

# A MESSAGE FROM THE RONKONKOMA VISIONING IMPLEMENTATION COMMITTEE

## Dear Neighbor,

Nearly a year and a half ago, the Ronkonkoma Civic Association (RCA) launched a community planning initiative for the south side of the Ronkonkoma Hub to ensure the Ronkonkoma community in the Town of Islip would not be forgotten or ignored.

Throughout the community process we have sought to keep the entire community informed every step of the way. Over the last 18 months hundreds of community residents have participated directly in the process by attending meetings, joining a downtown Patchogue walking tour, engaging on social media and providing written comments. Everyone in the community, even those not directly participating in the process, has been kept in the loop on the progress being made through civic meetings, Facebook messages, e-mail blasts and newsletters like this one mailed to every home in the community. We now have a Ronkonkoma Visioning Implementation Committee representing various important institutions and organizations in our community and surrounding areas to make sure that the community plan doesn't sit on a shelf somewhere but is actually implemented.

All of this community participation is critical. When the planning for the Ronkonkoma Hub took place on the north side of the tracks - the Brookhaven side - our community was not part of it. The result was an attractive, pedestrian friendly downtown was planned on the Brookhaven side with a beautiful public plaza, shops and restaurants and lots of tax abatements to help reduce the tax burden on homeowners. On our side, the Islip side, the plan was to build solar carports, parking garages and a sewage treatment plant to support the new downtown on the north side.

The civic worked with the Regional Plan Association (RPA), the same national planning experts that have partnered with several other Long Island communities, to develop a community based plan for the Islip side



### Ronkonkoma Visioning Implementation Committee

Bruce Edwards	Ronkonkoma Civic Association
Dawn Hopkins	Lake Ronkonkoma Civic Organization
Denise Schwarz	Ronkonkoma Chamber of Commerce
Eileen Panico	Ronkonkoma Civic Association
Evelyn Vollgraft	Lake Ronkonkoma Historical Society
Greg Plante	Rotary of the Ronkonkomas
Kevin Guilfoyle	Holbrook Chamber of Commerce
Ray Griffin	Ronkonkoma Fire Department
Steve Smith	Connetquot Youth Sports Association
Terri McNamee	Connetquot PTA Council
Matt Miller	Lakeland Fire Department / MacArthur Business Alliance

of the Hub. After countless meetings, community planning sessions and a downtown walking tour the community produced four different concepts which are detailed in this newsletter. Last fall the civic then asked Suffolk County, in partnership with the Town of Islip, to put out the community's ideas to the private sector, to test the market. Our goal was to determine if there was interest in advancing the ideas put forward by the community and the answer was a resounding yes.

**Message Continued on page 6**

# Highlights of the Community Planning Process

**August 4, 2016** - Kick off of community based process starting with an introductory call between Bruce Edwards, President and Eileen Panico, Vice President of the Ronkonkoma Civic Association, and members of the RPA, the same national planning experts that have worked with local communities across our county such as Kings Park, Lindenhurst, Amityville, and those along the Route 110 corridor.



Community Planning Event 6/28/17



Community Planning Event 2/16/17

**August 22, 2016** - Site tour of the Ronkonkoma Hub area with RPA where they listened to our concerns about the planning process that occurred on the Brookhaven side, and commented on our opportunity to connect unique assets including the Ronkonkoma Hub, the Ronkonkoma LIRR, and LI MacArthur Airport. Later that evening, Bruce Edwards hosted a brainstorming session at his home with RPA and the entire Ronkonkoma Civic Association Board, we discussed our desire for a transition in scale between new development and the adjacent areas. This would include additional commercial uses where appropriate including along Veterans Memorial Highway, a true main street experience, amenities such as an indoor/outdoor performance space, walkable bikeable streets, a supermarket, a dog park, ballfields, a brewery, a movie theater/concert venue, and the need to create a link between the north and south sides of the Ronkonkoma Hub perhaps with a public plaza that bridges the tracks.

**September 12, 2016** - First collaborative planning session between the Civic, community and RPA where civic members outlined principles important to the community and developed ideas for the Islip side of the Ronkonkoma Hub area. Community members sat down at tables with maps and exchanged ideas and developed concepts. Three different concepts for development of the Islip portion of the Ronkonkoma Hub- the Hub Completed, the Intermodal Hub and the Destination Hub - were developed as well as an outline of the community's desire to create a real sense of identity and character at the Crossroads - the intersection of Johnson Ave and Ocean Ave. The Civic and RPA also discussed the community's priority to effectively connect the new Ronkonkoma Hub Downtown and the Crossroads, particularly for pedestrians and bicyclists.



Community Planning Event 9/12/16



# Highlights of the Community Planning Process

**February 16, 2017** - Second collaborative planning session was held to present the community's ideas to additional members of the Civic and other interested community members. The Community's ideas began to coalesce into 3 concepts the Hub Completed, the Intermodal Hub, and the Destination Hub.



Community Planning Event 2/16/17

**May 25, 2017** - A newsletter from RCA was mailed to every home in the community containing an update on the planning process, and an invite to participate in upcoming community planning events.

**May 27, 2017** - RCA uploaded the presentation given by RPA at previous community planning sessions to their website including the community's concepts for the Hub.



Downtown Patchogue Walking Tour 6/10/17

**June 10, 2017** - The "Downtown Patchogue Walking Tour" took place on Saturday, June 10th. Attendees of the tour were greeted by Mayor Pontieri at the Patchogue Village LIRR. Mayor Pontieri led the tour through the village stopping at key locations to discuss the revitalization of the area.

**June 28, 2017** - The Ronkonkoma Civic Association hosted their event "Shaping Your Community" as part of the ongoing community visioning process. Dozens of residents and community stakeholders were in attendance, including representatives from the Ronkonkoma Chamber of Commerce, MacArthur Business Alliance, Lake Ronkonkoma Improvement Group, Town of Islip Planning Department, NYS Senator Croci's Office, and Suffolk County Legislator Tom Cilmi. The evening featured a presentation by national planning expert Erik Aulestia on planning and walkable communities and break-out sessions where community residents discussed different concepts and ideas.



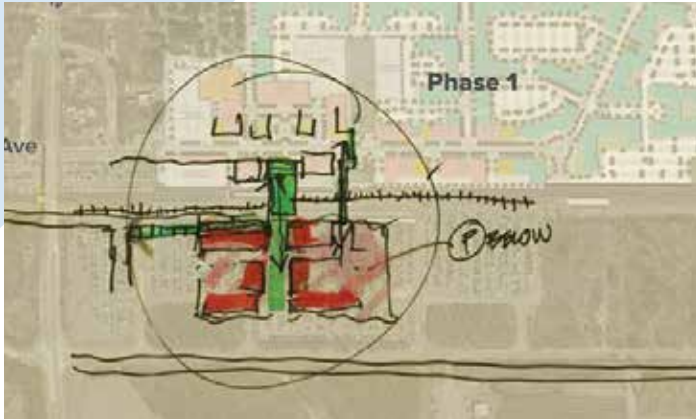
Community Planning Event 6/28/17

**July 21, 2017** - RCA requested RPA to create a report to be released to the private sector to gauge interest in advancing the community's concepts.

**August 18, 2017** - A second newsletter from RCA was mailed to every home in the community sharing information on the community planning process. The mailer encouraged community members to provide feedback on the concepts developed.

# HUB CONCG

## THE HUB COMPLETED



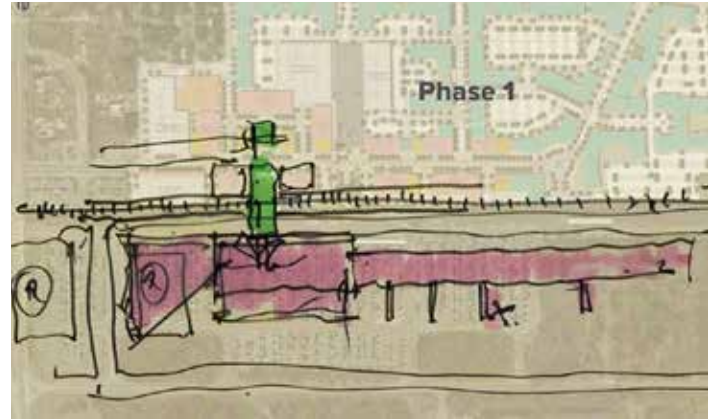
## IN THIS SCENARIO

the same kind of development pattern which is being set up on the Brookhaven side of the Ronkonkoma Hub would be extended south to the Islip side of the tracks: residential and mixed- use development organized around a well-connected street and block network and well-designed public spaces, including possibly the proposed plaza over the tracks.

Community Planning Event 9/12/16



## THE INTERMODAL HUB



## THIS SCENARIO INCLUDES

the creation of a true intermodal facility- providing a direct link between LI MacArthur Airport and the existing LIRR Ronkonkoma train station. The ultimate solution would involve the construction of a new state of the art terminal just north of the airport. Another possible solution would include creating a new satellite facility at the Hub linked by a “people-mover” or shuttle system.

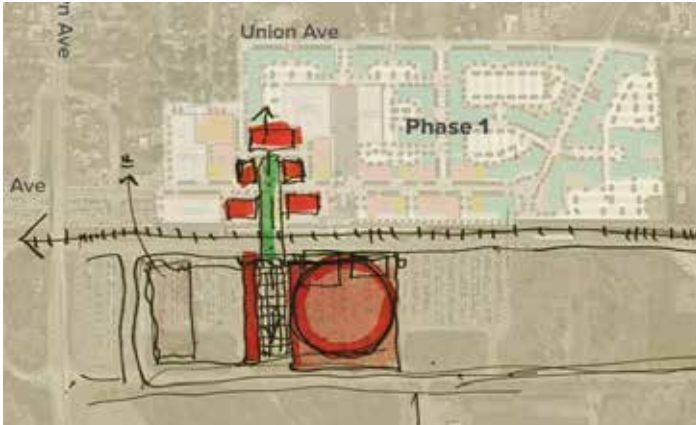
Community Planning Event 9/12/16





# EPTS DEVELOPED BY THE COMMUNITY

## THE DESTINATION HUB



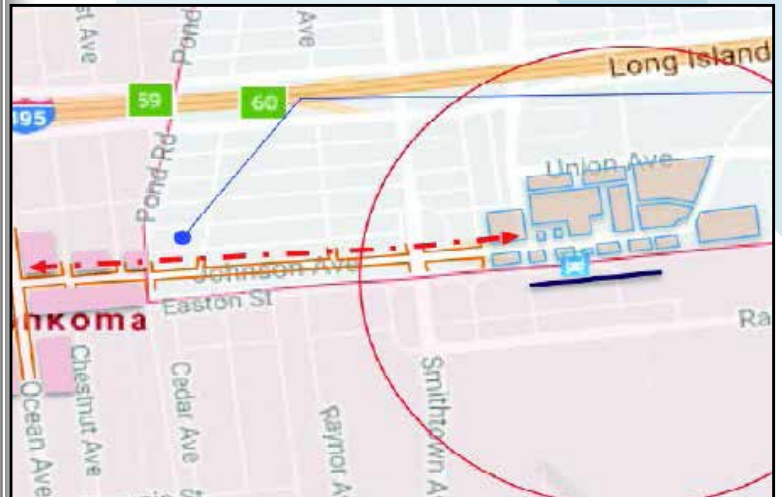
## THIS SCENARIO WOULD

take advantage of the opportunity for a large destination use that is well connected to the LIRR and LI MacArthur Airport. Examples include a sports and entertainment venue, conferencing center or multi-purpose venue. The venue could have meeting rooms for community use and would be designed to accommodate a variety of events, to ensure it is active all year long.

Community Planning Event 9/12/16



## The Crossroads



The intersection of Ocean Avenue and Johnson Avenue has always been an important center in our community. Back in 1850 our community, like many others across Long Island, was centered around the LIRR train station which was once located at this intersection. Back then we were known as Lakeland. In 1883 when the LIRR moved the Lakeland Train Station to its current location in Ronkonkoma, we lost both a historical asset, as well as the identity of our once quaint farming community. Today, one of the few remaining visible reminders of that past is our beloved Lakeland Fire Department.

As part of the recent planning process, our community aims to revitalize this historic location and transform it into the "Crossroads" - a new pedestrian friendly neighborhood center. Not only will we redevelop the Crossroads, we will also connect it to our new downtown at the Ronkonkoma Hub with pedestrian infrastructure improvements resulting in a safe, beautiful walkable community. We believe a quaint neighborhood center at the Crossroads well connected to a vibrant downtown at the Hub will strengthen property values, bring young people back to our community and create more prosperity for everyone.

## Message Continued From Page 1

Two of the proposals - RXR and Tritec - are directly responsive to the community's "Hub Completed" concept, traditional, mixed use developments that effectively mirror the style of development on the Brookhaven side featuring 1,920 and 1,200 units of residential housing, respectively. Both proposals also contain elements of the other two community concepts, the "Intermodal Hub" and the "Destination Hub", with ideas to connect and leverage Long Island MacArthur Airport with hotel and conference, and performing arts and entertainment space.

One proposal - JLL - is directly responsive to the community's "Destination Hub" concept, featuring an entertainment and sports arena, hotel and conference, a sports medical research facility and community sports facilities but no residential housing. The JLL proposal also has elements of the other concepts with its proposal for restaurants, plazas and parks and a connection to LI MacArthur Airport.

The fourth proposal - Renaissance Downtowns - is unique and most responsive to the community's "Intermodal Hub" concept. The proposal centers around a community based planning process similar to what the community has already conducted. The proposal strongly advocates for a new terminal on the north side of the airport with a repurposing of the existing terminal for freight. It lays out a vision for the site of a modern logistics hub that would hold nearly 2 million square feet of warehouse and fulfillment space - with supportive multi-family residential and office space - to focus on e-commerce and leverage the site's unique access to rail and air.

We will be holding a community information session on Wednesday March 14th at the Lakeland Fire Department on 929 Johnson Avenue from 5:00pm to 9:00pm. There will be representatives from the different organizations who will be able to answer questions about the different proposals and to receive community input.

We are very grateful to our public officials who have participated in or supported our community visioning process. Suffolk County Legislator Tom Cilmi and a representative for Senator Tom Croci attended one of our community meetings, Suffolk County has supported our efforts through the IDA and their economic development team and Supervisor Angie Carpenter said in Newsday that the development of Ronkonkoma Hub South "within close proximity of the Long Island Ducks would create the most positive economic impact, not only for the Town of Islip, but for Suffolk County and the region as a whole."

Most importantly we are grateful to the hundreds of community residents who have participated in the process somewhere along the way. As we have throughout the visioning process we continue to encourage more people to become involved in this project and share any feedback they have. Please e-mail us at [RCACommunityinput@gmail.com](mailto:RCACommunityinput@gmail.com), or check out Ronkonkoma Civic Association's website at [www.ronkonkomacivicassociation.org](http://www.ronkonkomacivicassociation.org) or Facebook page at [www.facebook.com/RCATOI/](https://www.facebook.com/RCATOI/) for more information.

Together we can create a better future for Ronkonkoma.

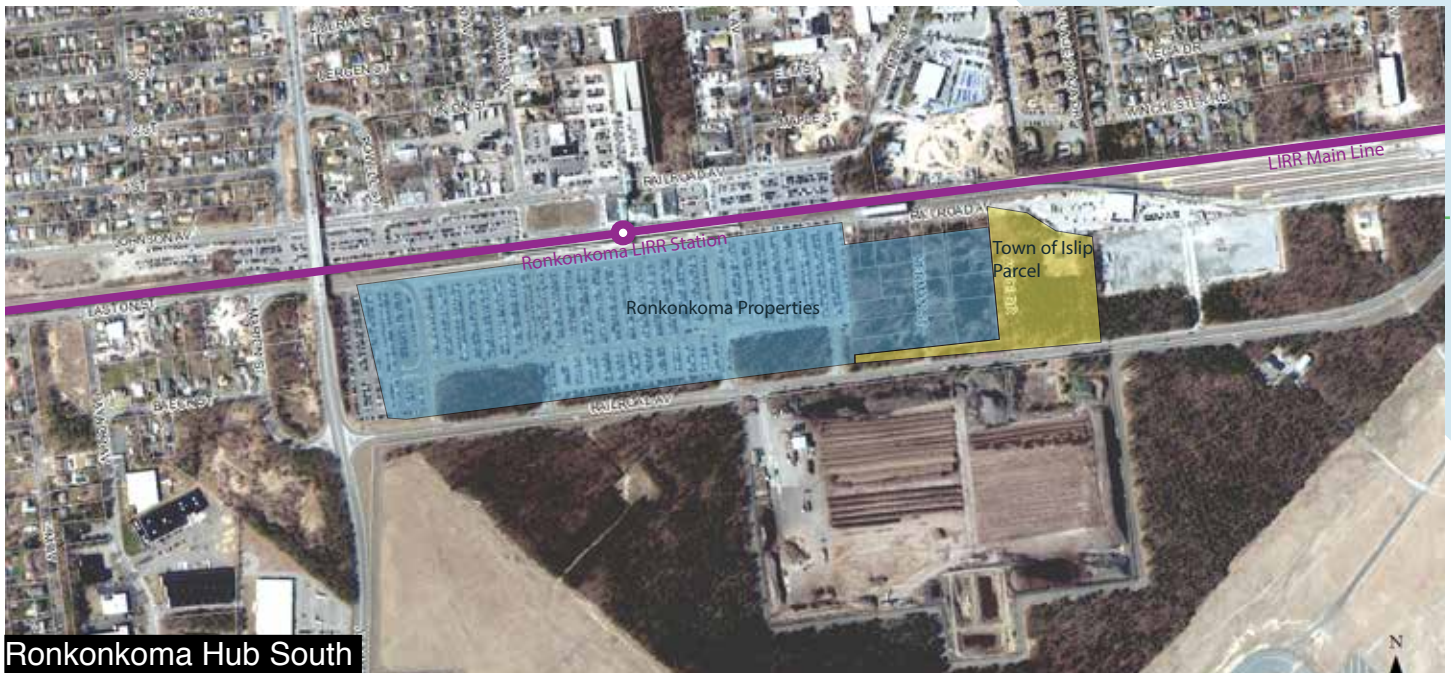
Sincerely,  
Bruce Edwards

Chairman, Ronkonkoma Visioning Implementation Committee  
President, Ronkonkoma Civic Association





# COMMUNITY PROCESS FOR RONKONKOMA HUB SOUTH GENERATES 4 RESPONSES FROM PRIVATE SECTOR



Following the release of the RPA report, and at the request of RCA, Suffolk County in partnership with the Town of Islip issued a Request for Qualifications seeking proposals from Master Developers for properties south of the Ronkonkoma LIRR station. The project area consists almost exclusively of commuter parking and vacant land, bounded by the LIRR to the north, a MTA facility to the east, Railroad Avenue and LI MacArthur Airport to the south, and Smithtown Avenue (CR 29) to the west. In addition, the RFQ identified another 6 acres of adjacent land owned by the Town of Islip that may be available for development (subject to Town of Islip and/or Federal Aviation Administration approvals). Due to the nature of the project area's current use, all proposals were directed to include a strategy to accommodate commuter parking demand.

A complete summary of RCA's planning process was incorporated into the solicitation, including:

- Highlights from the community workshops and events, and associated materials.
- Planning Framework and Hub Concepts developed by community stakeholders.
- Challenges and opportunities identified by local residents for the project area.

A total of four proposals were submitted, an overview of which can be found on the following pages. These

proposals have been reviewed by the community implementation committee and are currently being evaluated by Suffolk County based on the following criteria:

- Responsiveness to community vision, proposed uses, design quality, and a positive community impact.
- A clearly demonstrated understanding of community, County and Town goals.
- Explanation of how the project will advance key regional economic development strategies.
- Experience in mid-to large-scale mixed-and multi-use projects and financial capacity to develop such projects.
- Team's experience in successful collaboration and execution of complex development projects and the principal staff's overall approach to oversight and partnership with the community, County and Town.
- Experience working with communities on high profile development projects.
- Illustration of how the respondent's vision connects and build upon regional and community visions, and how it incorporates into the overall development strategy in terms of schedule, design, and costs.
- The input of references regarding the Developers and their project's past performance.

# PROPOSAL ONE

Conceptual Rendering



## RXR

Master Developer

## Spector Group

Architect / Master Planner

## Bohler Engineering

Site / Civil Transportation Services,  
Sustainable Design

## VHB Engineering Surveying and Landscape Architecture

Environmental, Surveying, SEQRA,  
Traffic

## Project Summary

RXR's proposal for the Ronkonkoma Properties has, at its heart, one simple goal: Specifically, the creation of a new, vibrant neighborhood that provides substantial, affordable housing opportunities to the residents of the Town and County, encourages commerce and economic activity, and provides recreational options for the surrounding area, all while taking advantage of one of the region's most important, multi-modal transit hubs.

## Economic Impact

**11,000** construction jobs + **1,600** permanent jobs  
**\$25 million** in annual sales tax revenue  
**\$2.4 billion** economic impact over first 10 years

## Unique Project Features

- **Central landscaped pedestrian spine** to anchor the development with walkable streets, sidewalks, and bike lanes.
- **Town Square** located near the current train station overpass to host seasonal markets, festivals, outdoor dining, nightlife and active programming.
- **Wellness Border** would be a continuous network of bike/walk paths ringing the site.
- A meaningful **connection between the north and south** sides of the LIRR tracks in the precedent of "The Cap" at Union Station in Columbus, OH, which built a retail streetscape over a highway, or Manhattan's High Line.

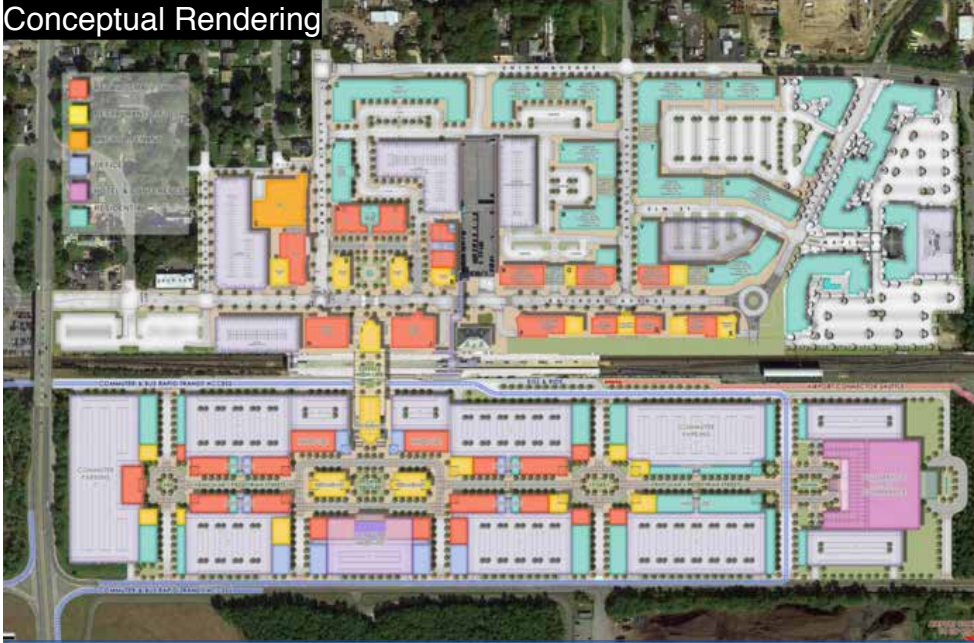
## Program Summary

- **1,920** residential units spread across 9 planned buildings. The market need for these units (and, indeed, for multifamily housing generally) on Long Island has been demonstrated repeatedly in studies by the LI Index, the Regional Plan Association, and others. It only makes sense to meet this need where transportation exists, and the Ronkonkoma Properties are just such a location. The proposed units would range in size from studios, to one, two and three bedrooms, accommodating young professionals, growing families, so-called empty nesters and others. In addition, RXR has included the option for one or more senior living facilities. This is meant to address the needs of Long Island's aging population.
- **110,000** SF of office, medical office, lab and R&D space for innovative companies (taking advantage of the site's proximity to area universities and hospitals) and space for companies that interface with the nearby airport.
- **175,000** SF of retail and entertainment space including a mix of unique local retailers and desirable national chains, as well as food purveyors, and destination entertainment sites that could include movie theaters, live music venues, or experiential retail.
- **65,000** SF of Hotel, Event and Convention space could work well at the site, given its central location and proximity to transit.



# PROPOSAL TWO

## Conceptual Rendering



### TRITEC Real Estate Company

Master Developer

### Design 3 (D3)

Master Planner

### Niles Bolton Associates

Architecture, Interior and Landscape Design,  
Urban Planning

### H2M

Civil Engineering

### VHB Engineering

Draft and Final Environmental Impact  
Statements, SEQRA, Traffic Studies

### Certilman Balin

Legal Counsel, Land Use and Zoning

### Farrel Fritz

Legal Counsel, IDA

## Project Summary

This transit-oriented development will transform one of the most active Long Island Rail Road stations into a brand new live-work-play destination location within minutes of Long Island's only major regional airport.

The vision from the beginning is simple - start with a clean slate, a fresh canvas, and develop a new community from the ground up with input and support from the local community. The project will incorporate best in class amenities, timeless and enduring character, first-rate ideas from other master planned communities, all the while staying true to the architectural integrity that respects Long Island's past and honors our future.

## Economic Impact

**\$960 million** public/private investment

**4,000** construction jobs over 10 years

**6,000** full time jobs

**2,500** full time residents

**\$28 million** of disposable income into the local economy

**\$4.1 million** in sales tax revenue annually

## Program Summary

- **1,200** Multi-Family Homes
- **350-room** full-service Hotel + 40,000 SF Conference and Exhibition Center.
- **160,000** SF of Retail Space
- **500,000** SF of Commercial Office/Medical Space
- **1,200** seat Performing Arts Theatre

## Unique Project Features

- **Crosstown (HILINE) Connector** - an elevated landscaped passage connecting the Towns of Islip and Brookhaven. TRITEC imagines the creation of a beautiful, interactive, community-focused transition space that connects Ronkonkoma Hub on the north side of the tracks to Ronkonkoma Properties on the south side of the tracks – a seamless connectivity between the two development areas.
- **Town Square** - which will have a private roadway that can be sectioned off with removable bollards so as to enable the community to host a variety of events throughout the year such as farmers markets, car shows, food tasting events, movie nights, yoga on the green, and concerts on the green.
- **Walking and Bike Path Loops** - TRITEC envisions extending the walking and bike paths they've planned for Ronkonkoma Hub to Ronkonkoma Properties, with multiple (1, 2 and 3-mile) loops connecting the development areas on both sides of the train tracks to the Crossroads of Ocean Avenue and Johnson Avenue.
- **A Train-to-Plane connection** between the LIRR and LI MacArthur Airport which may include airport skycaps on hand to check your luggage before boarding the connection shuttle.

# PROPOSAL THREE

Conceptual Rendering



## Renaissance Downtowns

Master Developer

## Gramercy Property Trust Management Teams

Global Investor & Asset Manager of Commercial Real Estate

**List of subcontractors that could be partners pending approval of the County and Town.**

## Project Summary

In response to growth in the e-commerce economy, Renaissance's proposal leverages the project area's unique access to rail, air, and transit by recommending the creation of a logistics and fulfillment hub that can respond to demand from internet retailers for industrial space near customers who demand overnight, or one-to-three-day delivery. However, in developing more specific plans for the project area, Renaissance would adhere to their signature "Process before Plan" approach in which a development vision is co-created in partnership with the major stakeholders, including but not limited to, the County, Town of Islip, the community, MTA/LIRR, and users of the transportation Hub, LI MacArthur Airport, the Town of Brookhaven, as well as the master developer of the North side of the track.

As a regional strategy that would support this concept, Renaissance advocates for a new north side terminal at LI MacArthur Airport (similar to the terminal proposed in Alternative 5 of the 2017 Airport Master Plan) offering intermodal connectivity with the LIRR and allowing for the south side of the airport to expand as a logistics hub, with bus rapid transit for workers catering to new as well as existing such services. With the relocation of the terminal, there is an opportunity to re-brand the airport and resolve cargo/freight logistics to better adapt to the ever-changing economy.

With a pent-up demand for industrial buildings occupied by various e-commerce enterprises, from food delivery tenants (like Fresh Direct and Hello Fresh) to parts and goods, this may possibly be the last chance for Long Island to option the economic futures based on the new era of technology/3PL needs in a right way, at a perfect air-to-train location. Done right, the planning and development of this strategic place could add tens of billions of dollars to the region's economy.

## Program Summary

Conceptual Development Program (Actual Program Would Be Co-Created with Stakeholders)

- **1,909,624** SF of Logistics
- **160,000** SF of Office
- **20,000** SF of Retail
- **188,000** SF of Residential
- **914,264** SF of Parking
- **\$600 million - \$1 billion** Total Investment

## Unique Project Features

### "Process Before Plan Approach"

- **Unified Development Approach (UDA)** - make sure development is woven into the neighborhood fabric and works in harmony to create a sense of place.
- **Crowdsourced Placemaking (CSPM)** – proactive and inclusive public outreach and engagement including dedicated web presence to garner ideas and insights.
- **Market Opportunities** – localized market and feasibility studies will be applied to evaluate the public desire for uses and amenities in the new development.
- **Recommended Action Plan (RAP)** – a theoretical development plan based on proposed zoning changes that sets the stage for detailed planning and design and ultimately implementation.
- **Zoning and Entitlements** – once a final vision is articulated with full support from stakeholders, that vision must be represented in entitlements and zoning.



# PROPOSAL FOUR

## Conceptual Rendering



**Jones Lang LaSalle (JLL) Inc.**  
Master Developer and Project Lead

**Ronkonkoma Vision Project LLC.**  
Master Developer Partner

**Cameron Engineering**  
Engineering Services

**Crawford Architects**  
Architectural Services

**Global Spectrum L.P. (Spectra)**  
Arena Management

**HR&A**  
Economic and Fiscal Impact Analysis /  
Development Strategy

**Rubenstein Associates**  
Community Relations / Public Relations

## Project Summary

Two development options are proposed each consisting of an entertainment center that is integrated into a planned development including hotel, retail, food and beverage, commercial office, medical office, medical research, sports medicine, wellness and recreation, STEM/STEAM, tech incubator and parking. The primary difference between each option is the size and scope of the entertainment center. Option A is based on the development of a regional civic arena with a seating capacity of approximately 8,000. Option B is based on the development of a full size arena with a seating capacity of approximately 17,500.

Both options would allow medical staff and patients to access the facilities from outside of New York by air to LI MacArthur Airport; from New York City, Nassau and Eastern Suffolk Counties by train; from Stony Brook Medical Center and Brookhaven Hospital by future Bus Rapid Transit or by car, bringing high paying employment opportunities into the area, and support efforts to re-establish Ronkonkoma as a known center for the research and treatment of head trauma.

## Economic Impact

**\$1.6 billion** in economic activity (construction)

**\$590 million** economic activity annually

**10,8000** jobs during construction

**5,300** permanent jobs

**\$21 million** in recurring tax benefits annual

**\$1.0 billion** public/private investment

**\$20.6 million** annual tax revenue

## Program Summary

- **8,000 - 17,500** seat Multi-Purpose Arena and Entertainment Center.
- **2** Community Ice Rinks
- Wellness Recreation Center
- Sports Medicine Center
- **160,000** SF of Medical Office and Research
- **200,000** SF of Commercial office space including 40,000 SF dedicated to STEM/Tech Incubator.
- **60,000 - 90,000** SF of Retail, Food and Beverage

## Unique Project Features

- **Three Primary Open Spaces** including the "Town Square", "Parade" and the "Public Green".
- **84,000** SF off-site community development.
- **Public Education/STEM/STEAM Program** - The Public Education Initiative will include a comprehensive program aimed at educating Middle School and High School students on the various technical and construction related elements of the Ronkonkoma Vision Project.
- **Advanced parking management** - parking fee payment using mobile apps and phone calls.

H. Lee Dennison  
Building, 3rd Floor 100  
Veterans Hwy  
PO Box 6100  
Hauppauge, NY 11788

PRESTD  
US Postage  
PAID  
Ronkonkoma,  
NY Permit  
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\*\*\*\*\*ECRWSS\*\*\*\*\*

LOCAL  
POSTAL CUSTOMER

# PUBLIC WORKSHOP

Join us on **Wednesday, March 14th, anytime between 5pm to 9pm** for an opportunity to learn more about the proposals submitted for the properties on the Islip side of the hub.

Representatives from each of the 4 proposers will be there with information about the proposals. Residents will have the opportunity to review information, speak directly with proposers and to provide written comments as well.

Please stop by if you can - even if only for a short time - to see the proposals up close. If you can't make it to the workshop the proposals will be available online also.



## Let's be proactive instead of reactive!

Check out the Ronkonkoma Civic Association website or Facebook page for more information!

**FACEBOOK:** [www.facebook.com/RCATOI/](http://www.facebook.com/RCATOI/)

**WEB:** [www.Ronkonkomacivicassociation.org](http://www.Ronkonkomacivicassociation.org)

**EMAIL:** [RCAcommunityinput@gmail.com](mailto:RCAcommunityinput@gmail.com)