

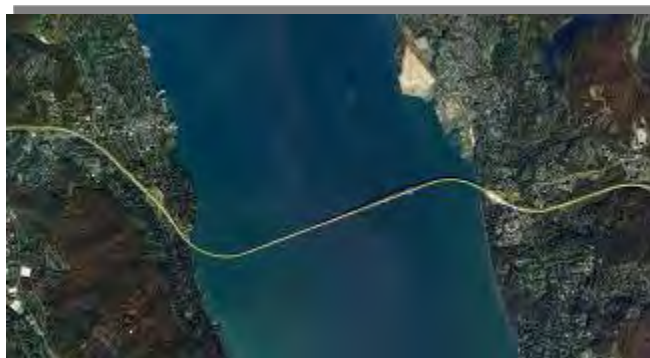


**New York State Department of Transportation
Metropolitan Transportation Authority Metro-North Railroad
New York State Thruway Authority**

Presentation

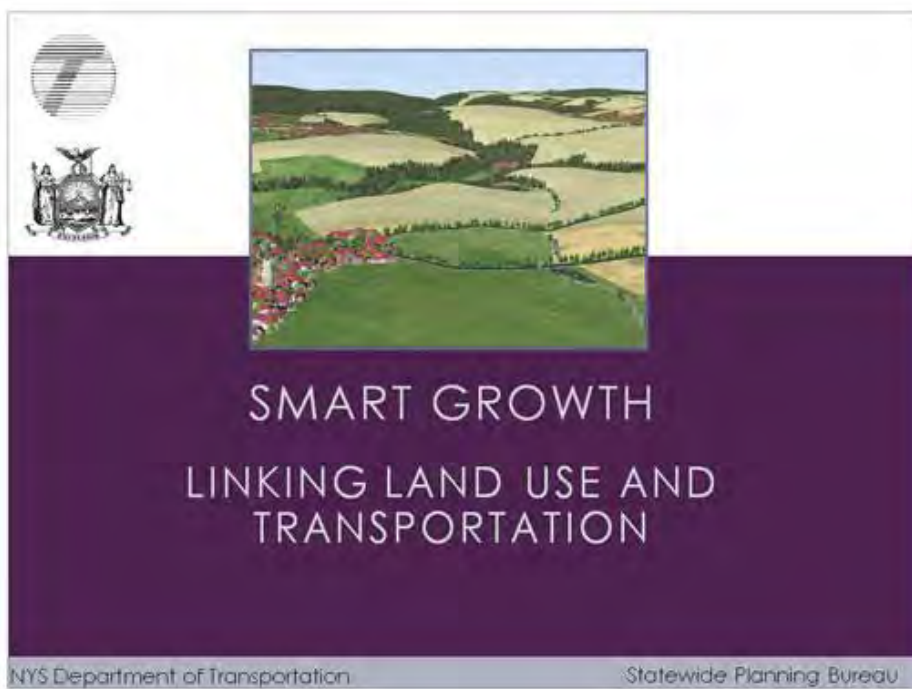
***Stakeholders' Advisory Working Group (SAWG)
Land Use SAWG Meeting #9***

Tappan Zee Bridge/I-287 Corridor Project



April 6, 2010

Slide 1



Slide 2



Slide 3

Experience



Corridor & Area Plans
 Comprehensive Plans
 Development Plans
 Access Mgmt. & Retrofit Plans

< Advisory >

Rezoning
 Zoning & Subdivision Codes
 Local System Finance Plans
 Site & Subdivision Plan Reviews

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How I Defined Success



COMMUNITY	NYSDOT Project	Local Project	Rezoning	Zoning Ordinance	Subdivision Ordinance	Finance Plan
Victor		X		X	X	X
LeRay	Added	X	O	X		X
Canandaigua	Changed	X	O	X	X	X
Pittsford		X		X		X
Livonia	Changed	O	X	X	X	O
Virgil			X	X	X	
Amherst, 78	Changed	X		O		O

X = Completed O = Anticipated As of 2007

Growth Generates Traffic

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Typical Peak Hour Trip Generation Rates

<u>Land Use</u>	<u>Rate</u>	<u>(per) Unit</u>
Single Family Residential	1.01	Occupied unit
Apartment	0.62	Occupied unit
Industrial Park	0.91	1000 square feet
Manufacturing	0.75	1000 square feet
Warehousing	0.74	1000 square feet
General Office	2.68	1000 square feet
Medical and Dental	4.08	1000 square feet
Specialty Retail	4.93	1000 square feet
Shopping Center	6.44	1000 square feet
Supermarket	10.34	1000 square feet
Sit Down Restaurant	16.26	1000 square feet
Fast Foodway w/ Drive Thru	36.53	1000 square feet
Drive-Thru Bank	43.63	1000 square feet
Gas Station w/ Convenience	53.73	1000 square feet

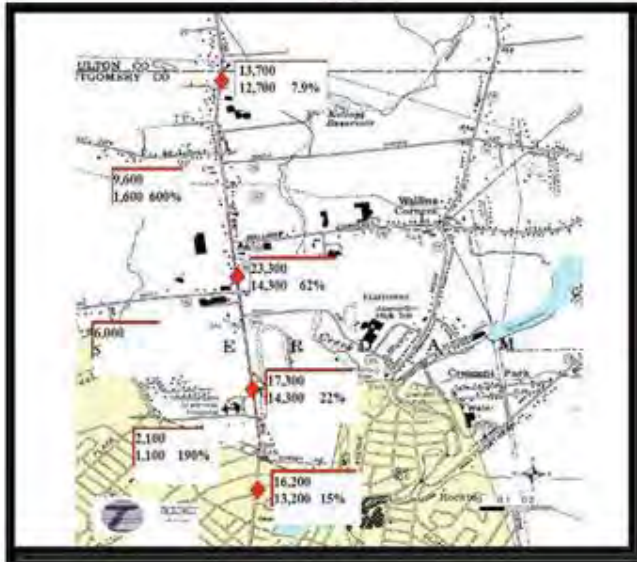
Amsterdam: Business Growth (Sq. Ft.)

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NAME	1990	2000	NAME	1990	2000
Adirondack Plaza	3,456	9,904	Eckard's Drugs	8,200	11,200
Kiss the Cook	1,620	2,660	Classic Car Wash		2,400
Mormile	1,168	2,608	Pizza Hut		2,842
Amst. Savings Bank		4,400	Amst. Family Procs.		10,950
Windmill Diner	4,296	10,270	Ponderosa		5,437
84 Lumber	28,620	30,620	John Ray Rentals	2,560	3,560
Bloomfields		1,000	Country Feed Store	2,670	7,390
Kern Plaza		15,696	Super K-Mart		178,209
Mobil/Subway	1,575	2,775	Sanford Farms		100,850
			Spec Retail		7,488
Polar Plaza	16,233	18,233	Taco Bell		2,039
			Wal-Mart		116,197
Alpin Haus	68,900	74,120	Village Square		52,294
McDonalds	4,018	5,518	Wendy's		2,928
Terry Financial		1,120	Advanced Auto		6,889
			Total (square feet)	526,298	541,281

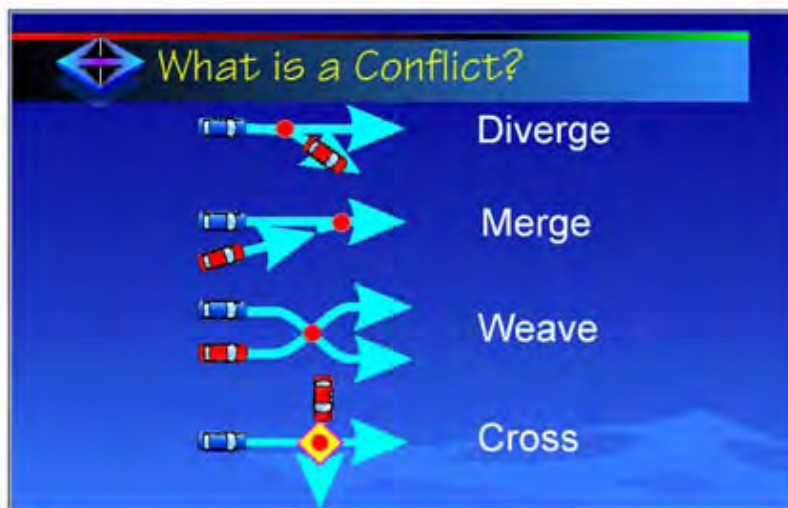
Amsterdam: Traffic Growth (trips/day)

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Conflicts - Types

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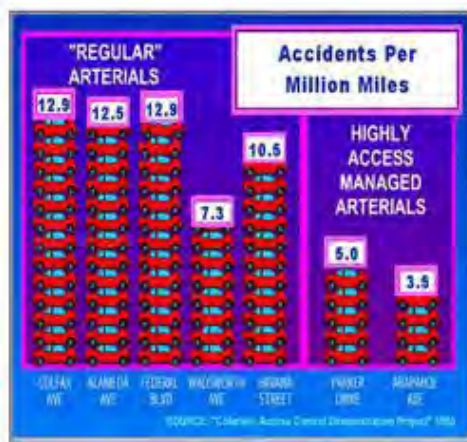
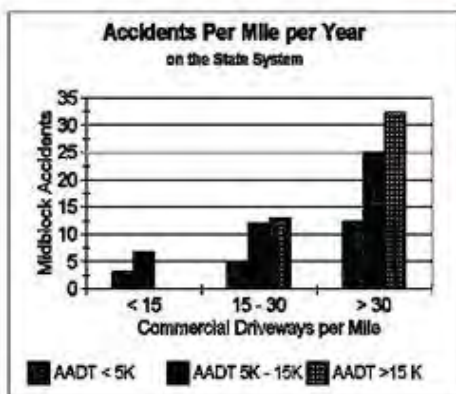
Conflict Point Exposures

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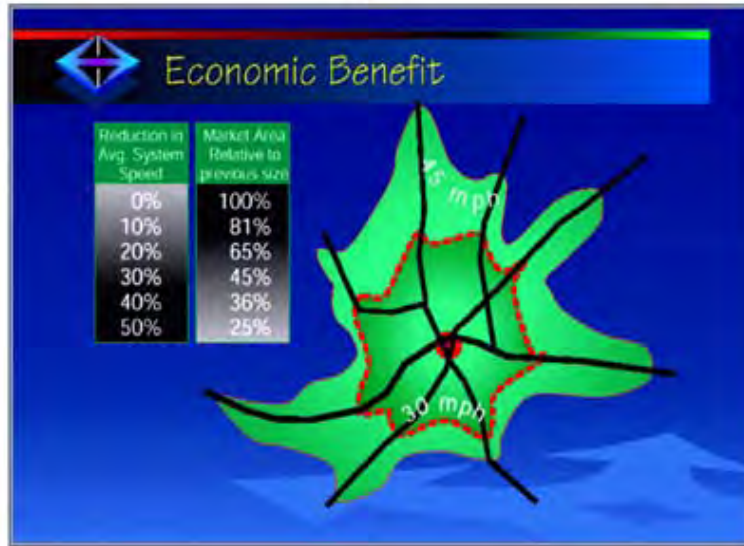
Safety, Capacity, Travel Time

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Market and Shipping Implications



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Businesses Lose Sales



TABLE 9-13 Percent of Cycles During Which Driveway in Close Proximity to a Signalized Intersection Will Be Blocked (3)

Flow in Lane Adjacent to Driveway (veh)	Duration of Red Phase (s)	Critical Clearance* (ft)				
		25	50	75	100	125
200	15	20	5	1		
	25	40	16	7		
	35	58	31	13	7	2
	45	71	46	24	11	4
400	15	50	23	9	6	1
	25	77	33	16	15	4
	35	92	52	25	25	10
	45	98	60	34	36	18

* Assumes average length, including space between stopped vehicles, is 25 ft.

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Greece: Districts Lose Sales

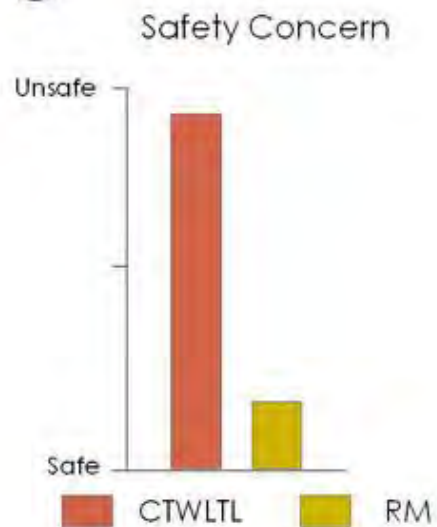
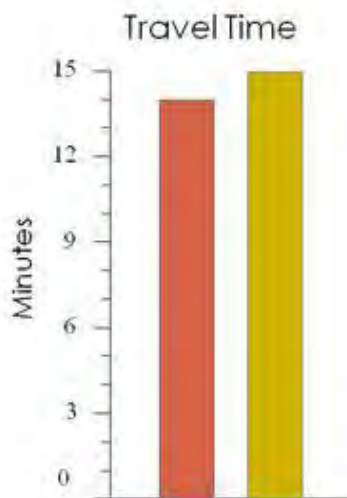


Or, the Project No-one
thought they wanted!



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Greece: Distinct Objectives



Retail Sales

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Increased use and demand and degraded service and safety increases costs



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Local Transportation Expenditures

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Car-Centric

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Aesthetics & Sociability

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Project Selection Criteria

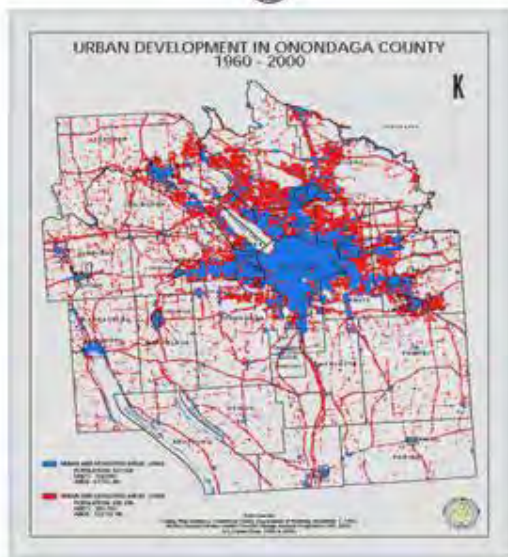
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- Do we have the skills?
 - Do we have the time?
 - Is the timing right?
 - Are they going to act?
 - Is it worth it?
- ✓ *Is the fishing any good?*



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Smart Growth: Where does it stem from?



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Smart Growth: Sprawl is Also Local



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Related Initiatives



Smart Growth

- Liveable Neighborhoods
- Transit Oriented Development
- Safe Routes
- Complete Streets
- Main Streets
- Quality Communities
- Sustainable Development
- Context Sensitive Development
- Brownfields Opportunity Sites



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External Factors May Force Change



- Petroleum: Price, Supply
- Finance: System Costs
- Environmental: GHG
- Demographics: Aging



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Smart Growth Focus

- Strengthen and direct development towards existing communities
- Promote mixed land uses
- Provide a range of housing opportunities and choices
- Create walkable neighborhoods
- Provide a variety of transportation choices

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Who Will Flourish?



Clifton Park



Plattsburgh



Slide 27

Who Will Flourish



Plattsburgh



Clifton Park



Can Plattsburgh Flourish



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Can Clifton Park Flourish

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Collaborations

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Objectives

<u>Local</u>	<u>State</u>
Finance	Finance
Tax Base	Traffic volumes
Economic Health	LOS
Services	Accidents
Environment & Open Space	Travel Time
Cultural & Historic	Transportation Costs
Transportation	Bike, Pedestrian, Transit
Recreation	Environment
Property Value	Econ. & Energy Efficiency

NYSDOT: Development Management

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Highway Work Permit

- Turn Lanes
- Capacity
- Signals & Signal Management
- **Medians**
- Roundabouts
- TDM & TSM
- Access Retrofits
- Pedestrian & Bike Facilities
- Transit Facilities

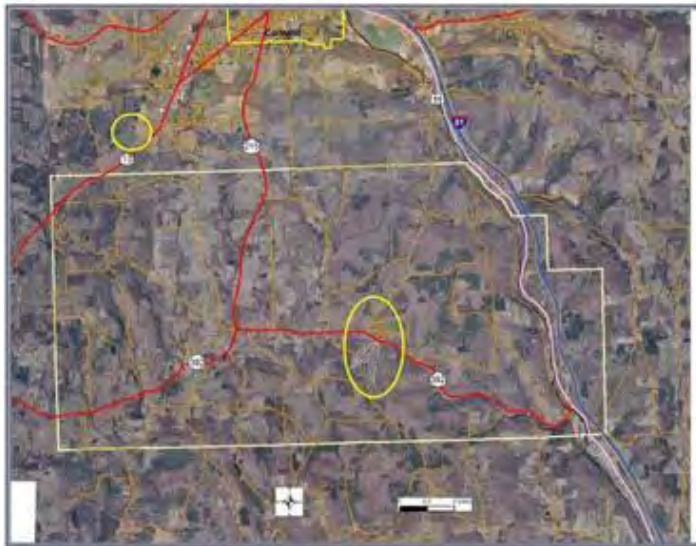
Local: Development Management

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- Zoning Map
 - Zoning Ordinance
 - Subdivision Ordinance
 - Site Plan / Subdivision Approval
 - SEQRA or GEIS
 - Comprehensive Plan
-
- Capital Programs -- Infrastructure

Virgil

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Virgil: Environmental Objectives

Preserve open space, farmland, critical resources, and outdoor recreation opportunities.



Caveats - maintain property values and the ability to sell property.

Virgil: Economic Objectives

- Enhance tourism, local business opportunities, agriculture, and "environmentally-based" businesses.
- Preserve the external-external linkage to employment and spending outside the Town.



Caveats - avoid strip development and big boxes, minimize aesthetic impacts

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Virgil: Final Zoning



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Virgil: Property Value and Sales

- The availability of land is much larger than demand ... availability does not constrain development but transfers revenue from property owners to speculators and developers
- Land costs are a much smaller share of the cost of housing than elsewhere the cost of land in large lots does not constrain development
- Large lots with development incentives provide an opportunity to spread the revenue benefits of growth

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Virgil: Environment & Transportation

- Large lots, with incentives, provide the simplest and least complex way to reduce pressure on sensitive resources and preserve farmland and open-space
- Location of commercial zoning removes bulk of traffic from conflicts with local and commuter traffic
- Location of commercial zoning enhances opportunities for bike and pedestrian users and, potentially, short-run jitney service between the ski areas and commercial facilities

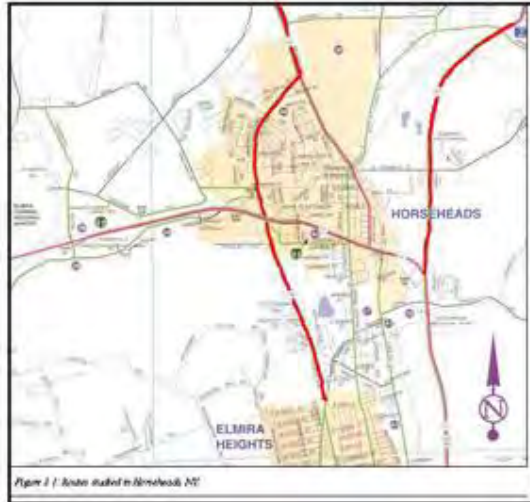
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Smart Growth - Development Issues

- Sustainable Development
- Value of a "Road"
- Cumulative Impacts
- Opportunistic
- Able (and Willing) to Say "No!"
- Linkage and Collaboration

Sustainable ... or Not

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Sustainable ... or Not

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Failure to Recognize the Greater Value of a Road



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Protect the Greater Value of a Road



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Protect the Greater Value of a Road



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Cumulative and Distributed Impacts



Victor: Opportunistic

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INVESTIGATIVE PHOTOGRAPHIC
DANIEL D. BROWN

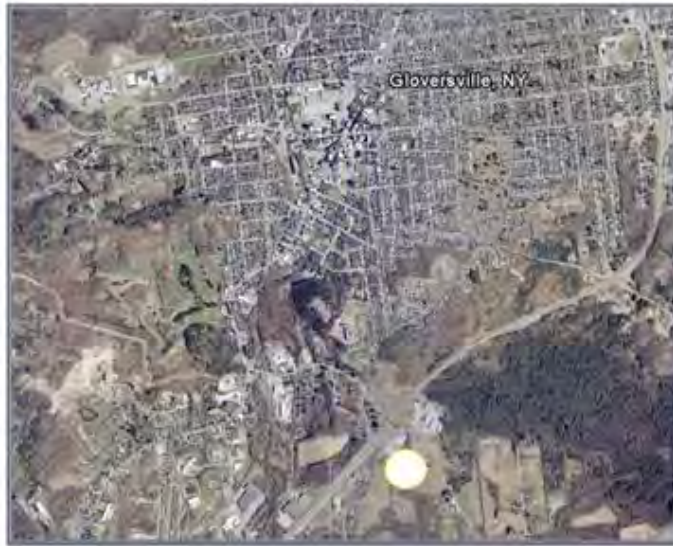
Victor: Opportunistic

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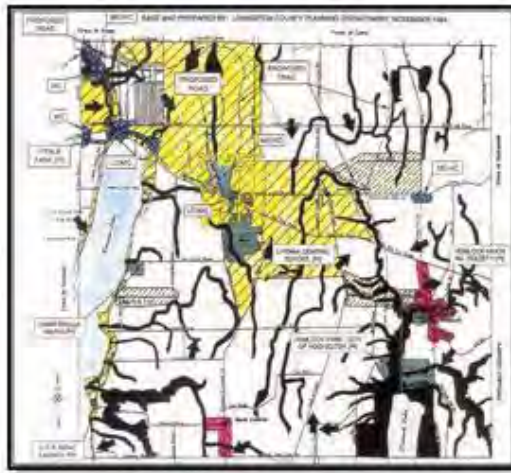
Willing (and Able) to Say "No"

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Livonia – Linkage & Collaboration

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Rezoning Plus

- (1) Retail & commercial down-zoning except at new village center
- (2) Industrial + at multi-modal location providing best access to Rt. 390
- (3) Residential, $\frac{1}{4}$ - $\frac{1}{2}$ acre in Village, 5 acres outside with significant incentives for clustering
- (4) Access management standards to establish road grid

Livonia – Linkage & Collaboration

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Smart Growth Begins With A Vision

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But follow-through is everything!

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