

# **Canal Ponds Business Park Connectivity Study**

## **Scope of Work**

### **A. Objective**

The objective of this study is for the Town of Greece, in partnership with the Town of Gates, to develop a connectivity plan for the Canal Ponds Business Park, with special consideration given to the Business Park's connection with Lexington Avenue to support economic growth.

### **B. Background**

The project area encompasses both Canal Ponds Business Park, Northampton Landing, and the lands west of the interchange of NYS Route 390 and Lexington Avenue. Canal Ponds Business Park consists of 2 million square feet of mixed commercial and industrial uses, along with residential and hotel amenities, along the northern bank of the Erie Canal. Northampton Landing, is on the southern bank of the Erie Canal and west of Long Pond Road, contains over 400 acres of flexible office-industrial and mixed-use zoned land, much of it still available for development.

Canal Ponds and Northampton Landing currently lack logical connectivity with the adjoining interstate highway. In order to access Rt. 390 at Lexington Avenue, a motorist must travel a circuitous route through Canal Ponds that traverses Longleaf Boulevard, Pinewild Drive, and Bellwood Drive, which ends at a "T" intersection with the Lexington Avenue exit/entrance ramps to Rt. 390 southbound. Less than 500' from the exit ramp lies the 150 unit Gateway Landing Apartment development (Town of Gates), which currently uses an informal and inadequate "short-cut" to Bellwood Drive through privately owned commercial properties to the north.

Over the years, several attempts have been made to address the lack of direct access to Rt. 390. In the early 1990s, Lexington Avenue was proposed to be extended west of Rt. 390, including a new "clover leaf" exit/entrance ramp configuration connecting the road extension to Rt. 390 southbound. In 1993 a Transportation Improvement Phasing Plan (TIPP) was established to provide traffic improvements as mitigation for development projects as certain thresholds of traffic were reached, including plans to construct the new interchange. However, Canal Ponds Business Park has yet to reach the development thresholds needed to pass along the cost of such transportation improvements to the developers. In 2003, the Lexington Avenue Extension Study (UPWP #6630) proposed an ambitious plan that would forego connecting to Canal Landing Boulevard and instead turn straight west, via a new bridge across the Erie Canal, to form a 4-way intersection with Long Pond Road and Gates-Greece Town Line Road. These improvements, in all their various forms, have proven costly and infeasible and as the last parcels in Canal Ponds are developed, there is a need to identify an alternative plan for access to the interchange.

Additionally, Eastman Business Park (EBP), located immediately to the east of the project area, has witnessed a resurgence in industrial development. While the area east

of Rt. 390 (EBP) is well-served by Lexington Avenue/Rt. 390 interchange, this area is quickly approaching build-out

Growth in Canal Ponds Business Park has suffered and stalled due to a lack of sufficient highway access, even though the remaining undeveloped land is literally a stone's throw from the Lexington Avenue interchange. Currently, substantial acreage remains in limbo under now-defunct "highway reservations" intended to accommodate the planned clover leaf. These prime industrial lands which should be the gateway to new growth are losing their appeal for highest and best use. A 2021 proposal only feet away from the proposed highway interchange entailed townhomes and a permanent dead-end for Canal Landing Boulevard. The Town of Gates has put this proposal on hold.

Given the residential and hotel amenities within the study area there is also a need to review bicycle and pedestrian accommodations. Public access to the Erie Canal for recreational purposes by both residents and workers may also be explored. Critical to Northampton Landing's mixed use focal point is a connection of the NYS Rt. 390 Multi-Use Trail to the Empire State Trail and the regional trail network.

Lexington Avenue's highway exit services Canal Ponds, Northampton Landing, and the quickly developing portions of Eastman Business Park. As build-out of Eastman Business Park nears, some of the best opportunity for industrial growth will lie to the west in Canal Ponds and Northampton Landing. With viable highway access, these areas present opportunities for investment/job growth. However, the recommendations in the 1993 TIPP and the 2003 Lexington Avenue Extension Study are outdated, cost-prohibitive, and no longer feasible. A comprehensive review of the transportation system serving both Canal Ponds Business Park and Northampton Landing needs to be undertaken with special consideration given to providing sufficient access to Lexington Ave and Rt. 390.

### **C. Tasks**

The project will be conducted as follows:

1. Establish a Project Advisory Committee to guide the development of the Project. The Project stakeholders include but are not limited to: citizen representatives; Monroe County Department of Transportation; New York State Department of Transportation; town, county, and state elected officials; necessary Town of Greece and Town of Gates staff members; Genesee Transportation Council, business owners, and any other group/organization determined to have valid interests in the project.
2. Develop and issue a Request for Proposals (RFP).
3. Select a consultant and award contract.
4. Conduct an inventory of existing and planned conditions. To support the analysis and decision-making necessary to advance this Project, the Consultant will inventory and analyze the following existing and planned conditions:
  - a. Existing physical characteristics of the transportation network (e.g., roadway design, roadway ownership, condition, traffic management and control fixtures, bicycle and pedestrian facilities, etc.)

- b. Review the 1993 Transportation Improvement Phasing Plan, the 2003 Lexington Avenue Extension Study, recent Traffic Impact Studies, existing site plans, and other relevant planning documents
  - c. Review existing land use development patterns, including existing zoning rules and regulations
  - d. Review the capacity of the existing transportation system as it relates to the full build out of Canal Ponds Business Park and Northampton Landing
  - e. Current traffic operations concerning Lexington Avenue and Rt. 390 as it relates to Canal Ponds Business Park and Northampton Landing
  - f. Document any safety concerns within the Project Area
5. Conduct a Needs Assessment. To support the analysis and decision-making necessary to advance the Project, the Consultant will identify specific transportation needs, issues, and opportunities related to:
    - a. The long-term viability regarding the access to/from the Project Area, with particular interest regarding Canal Ponds Business Park, to Rt. 390 via Lexington Avenue and/or alternative route(s)
    - b. The full build out of Canal Ponds Business Park and Northampton Landing
    - c. The Project Area's importance to the overall economic vitality of the Region
  6. Hold the first public meeting.
  7. Develop design alternatives with cost estimates, specifically including alternatives that address access to/from the Project Area, with particular interest regarding Canal Ponds Business Park, to Rt. 390 via Lexington Avenue and/or alternative route(s).
  8. Hold second public meeting.
  9. Select preferred alternatives.
  10. Develop an Implementation Plan and identify funding sources.
  11. Develop Draft Report.
  12. Develop Final Report.

#### **D. Products**

1. Draft Report
2. Final Report and Executive Summary
3. Steering Committee and public meeting materials, including but not limited to agendas, presentations, handouts, and meeting minutes/summaries.

#### **E. Public Participation Plan**

Per the GTC Public Participation Policy, this project is classified as a Planning/Policy project. Therefore, an extensive public outreach process will be conducted to ensure that the community has ample opportunity to participate in this project.

The public will be involved in the project through at least two (2) public input meetings/sessions, as outlined in Section C. Tasks of this scope of work. The date and time of said meetings would be advertised on the Town of Greece's website, local newspapers, and social media and internet. Also, Town of Greece staff will be made available to residents to discuss the project or any other inquiries made throughout the

project’s duration. Furthermore, updates regarding the status of the project will be made available to the public on the Town of Greece’s website.

**F. Schedule**

- |                                     |                     |
|-------------------------------------|---------------------|
| 1. Scope of work approved           | May 2022            |
| 2. Consultant selection             | September 2022      |
| 3. Project initiation meeting       | October 2022        |
| 4. Inventory existing conditions    | November 2022       |
| 5. Needs assessment completed       | December 2022       |
| 6. First public meeting             | January 2023        |
| 7. Alternatives developed           | February-March 2023 |
| 8. Second public meeting            | April 2023          |
| 9. Preferred alternatives selected  | May 2023            |
| 10. Produce implementation strategy | June 2023           |
| 11. Final report completed          | August 2023         |
| 12. Financial closeout              | September 2023      |

**G. Project Budget**

Sources of Funds		Uses of Funds	
	FY 2022-23		FY 2022-23
<u>Federal Funds</u>		<u>GTC</u>	
FHWA	\$50,000	Staff	\$0
FTA	0	Contractual	0
Subtotal	\$0	Subtotal	\$0
<u>Matching Funds</u>		<u>Other Agency</u>	
State (In-kind)	\$0	Staff	\$0
Local (In-kind)	\$7,500	Contractual	\$50,000
Local (Cash)	0	In-kind Exp.	\$7,500
Subtotal	\$7,500	Subtotal	\$0
<u>Total</u>	<u>\$57,500</u>	<u>Total</u>	<u>\$57,500</u>