	1.0	95.1%	--	--	--	--	--	--	2,900	4.2	12,197	4.0	95.1%	9,297	--	--	--	--	--	--	0	9,297													
7	Vacant Land	0.04	1,742	--	--	--	N/A	--	--	--	--	--	--	--	--	697	5.0	3,485	2.0	40.0%	3,485	1,394	5	6,970	4	80%	3,485	1,394	6,970													
8	Commercial	0.09	3,920	1,500	2.0	3,615	N/A	0.9	38.3%	--	--	--	--	--	--	2,318	5.0	11,591	3.0	59.1%	7,976	3,136	5	15,682	4	80%	4,091	1,636	12,067													
9	Vacant Building	0.23	10,019	6,745	2.0	11,033	Project Site "54 East Main Street"	1.1	67.3%	7,500	5.0	37,500	3.7	74.86%	26,467	Mixed Use	--	--	--	--	--	--	--	--	--	--	--	755	26,467													
10	Institutional and Cultural	0.40	17,424	483	2.0	2,739	Excluded ⁶	0.2	2.8%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--												
11	Mixed Use	0.15	6,534	2,088	2.0	4,176	N/A	0.6	32.0%	--	--	--	--	--	--	3,658	5.0	18,288	2.8	56.0%	14,112	5,227	5	26,136	4	80%	7,848	3,139	21,960													
12	Vacant Building	0.15	6,534	5,344	1.0	5,344	N/A	0.8	81.8%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0	20,792													
13	Vacant Building	0.40	17,424	9,492	2.0	12,144	Project Site "Suffolk Theater"	0.7	54.5%	4,697	4.0	19,866	1.1	26.96%	7,722	Mixed Use	--	--	--	--	--	--	--	--	--	--	--	-4,795	7,722													
14	Vacant Building	0.63	27,443	24,578	2.0	43,658	Project Site "Apollo"	1.6	89.6%	43,700	4.0	174,800	2.6	63.90%	127,298	Commercial	--	--	--	--	--	--	--	--	--	--	--	17,200	127,298													
15	Commercial	0.25	10,890	1,922	2.0	3,844	--	0.4	17.6%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--													
16B	Parking and Utilities/ Recreation	0.69	30,056	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--												
16A ⁷	Parking and Utilities/ Recreation	3.41	148,540	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--												
17	Mixed Use	0.06	2,614	577	2.0	877	Project Site "209 East Avenue"	0.3	22.1%	1,918	5.0	9,590	3.7	73.39%	8,713	Mixed Use	--	--	--	--	--	--	--	--	--	--	--	1,341	8,713													
Total	N/A	7.45	324,441	75,855	--	129,222	N/A	--	--	59,799	--	245,454	--	--	173,898	--	--	83,719	--	--	64,929	9,757	--	48,787	--	--	15,424	22,654	254,250													
Total Building Sq Ft for entire Superblock																303,120	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Notes: Information provided is based on field reconnaissance and/or information provided by the Town of Riverhead Assessor's Office.
¹ Short-term development scenario assumes that all vacant buildings are occupied and approved projects are constructed.
² Interim development scenario assumes that each parcel would be developed at a rate that is equal to half the permitted lot coverage within the DC-1 zone.
³ Long-term development scenario assumes that each lot that is not already built-out would be 100 percent built.
⁴ Based on an FAR of 4 or 5 stories
⁵ Based on an FAR of 5
⁶ Parcel is excluded from analysis due to current designation including but not limited to historic facilities and Town owned properties
⁷ Portion of parcel is used for recreation parkland (John Lombardi Park) which is approximately 8,712 square feet or (0.20 acres)

Table 1b: Build-Out Summary for Superblock 1

Land Use	2007	2,012	2,017	2,022
Residential (MFand apartment units)	0	0	5,199	20,622
Commercial	20,668	196,968	232,806	232,806
Recreation	0	0	14,335	14,335
Cultural	31,322	31,322	40,879	40,879
Residential (SF Homes)	0	0	0	0
Mixed Use	5,053	74,830	74,830	74,830
Vacant	72,179	0	0	0
Total	129,222	303,120	368,048	383,472

Note: All apartments in the existing, and most in the near term are included within the mixed uses.
 There is only one entirely residential apartment building associated with the Riverhead Enterprise application the remaining growth is a result of build-out using DC-1 standards in the interim and long term.

Table 2a: Build-Out Detail for Superblock 2

Existing Conditions (2007)						Short-term (2007-2012) ¹						Interim (2012-2017) ²						Long-Term (2017-2022) ³						Increment (2007-2022)																			
Map ID (See Parcel ID Map)	Current Land Use	Land Area (Acres)	Land Area (Sq Ft)	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	Project Identification/Development Status	FAR	Lot Coverage	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	FAR	Lot Coverage	New Square Feet	New Land Use	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁴	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁵	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Total Building (Sq Ft) ⁵													
18	Institutional and Cultural	1.1	47,916	8,341	2.0	12,273	Excluded ⁶	0.3	17.4%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--												
19	Single Family Residential	0.3	10,890	1,841	2.0	4,224	Excluded ⁶	0.4	16.9%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--													
20	Mixed Use	0.1	5,227	1,550	2.0	3,100	N/A	0.6	29.7%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--													
Total	N/A	1.4	58,806	11,732	--	19,597	N/A	--	--	--	--	--	--	--	--	--	2,866	5.0	14,329	2.7	54.8%	11,229	4,182	5	20,909	4	80.00%	6,579	2,632	17,809													
Total Building Sq Ft for Entire Superblock																19,597																											

Notes: Information provided is based on field reconnaissance and/or information provided by the Town of Riverhead Assessor's Office.
¹ Short-term development scenario assumes that all vacant buildings are occupied and approved projects are constructed.
² Interim development scenario assumes that each parcel would be developed at a rate that is equal to half the permitted lot coverage within the DC-1 zone.
³ Long-term development scenario assumes that each lot that is not already built-out would be 100 percent built.
⁴ Based on an FAR of 4 or 5 stories
⁵ Based on an FAR of 5
⁶ Parcel is excluded from analysis due to current designation including but not limited to historic facilities and Town owned properties

Table 2b: Build-Out Summary for Superblock 2

Land Use	2007	2,012	2,017	2,022
Residential (MF and apartment units)	0	0	0	0
Commercial	0	0	6,738	10,685
Recreation	0	0	2,695	4,274
Cultural	12,273	12,273	14,070	15,122
Residential (SF Homes)	4,224	4,224	4,224	4,224
Mixed Use	3,100	3,100	3,100	3,100
Vacant	0	0	0	0
Total	19,597	19,597	30,827	37,405

Note: All apartments in the existing, and most in the near term are included within the mixed uses.
 There is only one entirely residential apartment building associated with the Riverhead Enterprise application the remaining growth is a result of build-out using DC-1 standards in the interim and long term.

Table 3a: Build-Out Detail for Superblock 3

Existing Conditions (2007)							Short-term (2007-2012) ¹							Interim (2012-2017) ²					Long-Term (2017-2022) ³					Increment (2007-2022)								
Map ID (See Parcel ID Map)	Current Land Use	Land Area (Acres)	Land Area (Sq Ft)	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	Project Identification/Development Status	FAR	Lot Coverage	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	FAR	Lot Coverage	New Square Feet	New Land Use	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁴	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁵	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Total Building (Sq Ft) ⁵		
21	Commercial	1.0	41,818	4,378	1.0	4,378	N/A	0.1	10.5%	--	--	--	--	--	--	--	18,923	5.0	94,615	2.3	45.25%	90,237	33,454	5.0	167,272	4.0	80.00%	72,657	29,076	162,894		
22	Commercial	0.4	18,731	10,162	2.5	11,314	N/A	0.6	54.3%	--	--	--	--	--	--	--	12,578	5.0	62,890	3.4	67.15%	51,576	14,985	5.0	74,924	4.0	80.00%	12,034	4,823	63,610		
Total	N/A	1.4	60,548	14,540	--	15,692	N/A	--	--	--	--	--	--	--	--	--	31,489	--	157,447	--	--	141,755	48,439	--	242,194	--	--	84,747	33,899	226,502		
Total Building Sq Ft for Entire Superblock																15,692																

Notes: Information provided is based on field reconnaissance and/or information provided by the Town of Riverhead Assessor's Office.

¹ Short-term development scenario assumes that all vacant buildings are occupied and approved projects are constructed.

² Interim development scenario assumes that each parcel would be developed at a rate that is equal to half the permitted lot coverage within the DC-1 zone.

³ Long-term development scenario assumes that each lot that is not already built-out would be 100 percent built.

⁴ Based on an FAR of 4 or 5 stories

⁵ Based on an FAR of 5

Table 3b: Build-Out Summary for Superblock 3

Land Use	2007	2,012	2,017	2,022
Residential (MF and apartment units)	0	0	970	3,824
Commercial	15,692	15,692	100,163	149,299
Recreation	0	0	33,788	53,443
Cultural	0	0	22,526	35,628
Residential (SF Homes)	0	0	0	0
Mixed Use	0	0	0	0
Vacant	0	0	0	0
Total	15,692	15,692	157,447	242,194

Note: All apartments in the existing, and most in the near term are included within the mixed uses.

There is only one entirely residential apartment building associated with the Riverhead Enterprise application the remaining growth is a result of build-out using DC-1 standards in the interim and long term.

Table 4a: Build-Out Detail for Superblock 4

Existing Conditions (2007)							Short-term (2007-2012) ¹							Interim (2012-2017) ²					Long-Term (2017-2022) ³					Increment (2007-2022)									
Map ID (See Parcel ID Map)	Current Land Use	Land Area (Acres)	Land Area (Sq Ft)	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	Project Identification/Development Status	FAR	Lot Coverage	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	FAR	Lot Coverage	New Square Feet	New Land Use	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁴	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁵	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Total Building (Sq Ft) ⁵			
23	Mixed Use	0.42	18,295	3,848	2.5	5,231	Excluded ⁶	0.3	21.0%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
24	Parking and Utilities	0.12	5,227	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
25	Parking and Utilities	0.48	20,909	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
26	Mixed Use	0.29	12,632	1,520	2.5	2,800	N/A	0.2	12.0%	--	--	--	--	--	--	--	5,813	5.0	29,065	2.3	46.0%	26,265	10,106	5	50,530	4	80.00%	21,465	8,586	47,730			
27	Vacant Building	0.25	10,890	1,156	2.0	2,392	N/A	0.2	10.6%	--	--	--	--	--	--	Mixed Use	4,934	5.0	24,670	2.3	45.3%	22,278	8,712	5	43,560	4	80.00%	18,890	7,556	41,168			
Total	N/A	1.60	67,954	6,524	--	10,423	N/A	--	--	--	--	--	--	--	--	--	10,747	--	53,735	--	--	--	48,543	18,818	--	94,090	--	--	40,355	16,142	88,898		
Total Building Sq Ft for Entire Superblock																10,423																	

Notes: Information provided is based on field reconnaissance and/or information provided by the Town of Riverhead Assessor's Office.
¹ Short-term development scenario assumes that all vacant buildings are occupied and approved projects are constructed.
² Interim development scenario assumes that each parcel would be developed at a rate that is equal to half the permitted lot coverage within the DC-1 zone.
³ Long-term development scenario assumes that each lot that is not already built-out would be 100 percent built.
⁴ Based on an FAR of 4 or 5 stories
⁵ Based on an FAR of 5
⁶ Parcel is excluded from analysis due to current designation including but not limited to historic facilities and Town owned properties

Table 4b: Build-Out Summary for Superblock 4

Land Use	2007	2,012	2,017	2,022
Residential (MF and apartment units)	0	0	1,089	4,291
Commercial	0	0	28,472	50,764
Recreation	0	0	11,389	20,306
Cultural	0	0	7,593	13,537
Residential (SF Homes)	0	0	0	0
Mixed Use	8,031	10,423	10,423	10,423
Vacant	2,392	0	0	0
Total	10,423	10,423	58,966	99,321

Note: All apartments in the existing, and most in the near term are included within the mixed uses.
 There is only one entirely residential apartment building associated with the Riverhead Enterprise application the remaining growth is a result of build-out using DC-1 standards in the interim and long term.

Superblock 5

Superblock five encompasses only one tax parcel. The lot is currently owned by the Town of Riverhead and used as a parking lot. The total lot size is 0.46 acres or 20,037.6 square feet. A future build-out was not calculated for Superblock five since the single parcel within it was not expected to change in the future.

Table 6a: Build-Out Detail for Superblock 6

Map ID (See Parcel ID Map)	Current Land Use	Existing Conditions (2007)					Short-term (2007-2012) ¹					Interim (2012-2017) ²					Long-Term (2017-2022) ³					Increment (2007-2022)									
		Land Area (Acres)	Land Area (Sq Ft)	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	Project Identification/Development Status	FAR	Lot Coverage	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	FAR	Lot Coverage	New Square Feet	New Land Use	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁴	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁵	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Total Building (Sq Ft) ⁵	
52	Recreation	0.50	21,780	13,629	2.0	15,050	N/A	0.7	62.6%	--	--	--	--	--	--	15,527	5.0	77,635	3.6	71.3%	62,585	17,424	5.0	87,120	4.0	80.00%	9,485	3,795	72,070		
53	Commercial	0.24	10,454	4,939	1.0	4,939	N/A	0.5	47.2%	--	--	--	--	--	--	6,651	5.0	33,255	3.2	63.6%	28,316	8,364	5.0	41,818	4.0	80.00%	8,563	3,425	36,879		
54	Vacant Building	0.12	5,227	4,560	1.0	4,560		0.9	87.2%																						
55	Vacant Building	0.21	9,148	2,940	1.0	2,940		0.3	32.1%																						
56	Vacant Building	0.22	9,583	2,100	1.0	2,100		0.2	21.9%																						
57	Vacant Building	0.48	20,909	6,064	1.0	6,064	Riverhead Enterprises	0.3	29.0%	40,501	5	202,505	5	90%	186,841	Multifamily Residential	--	--	--	--	--	--	--	--	--	--	--	24,837	186,841		
58	Institutional and Cultural	0.53	23,087	892	2.0	1,684	Excluded ⁶	0.1	3.9%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
59	Institutional and Cultural	0.42	18,295	2,070	2.0	4,060	Excluded ⁶	0.2	11.3%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
60	Vacant Building	0.36	15,682	5,045	2.0	10,199		0.7	32.2%																						
62	Commercial	0.20	8,712	6,890	1.0	6,890		0.8	79.1%																						
63	Vacant Building	0.24	10,454	6,670	2.0	12,872	Riverhead Enterprises	1.2	63.8%	28,113	5	140,565	4	81%	110,604	Mixed Use	--	--	--	--	--	--	--	--	--	--	--	9,508	110,604		
61 ⁷	Parking and Utilities/Recreation Use	1.40	60,984	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
64	Vacant Building	0.27	11,761	11,820	1.0	11,820	N/A	1.0	100.5%	--	--	--	--	--	Commercial	11,820	4.0	47,045	4.0	100.5%	35,225	--	--	--	--	--	--	0	35,225		
65	Vacant Building	0.27	11,761	10,595	1.0	10,595	N/A	0.9	90.1%	--	--	--	--	--	Commercial	10,595	4.4	47,045	4.0	90.1%	36,450	--	--	--	--	--	--	0	36,450		
66 A ⁷	Parking and Utilities/Recreation Use	3.09	134,600	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
66 B ⁷	Parking and Utilities/Recreation Use	1.07	46,400	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
67	Commercial	0.09	3,920	1,524	1.0	1,524	Project Site "Strebel" (No Demolition)	0.4	38.9%	2,442	2.0	3,359	0.9	62.29%	1,835	Mixed Use	--	--	--	--	--	--	--	--	--	--	--	918	1,835		
68	Vacant Building	0.21	9,148	7,072	2.0	14,144	N/A	1.5	77.3%	--	--	--	--	--	Commercial	7,195	5.0	35,795	3.9	78.7%	21,651	7,318	5.0	36,590	4.0	80.00%	795	246	22,446		
69	Commercial	0.12	5,227	2,956	1.0	2,956	N/A	0.6	56.6%	--	--	--	--	--	--	3,569	5.0	17,845	3.4	68.3%	14,889	4,182	5.0	20,909	4.0	80.00%	3,064	1,226	17,953		
70	Commercial	0.12	5,227	2,838	1.0	2,838	N/A	0.5	54.3%	--	--	--	--	--	--	3,510	5.0	17,550	3.4	67.1%	14,712	4,182	5.0	20,909	4.0	80.00%	3,359	1,344	18,071		
71	Commercial	0.06	2,614	1,850	1.0	4,850	N/A	1.9	70.8%	--	--	--	--	--	--	1,970	5.0	9,850	3.8	75.4%	5,000	2,091	5.0	10,454	4.0	80.00%	604	241	5,604		
72	Commercial	0.15	6,534	6,295	2.0	12,502	N/A	1.9	96.3%	--	--	--	--	--	--	6,295	4.2	26,136	4.0	96.3%	13,634	--	--	--	--	--	--	0	13,634		
73	Vacant land	0.26	11,326	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
74	Street to parking lot	--	--	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
75	Vacant Building	0.05	2,178	1,762	2.0	3,524	N/A	1.6	80.9%	--	--	--	--	--	Commercial	1,762	4.9	8,712	4.0	80.9%	5,188	--	--	--	--	--	--	0	5,188		
76	Vacant Land	0.01	436	0	0.0	0	Excluded ⁶	0.0	0.0%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
77	Vacant Land	0.08	3,485	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
78	Vacant Land	0.13	5,663	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
79	Commercial	0.17	7,405	2,610	1.0	2,610	N/A	0.4	35.2%	--	--	--	--	--	--	4,267	5.0	21,335	2.9	57.6%	18,725	5,924	5.0	29,621	4.0	80.00%	8,286	3,314	27,011		
80	Commercial	0.08	3,485	3,900	1.0	3,900	N/A	1.1	111.9%	--	--	--	--	--	--	3,900	3.6	13,939	4.0	111.9%	10,039	--	--	--	--	--	--	0	10,039		
81	Commercial	0.05	2,178	2,112	2.0	3,456	N/A	1.6	97.0%	--	--	--	--	--	--	2,112	4.1	8,712	4.0	97.0%	5,256	--	--	--	--	--	--	0	5,256		
82	Mixed Use	0.05	2,178	1,608	3.0	4,200	Excluded ⁶	1.9	73.8%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
83	Vacant Building	0.06	2,614	3,109	3.0	9,571	Excluded ⁶	3.7	119.0%	--	--	--	--	--	Commercial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
84	Commercial	0.13	5,663	3,788	3.0	8,076	N/A	1.4	66.9%	--	--	--	--	--	--	4,159	5.0	20,795	3.7	73.4%	12,719	4,530	5.0	22,651	4.0	80.00%	1,856	742	14,575		
85	Commercial	0.08	3,485	2,370	2.0	4,770	Excluded ⁶	1.4	68.0%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
86	Vacant Building	0.05	2,178	1,566	2.0	2,664	N/A	1.2	71.9%	--	--	--	--	--	Commercial	1,654	5.0	8,270	3.8	76.0%	5,606	1,742	5.0	8,712	4.0	80.00%	442	176	6,048		
87	Vacant Building	0.16	6,970	7,787	2.0	8,297	N/A	1.2	111.7%	--	--	--	--	--	Commercial	7,787	3.6	27,878	4.0	111.7%	19,581	--	--	--	--	--	--	0	19,581		
88	Vacant Building	0.10	4,356	1,657	2.0	3,041	N/A	0.7	38.0%	--	--	--	--	--	Commercial	2,571	5.0	12,855	3.0	59.0%	9,814	3,485	5.0	17,424	4.0	80.00%	4,569	1,829	14,383		
89 ⁷	Recreation	0.11	4,792	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
90 ⁷	Recreation	0.10	4,356	--	--	--	Excluded ⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total	N/A	12.0	524,253	133,018	--	186,696	N/A	--	--	71,056	--	346,429	--	--	299,280	--	485,976	--	--	--	--	--	--	--	--	--	805,548	59,242	296,208	--	846,389

Notes: Information provided is based on field reconnaissance and/or information provided by the Town of Riverhead Assessor's Office.

¹ Short-term development scenario assumes that all vacant buildings are occupied and approved projects are constructed.

² Interim development scenario assumes that each parcel would be developed at a rate that is equal to half the permitted lot coverage within the DC-1 zone.

³ Long-term development scenario assumes that each lot that is not already built-out would be 100 percent built.

⁴ Based on an FAR of 4 or 5 stories

⁵ Based on an FAR of 5

⁶ Parcel is excluded from analysis due to current designation including but not limited to historic facilities and Town owned properties

⁷ Portion of all of parcel is within the DC-2 district.

Land Use	2007	2,012	2,017	2,022
Residential (MF and apartment units)	0	202,505	210,905	235,612
Commercial	59,311	114,553	301,256	310,937
Recreation	15,050	15,050	89,731	93,604
Cultural	5,744	5,744	55,531	58,113
Residential (SF Homes)	0	0	0	0
Mixed Use	4,200	146,600	146,600	146,600
Vacant	102,391	0	0	0
Total	186,696	484,452	804,023	844,866

Note: All apartments in the existing, and most in the near term are included within the mixed uses.
There is only one entirely residential apartment building associated with the Riverhead Enterprise application the remaining growth is a result of build-out using DC-1 standards in the interim and long term.

Table 7a: Build-Out Detail for Superblock 7

Map ID (See Parcel ID Map)	Current Land Use	Existing Conditions (2007)					Short-term (2007-2012) ¹					Interim (2012-2017) ²					Long-Term (2017-2022) ³					Increment (2007-2022)							
		Land Area (Acres)	Land Area (Sq Ft)	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	FAR	Lot Coverage	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft)	FAR	Lot Coverage	New Square Feet	New Land Use	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁴	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Stories	Total Building (Sq Ft) ⁵	FAR	Lot Coverage	New Square Feet	Building Footprint (Sq Ft)	Total Building (Sq Ft) ⁵
29	Recreation	2.50	108,900	4,392	2.0	5,256	0.0	4.0%																					
30	Parking Lot	0.27	11,761	--	--	--	--	--																					
31	Parking Lot	0.40	17,424	--	--	--	--	--																					
32 ⁷	Recreation	3.10	135,036	42,815	1.5	64,222	0.5	31.7%	58,050	5.0	290,250	2.1	42.04%	284,994	Commercial													53,659	284,994
33	Commercial	0.29	12,632	616	1.0	616	0.0	4.9%																					
34	Commercial	0.26	11,326	3,000	1.0	3,000	0.3	26.5%																					
35	Commercial	0.36	15,682	1,841	2.0	2,548	0.2	11.7%																					
36 ⁷	Parking and Utilities/Recreation Use	0.20	8,712	--	--	--	--	--																					
37	Commercial	0.37	16,117	6,696	1.0	6,696	0.4	41.5%																					
38	Vacant Building	0.14	6,098	1,148	1.0	1,148	0.2	18.8%							Mixed Use	3,013	5.0	15,065	2.5	49.4%	13,919	4,879	5.0	24,394	4.0	80.00%	9,327	3,731	23,246
39	Commercial	0.06	2,614	2,000	1.0	2,000	0.8	76.5%																					
40	Commercial	0.15	6,534	6,290	1.0	6,290	1.0	96.3%																					
41	Vacant Land	0.04	1,742	--	--	--	--	--																					
42	Parking and Utilities	0.01	436	--	--	--	--	--																					
43	Vacant Building	0.06	2,614	536	2.0	872	0.3	20.5%							Mixed Use	1,045	5.0	5,225	4.0	40.0%	4,355	2,091	5.0	10,454	4.0	80.00%	5,227	1,555	9,582
44	Commercial	0.20	8,712	6,448	1.0	6,448	0.7	74.0%																					
45 ⁸	Single-Family Residential	0.22	9,583	634	2.0	1,318	0.1	6.6%																					
46 ⁸	Single-Family Residential	0.11	4,792	712	2.0	1,296	0.3	14.9%																					
47 ⁸	Single-Family Residential	0.11	4,792	684	1.0	684	0.1	14.3%																					
48 ⁸	Single-Family Residential	0.16	6,970	860	1.0	860	0.1	12.3%																					
49	Commercial	0.05	2,178	646	2.0	1,292	0.6	29.7%																					
50	Commercial	0.05	2,178	1,449	2.0	2,898	1.3	66.5%																					
51 ⁸	Single-Family Residential	0.12	5,227	572	2.0	1,144	0.2	10.9%	2,980	5.0	14,900	2.9	57.01%	13,759	Mixed Use														
Total	N/A	9.2	402,059	81,339	--	108,588	N/A	--	61,030	--	305,150	--	--	298,750	407,338	61,419	--	302,031	--	--	268,223	86,423	--	432,115	--	--	156,220	2,408	13,756
										Total Building Sq Ft for entire Superblock																			

Notes: Information provided is based on field reconnaissance and/or information provided by the Town of Riverhead Assessor's Office.
¹ Short-term development scenario assumes that all vacant buildings are occupied and approved projects are constructed.
² Interim development scenario assumes that each parcel would be developed at a rate that is equal to half the permitted lot coverage within the DC-1 zone.
³ Long-term development scenario assumes that each lot that is not already built-out would be 100 percent built.
⁴ Based on an FAR of 4 or 5 stories
⁵ Based on an FAR of 5
⁶ Parcel is excluded from analysis due to current designation including but not limited to historic facilities and Town owned properties
⁷ Portion or all of parcel is within the DC-2 district
⁸ Uses are nonconforming and would be phased out.

Land Use	2007	2,012	2,017	2,022
Residential (MF units)	0	0	6,442	25,390
Commercial	31,788	322,038	479,106	561,470
Recreation	69,478	64,222	127,050	159,995
Cultural	0	0	41,885	63,849
Residential (SF Homes)	5,302	4,158	0	0
Mixed Use	0	16,920	16,920	16,920
Vacant	2,020	0	0	0
Total	108,588	407,338	671,403	827,624

Note: All apartments in the existing, and most in the near term are included within the mixed uses.
 apartment building associated with the Riverhead Enterprise
 of build-out using DC-1 standards in the interim and long term.