



Linking Land Use and Transportation

Schoharie County Planning

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NYSDOT Statewide Planning Bureau

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Examples of Assistance to Municipalities

Corridor and Sub-Area Plans

Horseheads, Potsdam, LeRay

Design Support (NYSDOT)

Greece, Canandaigua, Livonia

Comprehensive Plans

Virgil, Amsterdam

Economic Development Plans

Horseheads

Needs Assessments

Olean, Pittsford, Colonie

Zoning, Map & Ordinance

Farmington, Virgil, New Paltz

Financing

Victor, Canandaigua, LeRay

Site Plan, Subdivision, HWP

Lowville, Watertown, Gloversville

Content

Pressures for Change

Example of the relationship between growth
and transportation

Do's and Don'ts
and why they're important

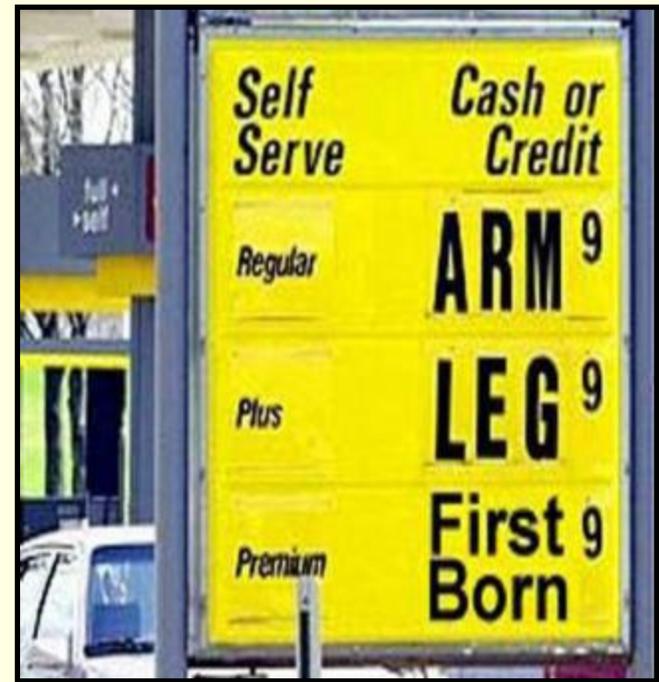
Examples from Other Communities

Pressure for Change

Demographic
Preferences

Economic
Investment Patterns
Location of Job Growth
Transportation Costs

And in some cases, Nature



Renewed Focus on Central Places

Legislative and Public Investment Initiatives

Smart Growth

Complete Streets

Sustainable Development

Transit Oriented Development

Residential Trends

- Residential land uses
 - Between 2003 and 2025 the supply of large-lot single family homes will exceed demand by roughly 20 million units.
 - The demand for multi-family and small-lot homes will increase by 35-million units.

The Future of the Urban Strip: Downhill, E.T. McMahon, 2/4/11, Urban Land Institute

Commercial Trends

- 50 percent of the buildings that will exist in 2040 have not yet been build.
- By some estimates there is over 1-billion sq. ft. of vacant retail space and as many as 400 big box stores which have to be repurposed or demolished.

Arthur C. Nelson, *Leadership in a New Era*, Journal of the American Planning Association, Vol. 72, No. 4, Autumn, 2006

What kind of communities will thrive?



Growth Generates Traffic

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

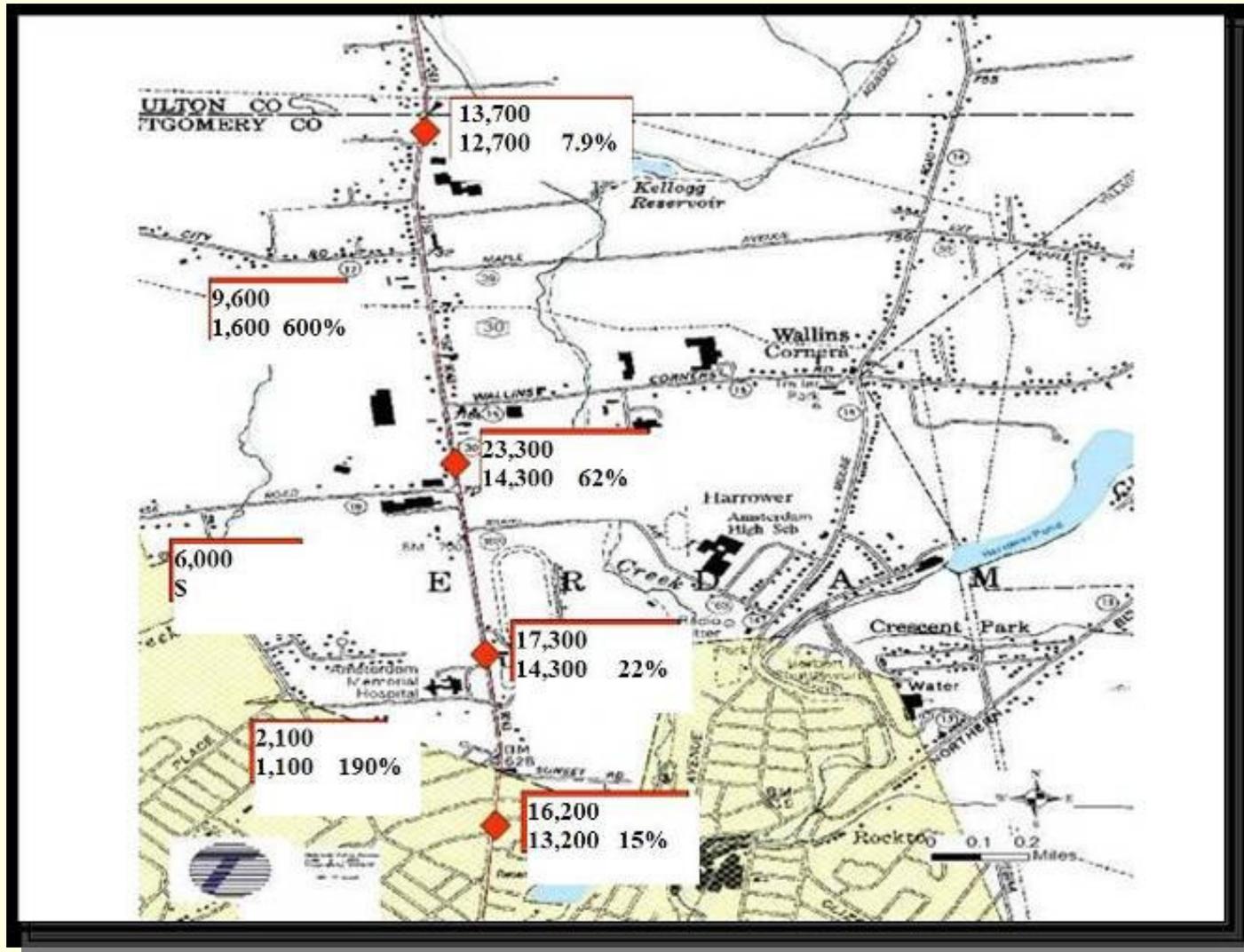
Source: "Trip Generation", Institute of Transportation Engineers, 5th Edition

Growth on a Commercial Corridor

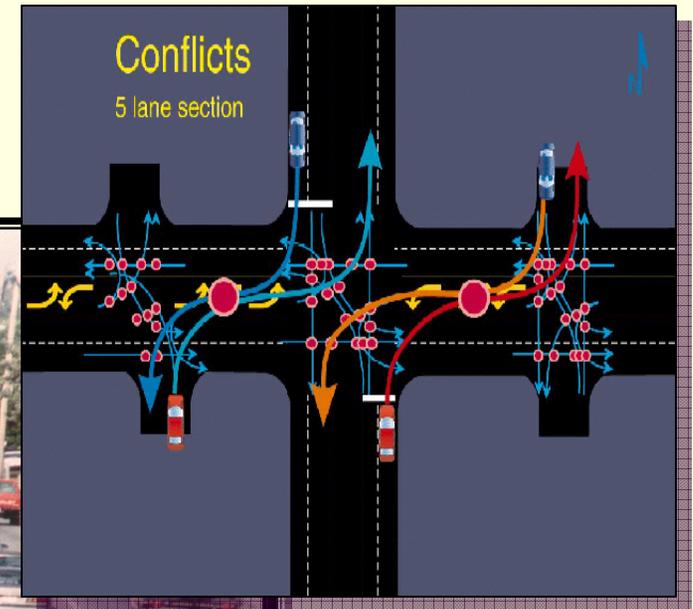
NAME	1990	2000
Adirondack Plaza	3,456	9,904
Kiss the Cook	1,620	2,660
Mormile	1,168	2,608
Amst. Savings Bank		4,400
Windmill Diner	4,296	10,270
84 Lumber	28,620	28,620
Bloomfields		1,000
Kem Plaza		15,696
Mobil/Subway	1,575	2,775
Key Bank	3,420	3,420
Polar Plaza	16,233	16,233
Dexter	3,840	3,840
Alpin Haus	68,900	74,120
McDonalds	4,018	5,518
Terry Financial		1,120
Eckard's Drugs	8,200	11,200

NAME	1990	2000
Eckard's Drugs	8,200	11,200
Classic Car Wash		2,400
Pizza Hut		2,842
Amst. Family Prac.		10,950
Ponderosa		5,437
John Ray Rentals	2,560	2,560
Country Feed Store	2,670	7,390
Super K-Mart		178,209
Sanford Farms		100,850
Spec Retail		7,488
Taco Bell		2,039
Wal-Mart		116,197
Village Square		52,294
Wendy's		2,928
Advanced Auto		6,889
Total (square feet)	526,298	541,281

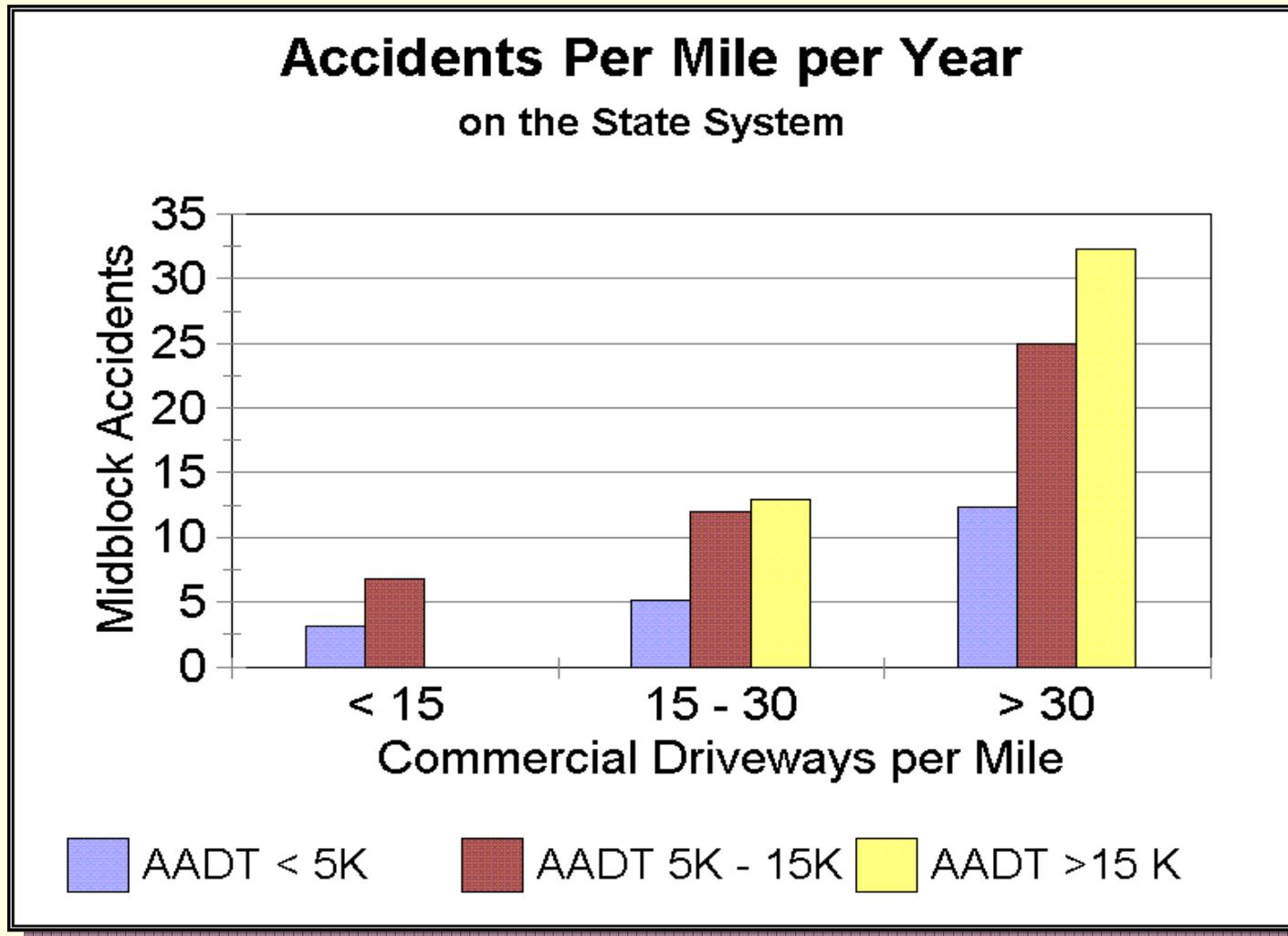
With Growth Traffic Volumes Increase



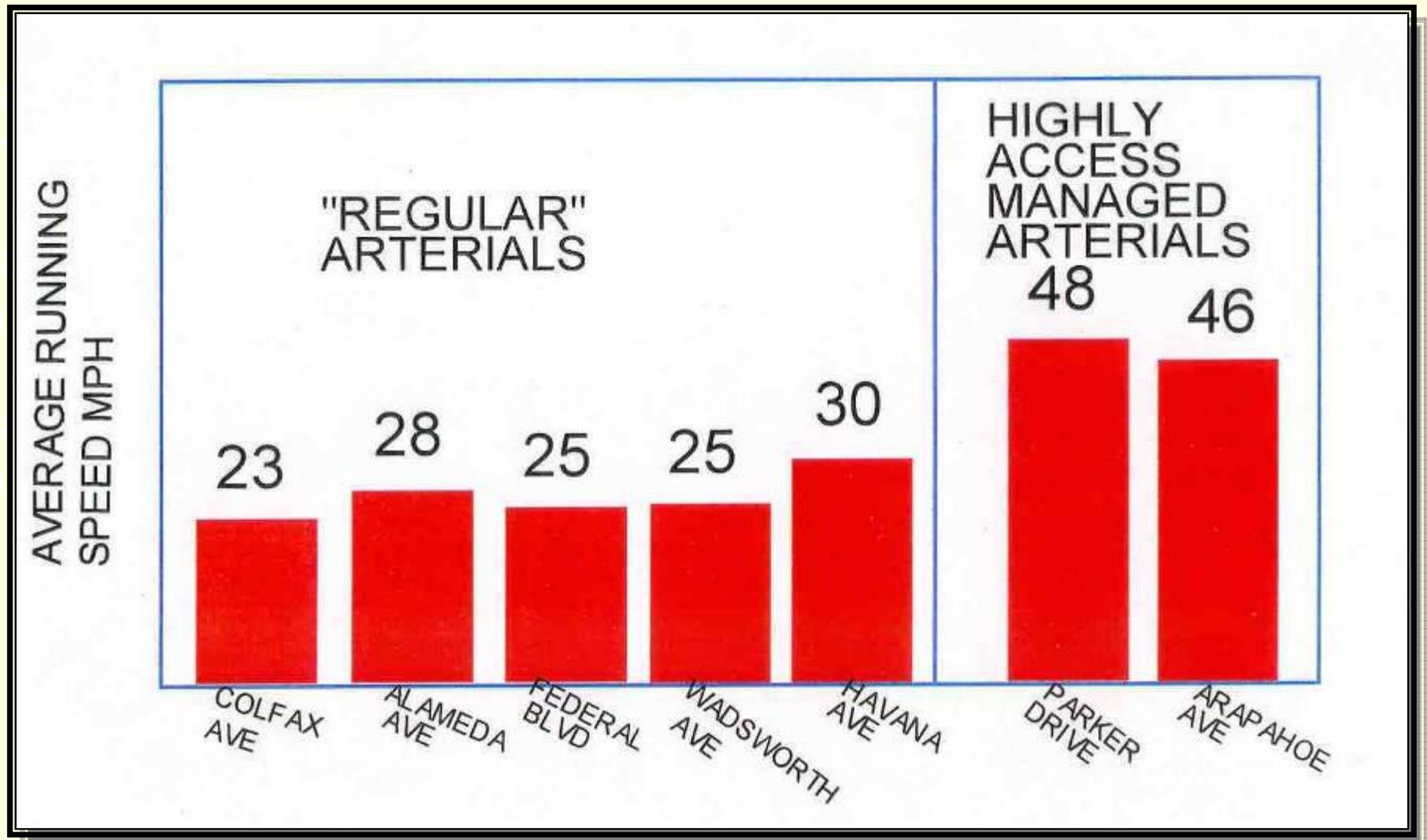
Conflicts become continuous



Conflicts, Driveways & Accidents



Driveways, Speed and Travel Time



NYSDOT's Role

- Highway Work Permit
 - Corridor Planning
 - Turn Lanes
 - Signals & Signal Mgmt.
 - Roundabouts
 - Through Lanes
 - Medians
 - Pedestrian & Bike Facilities
 - Speed Limits
 - Context Sensitive & Supportive
- We don't undertake projects to resolve the impacts of cumulative development until the problems are severe
 - The intensity and pattern of development limits our options and increases their cost
 - Our solutions involve significant trade-offs

Financial Pressure

- System Preservation
 - Disaster Recovery
- Safety
- Projects linked to economic development
- System Efficient
 - Transit
 - Bike and Pedestrian
 - Connectivity
 - Complete Streets

... the fact is, if the system is going to serve growth municipalities will have to minimize the problems



Municipal Role

- Comprehensive, Area, Economic, Infrastructure Plans
- Zoning Map & Regulations
- Site Plan & Subdivision Approval
- SEQRA and GEIS Actions
- (Local) System planning and expansion

- ✓ Municipalities have the dominant role in minimizing the adverse impacts of development
- ✓ Municipalities have the dominant role in determining whether growth meets their overall objectives

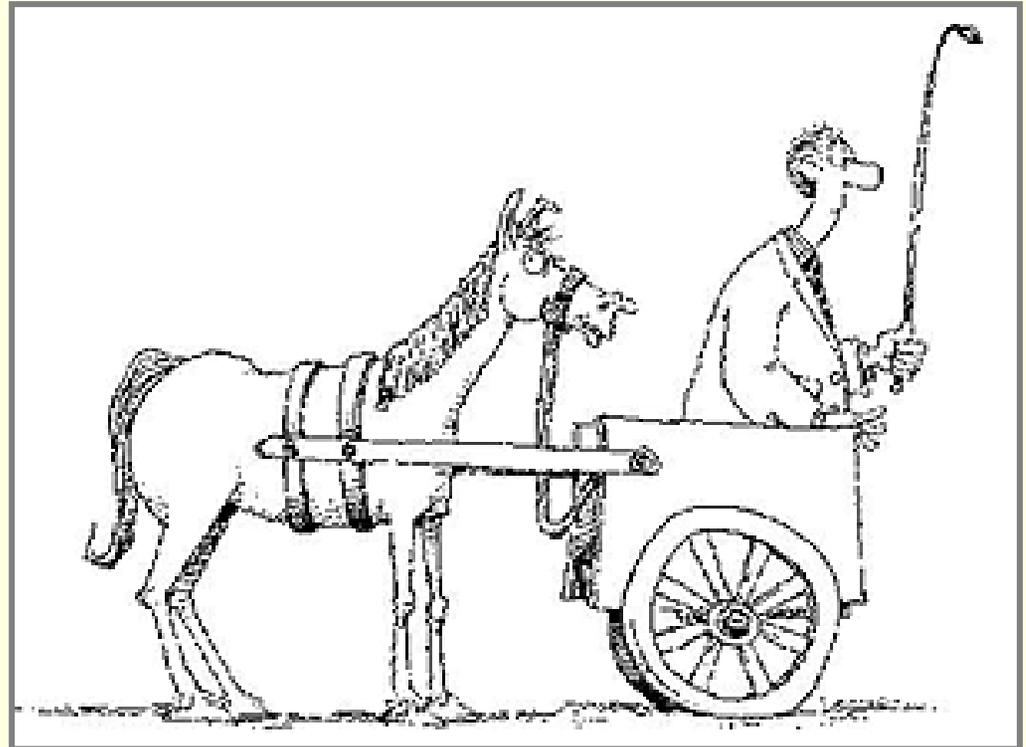
IF you're going to give yourself the best chance to grow;

IF you're going to make the most of that growth; and

IF you're going to minimize the problems associated with growth

It's not even *mostly* about transportation!

- ✓ Open space preservation
- ✓ Recreation
- ✓ Historic preservation
- ✓ Schools
- ✓ Property values
- ✓ Local finance and taxes
- ✓ Family and personal costs
- ✓ Economic development
- ✓ Social values
- ✓ Special needs
- ✓ Environmental

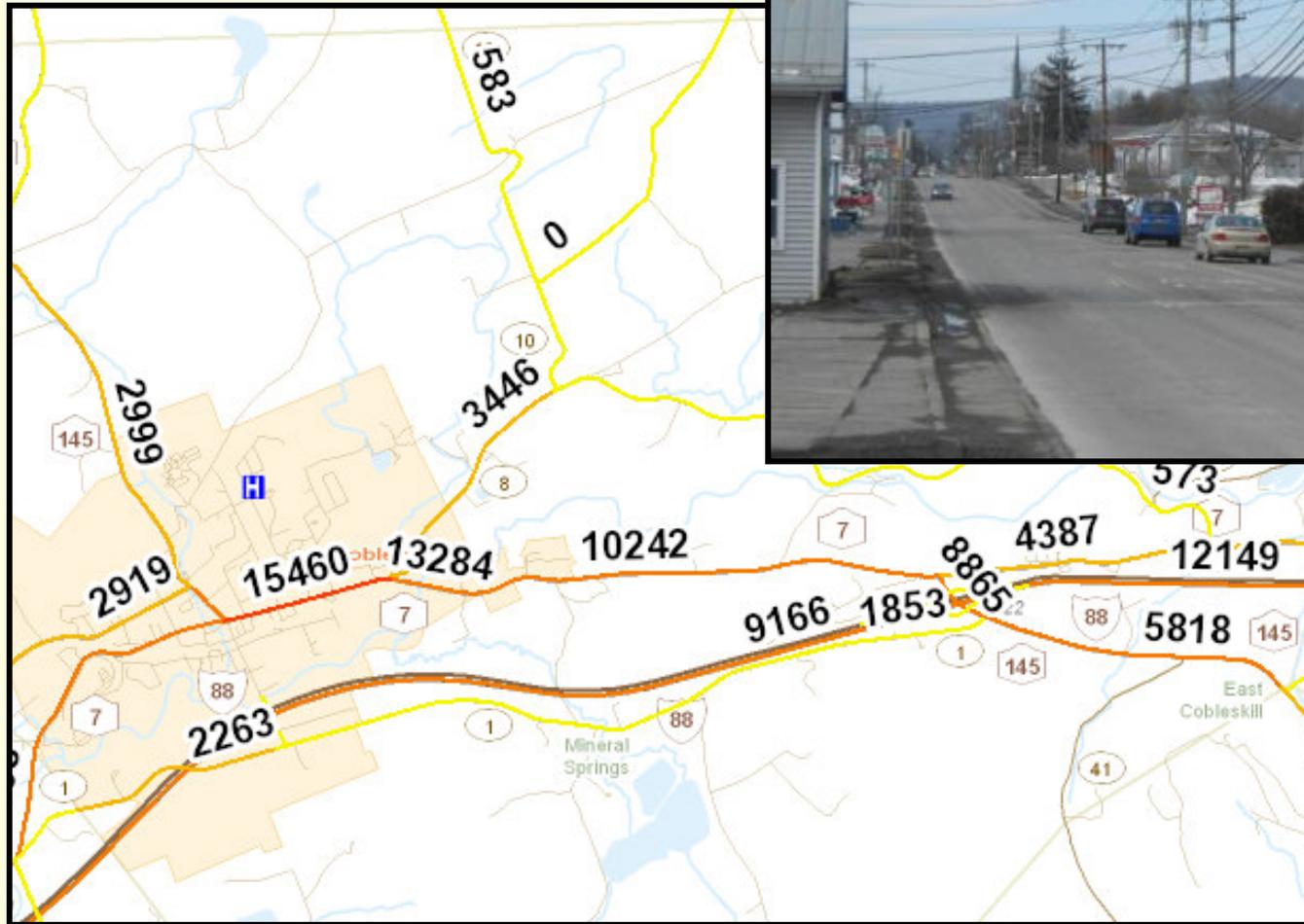


But most of your actions will be linked to transportation!

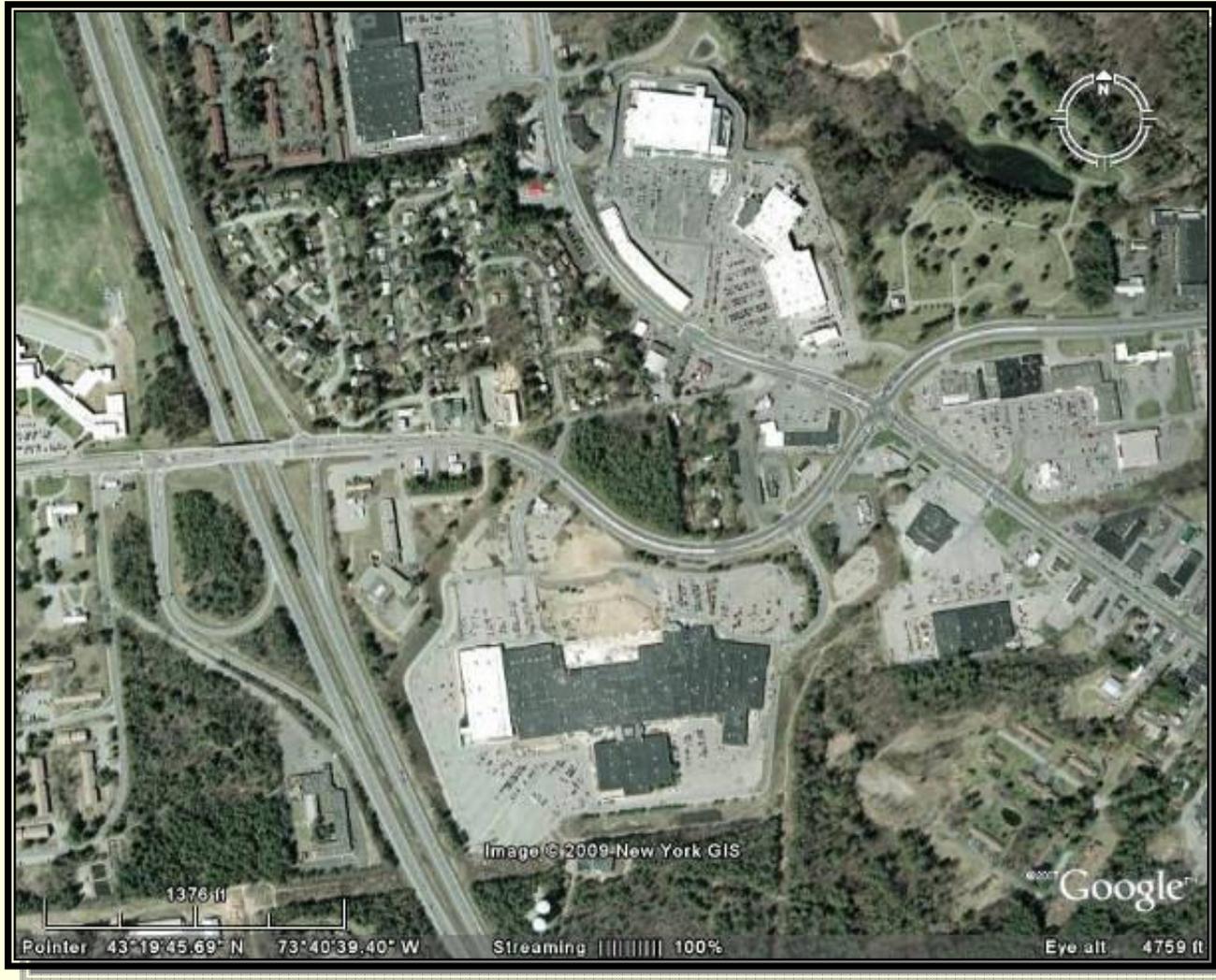
Vision of How You Want to Look



Vision of How You Want to Function

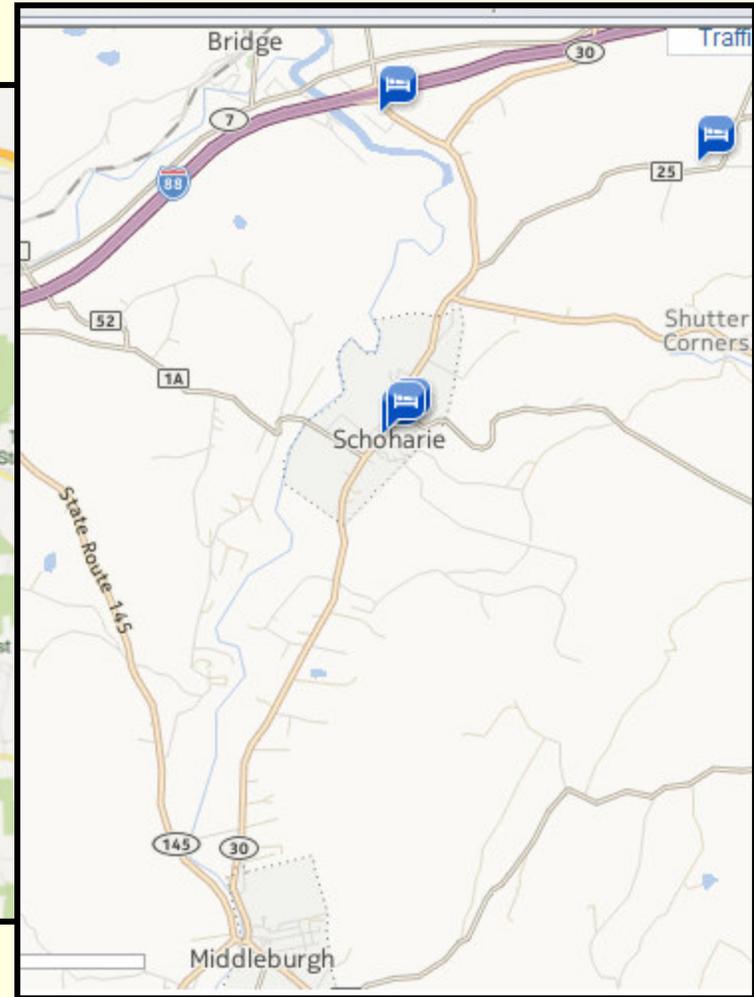
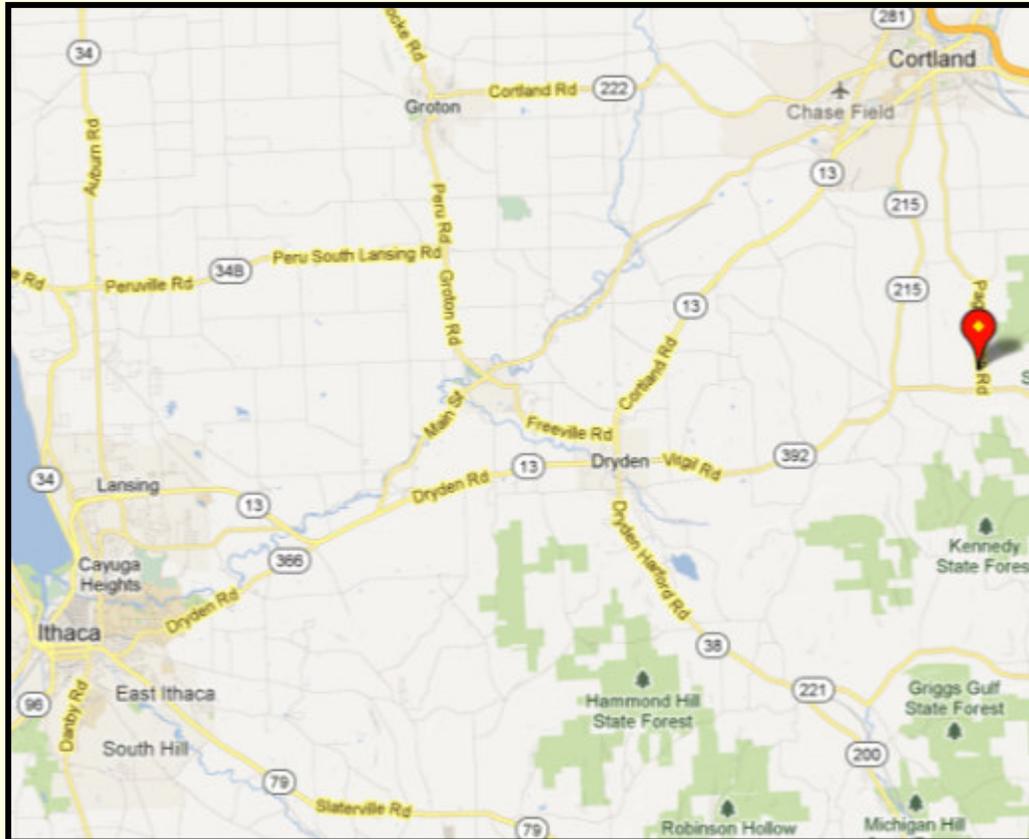


Recognize & Protect Greater Value of a Road

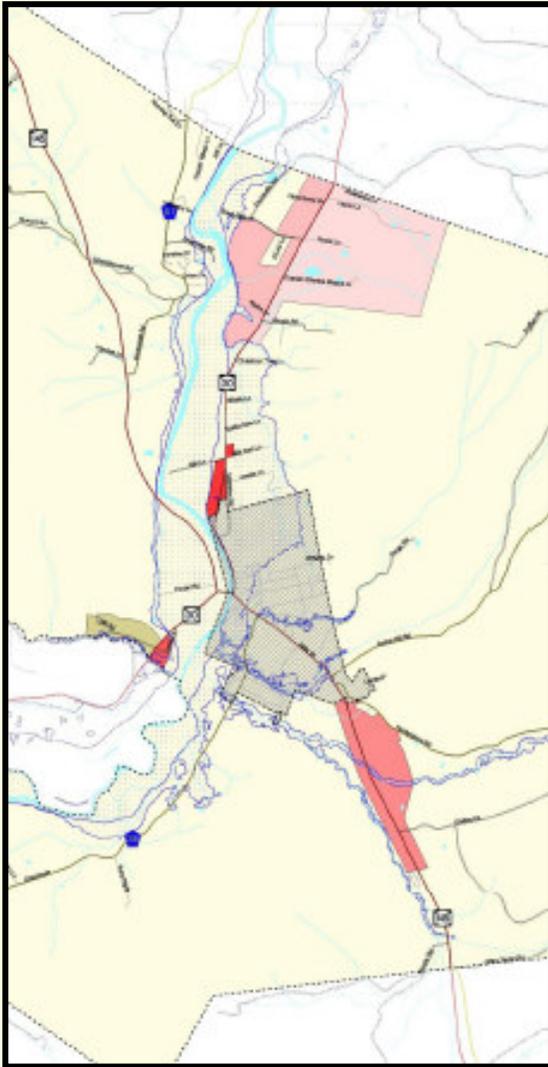


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Recognize & Protect Greater Value of a Road



Resolve the Problems of Competition and Over-zoning



Forge Partnerships

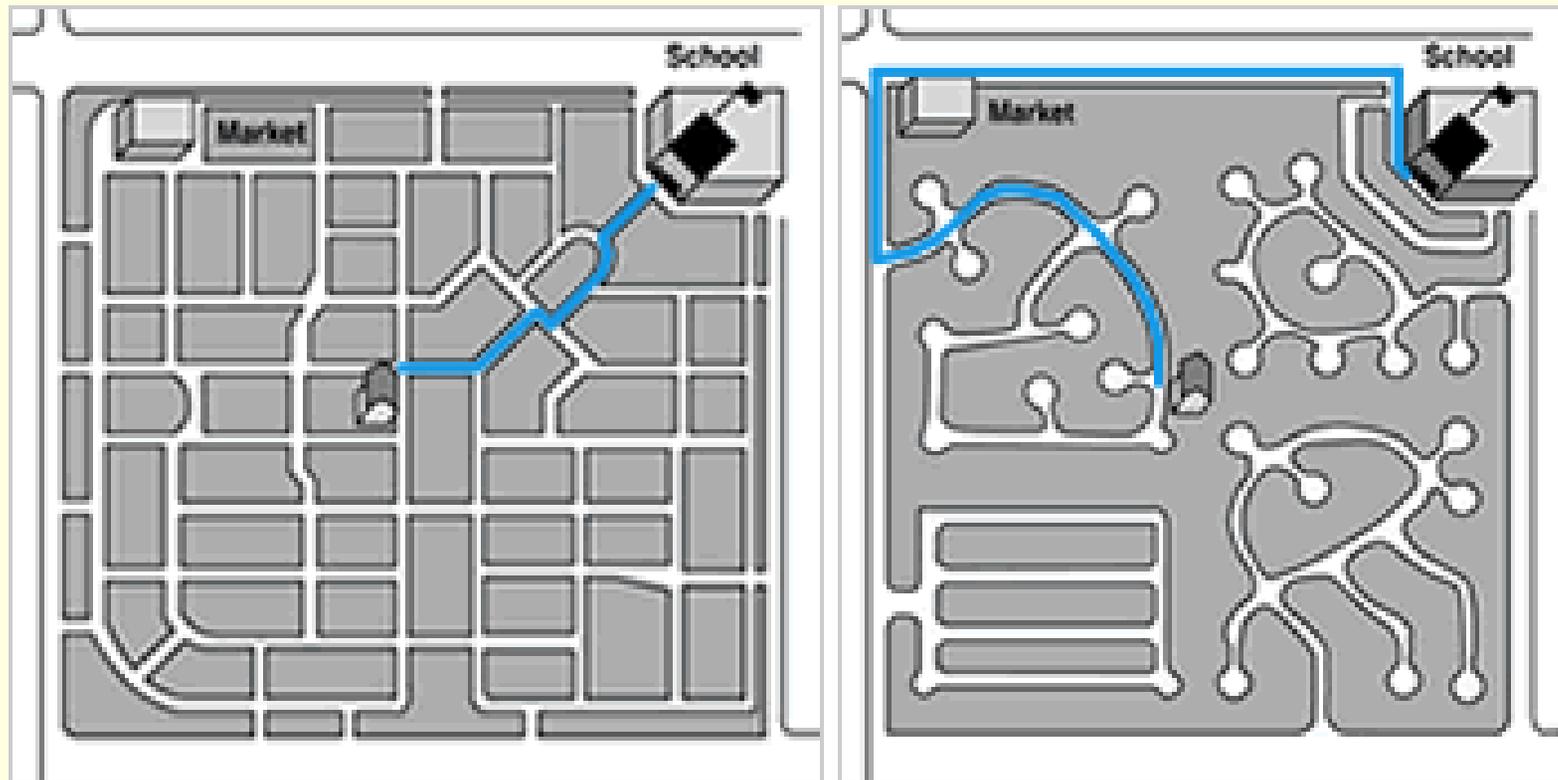
Understand Your Market Zone for Reuse and Redevelopment



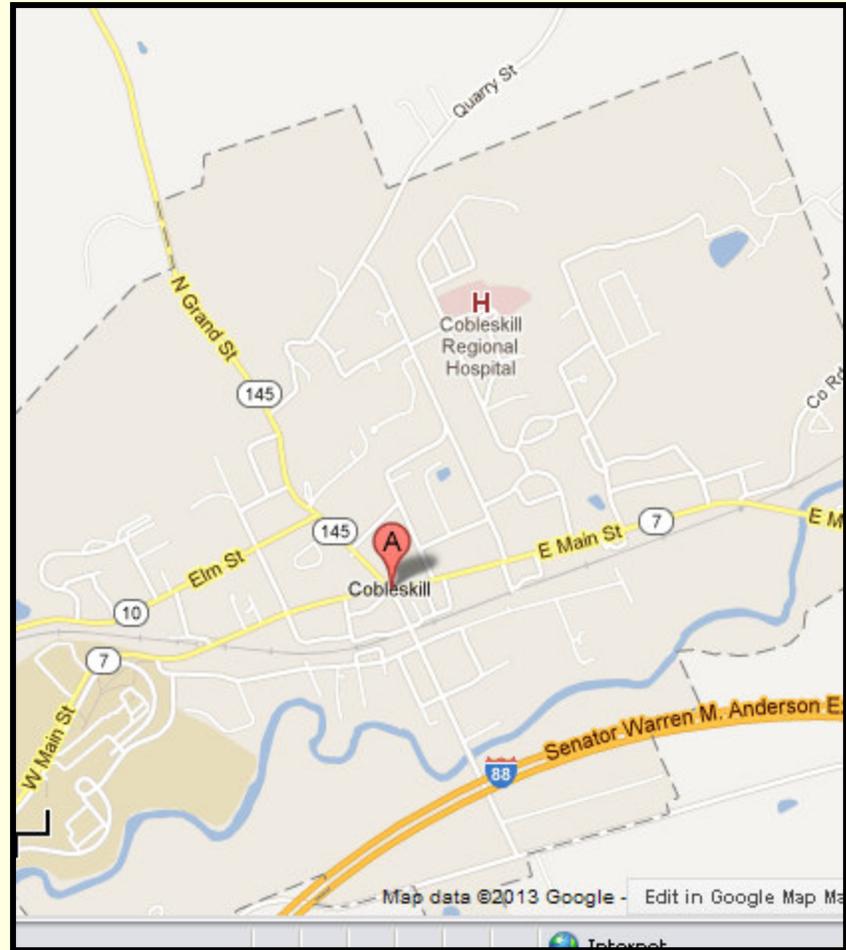
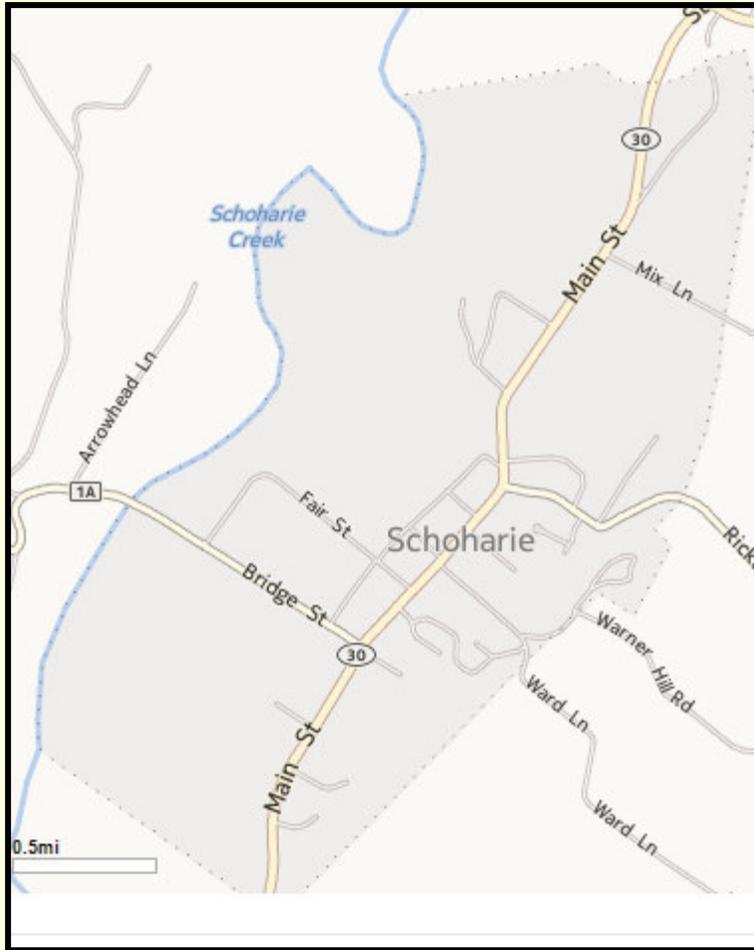
Implications of Too Much Commercial Zoning and Development

- Abandonment or devaluation of existing business
- Lower property values
- Transfers wealth to developers
- Reduced assessment on abandoned and devalued businesses
- Increased tax stress on other properties
- Reduced ability to redevelop, devaluation of other businesses

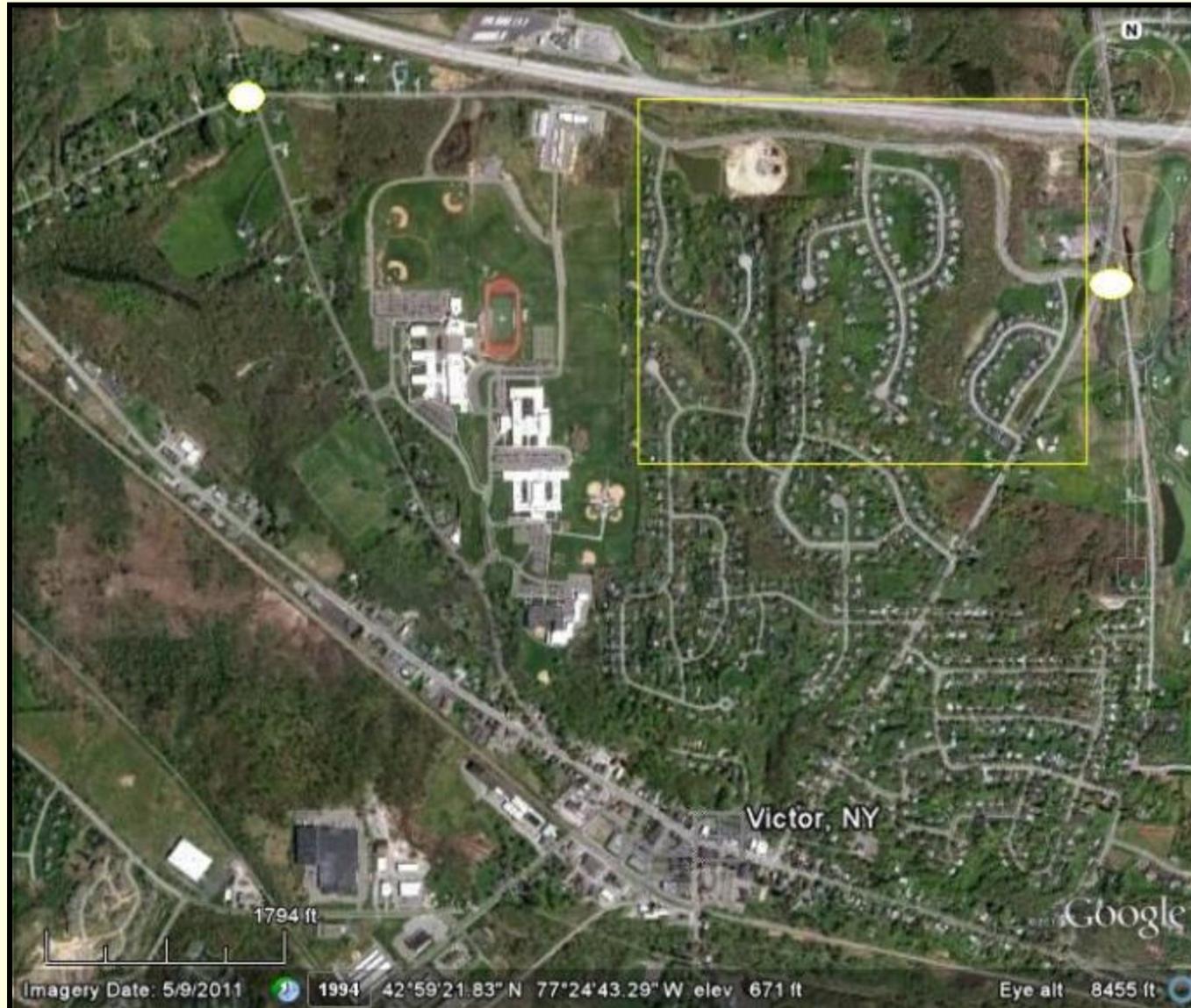
Connectivity & System Rationalization



Provide Connectivity For Cars, Bikes and Pedestrians



Look for Opportunities to Establish Connectivity

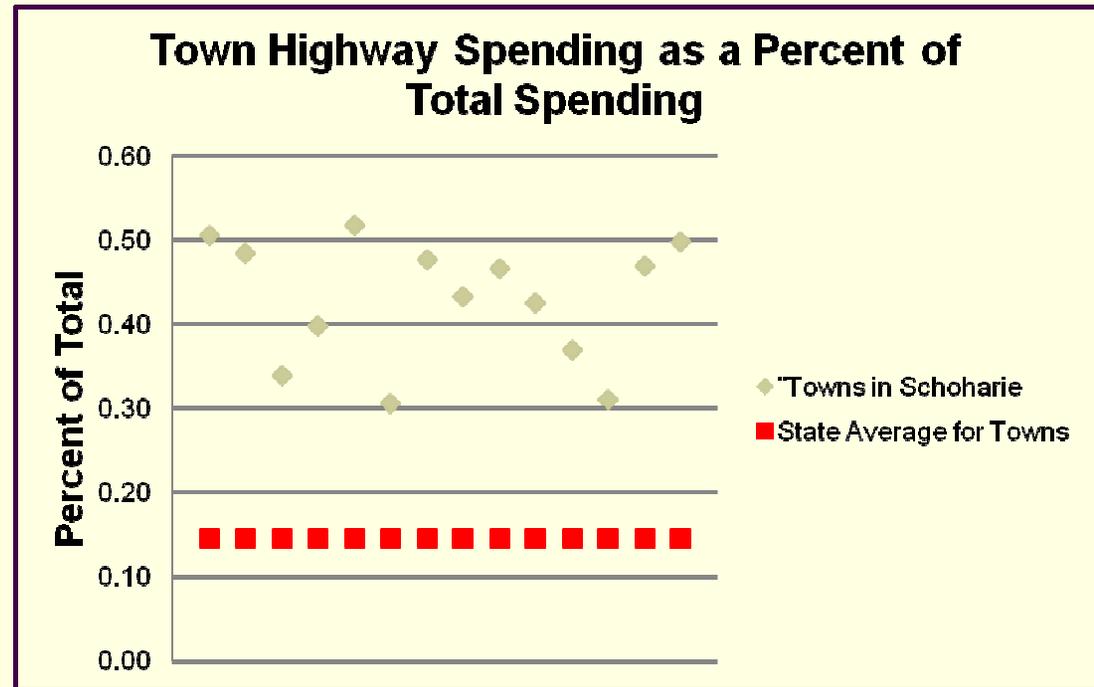


Look for Opportunities to Establish Connectivity

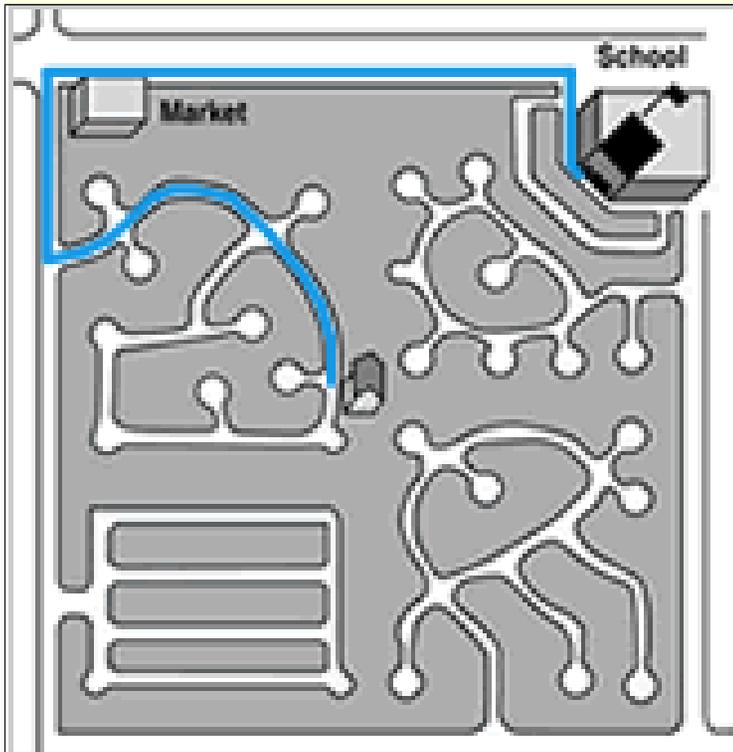


Rationalize Municipal Highway Costs

Municipal Road Road Expenditures, 2010	
	\$ / Mile
County	\$ 40,980
City	\$ 40,092
Town	\$ 17,813
Village	\$ 34,541



Disconnectivity Costs



Property Value	\$16,800,000
Property Taxes Paid	\$84,000
<i>Road, O & M & Repair</i>	<u>-\$12,900</u>
subtotal	\$71,100
<i>Road, Annualized Cost to Rebuild</i>	<u>-\$29,500</u>
Property Taxes after Road Costs	\$41,600

Manage for Public Benefits



Signal Capture

- ❖ **Benefits occur dominantly if not exclusively to the property it serves**
- ❖ **Generally no over-riding technical justification**
- **Reduces, if not eliminates the potential for system rationalization**
- **Reduces the ability to develop abutting properties and hence their value**
- **Contributes to irrational commercial sprawl**

Avoid the Permissible Mistakes



Provide for Safety, Sight Distance

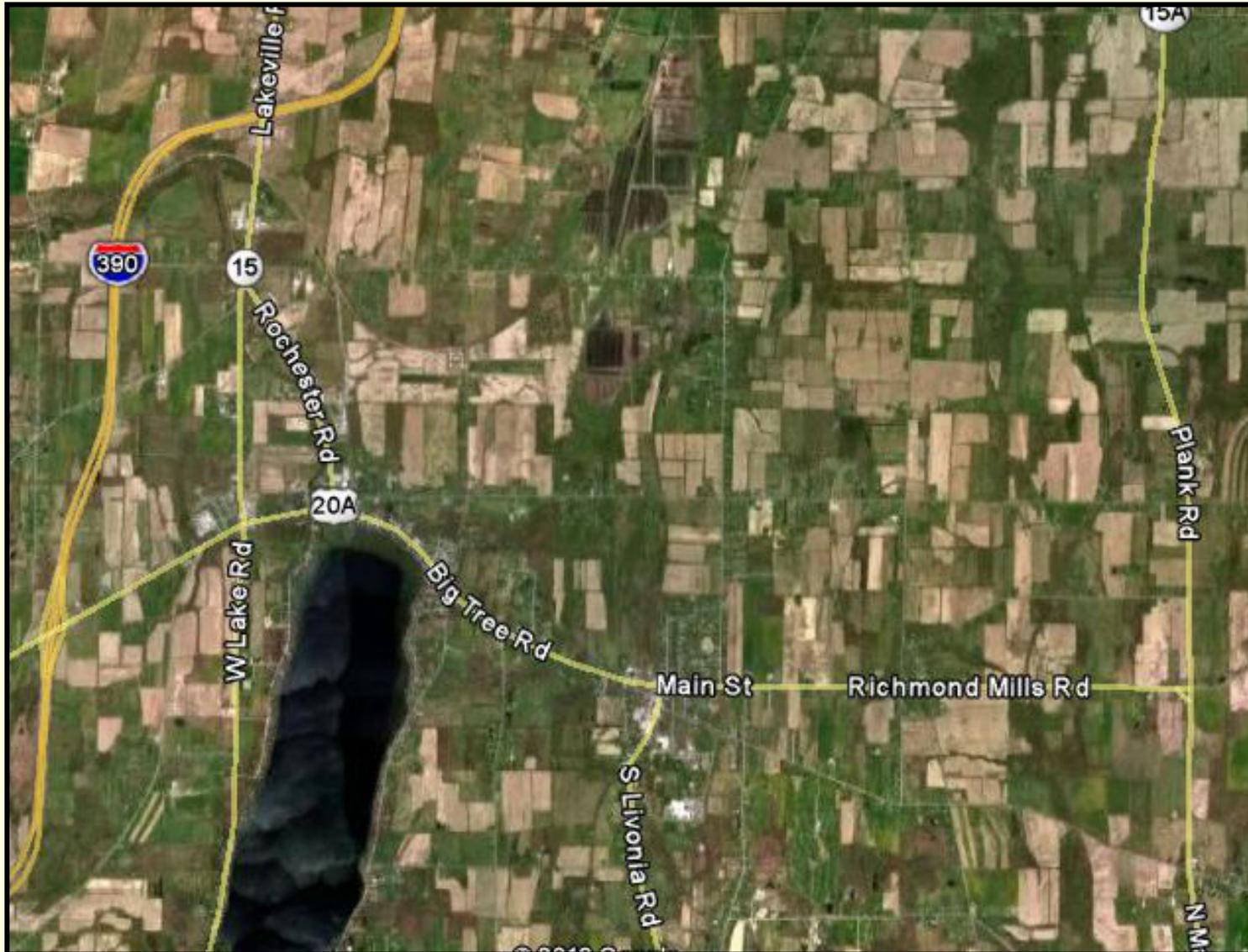


Cases

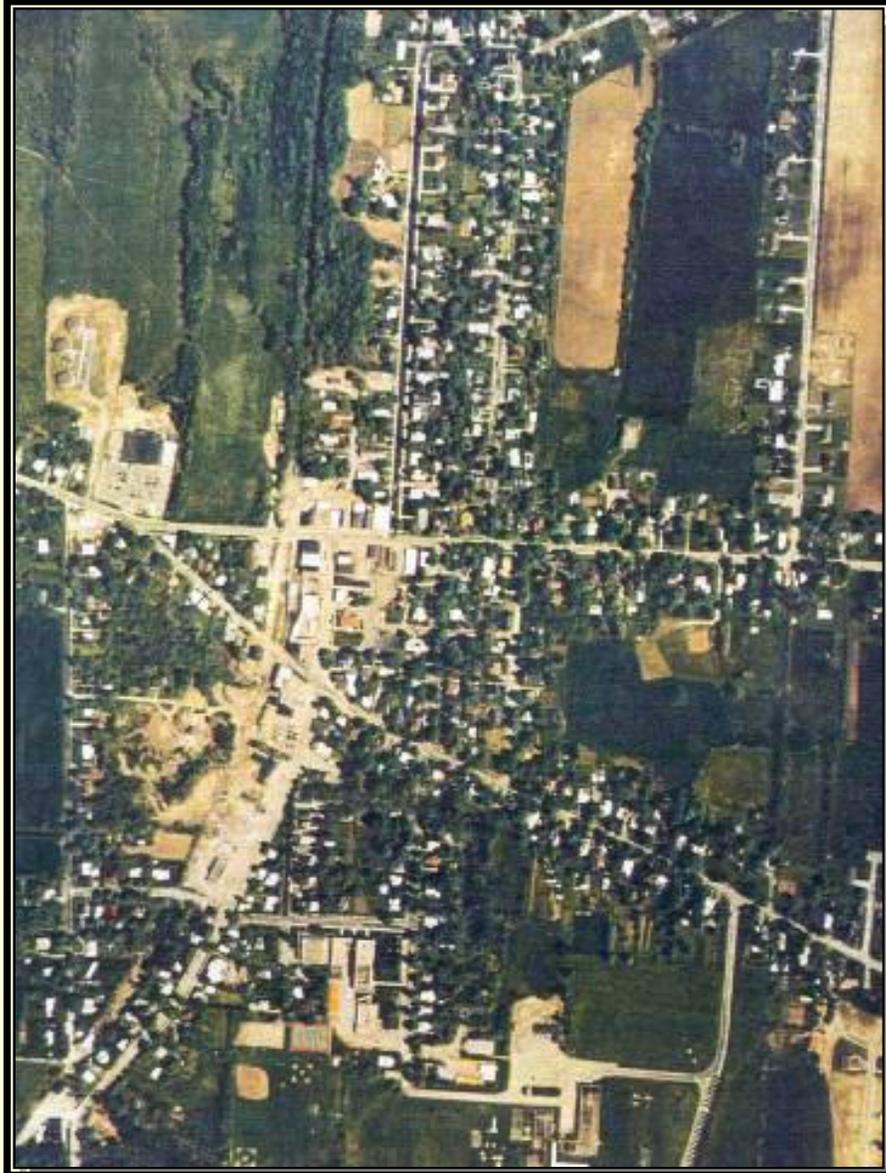
Town and Village of Livonia

Town of Virgil

Town and Village of Livonia

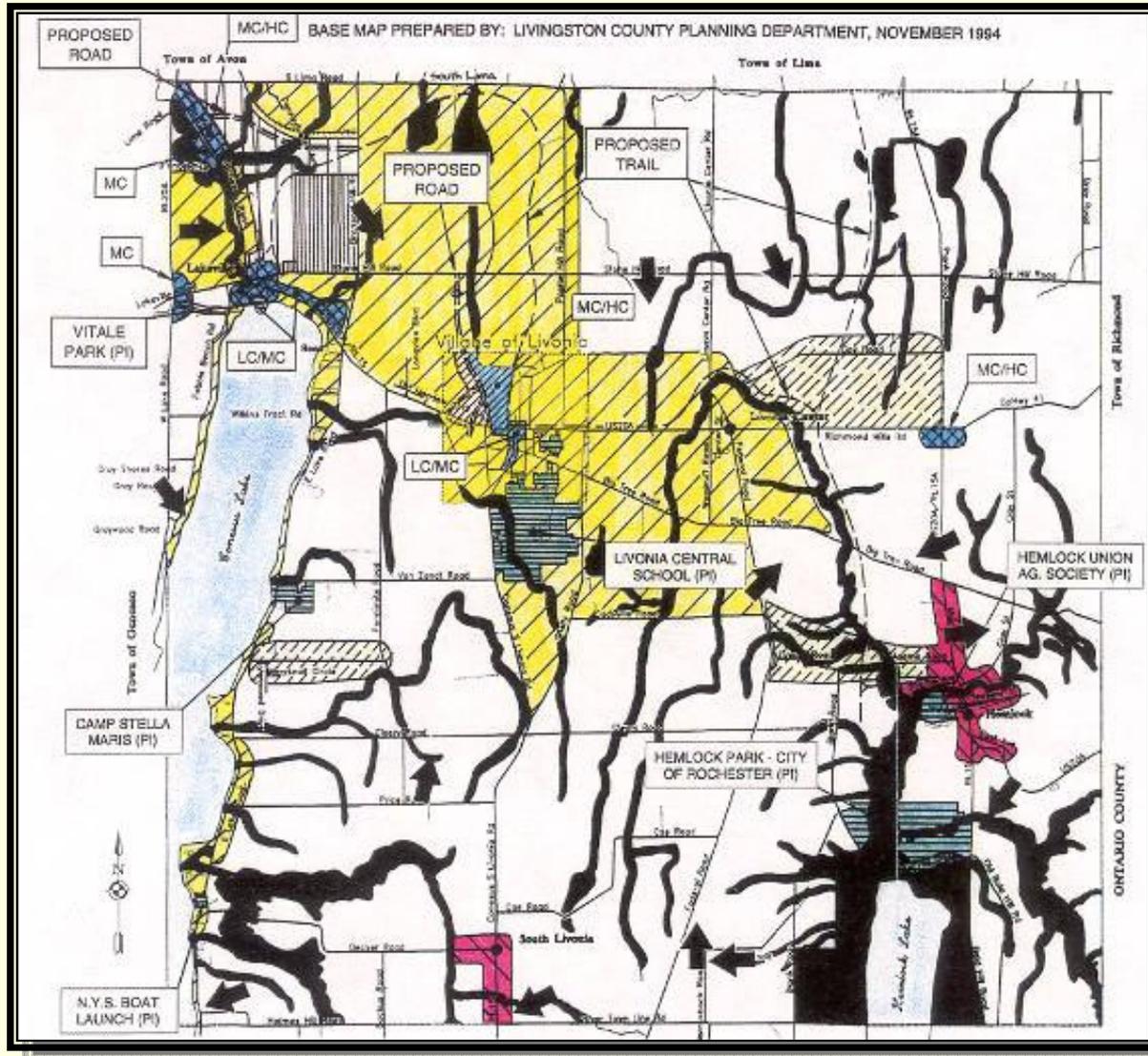


Livonia: Objectives



- Redevelop the Village as the communities' economic and social core
- Preserve open space, farmland and outdoor recreation opportunities
- Provide mixed uses, density and connectivity to encourage bike and pedestrian use and interaction between individuals

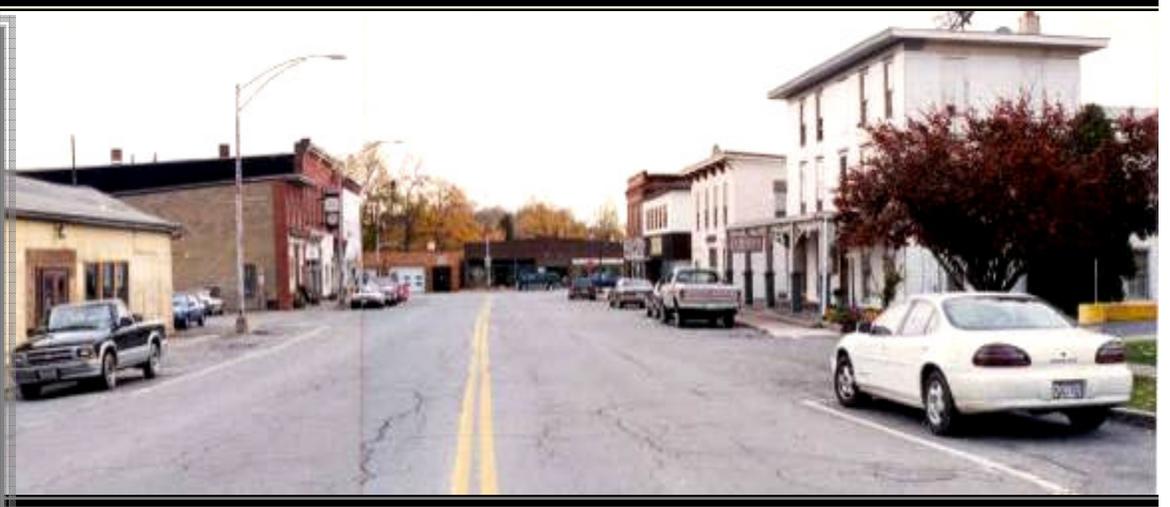
Livonia: Objective Driven



Rezoning Plus

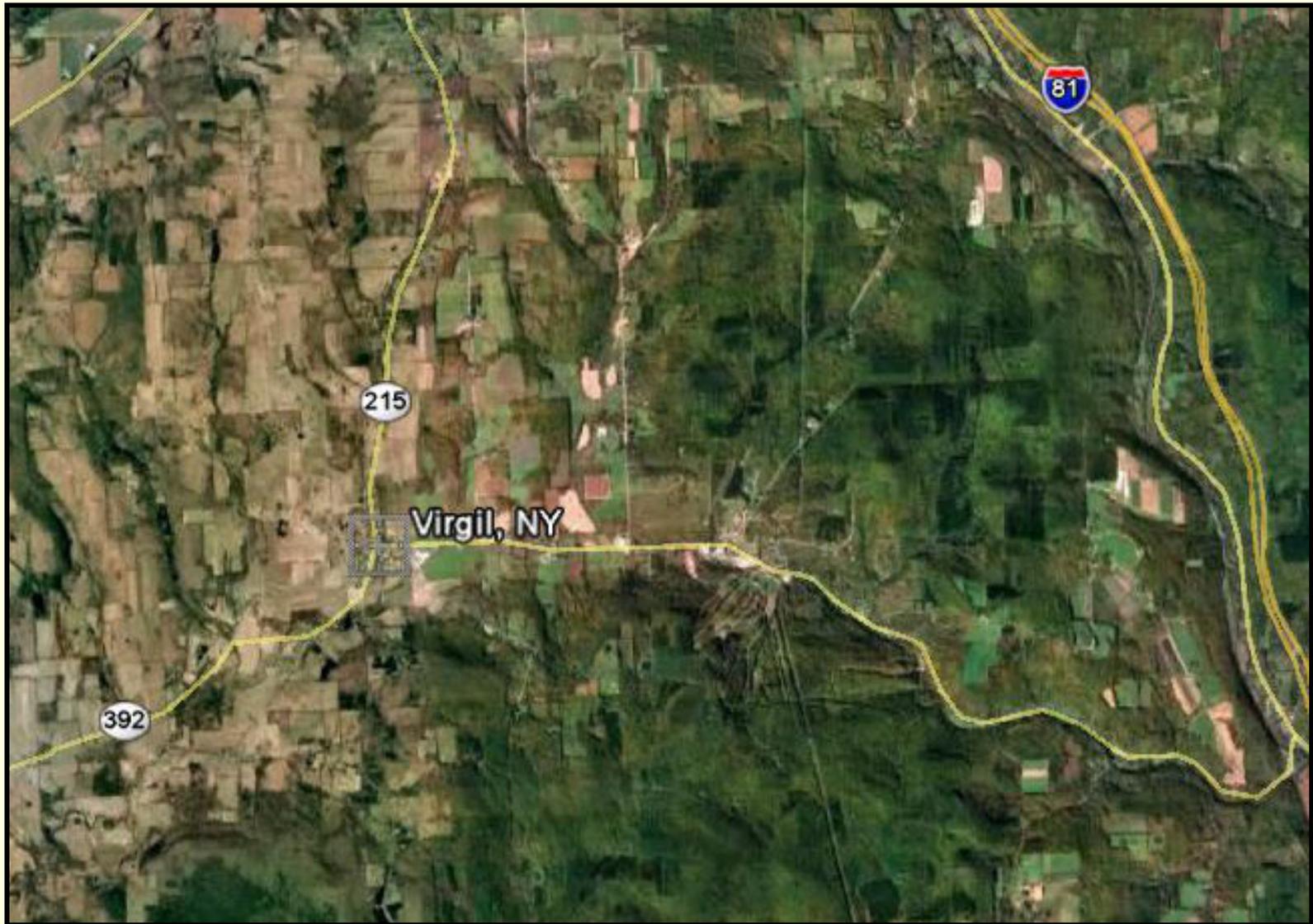
- (1) Retail & commercial down-zoning except at new village center
- (2) Industrial + at multi-modal location providing best access to Rt. 390
- (3) Residential, 1/4-1/2 acre in Village, 5 acres outside with significant incentives for clustering
- (4) Access management standards to establish road grid

Livonia: Be Prepared



Used the NYSDOT Project: 1) Street and landscaping, parking, 2) replace water mains, 3) extend to improvements at school, 4) support for financial plan for proposed road

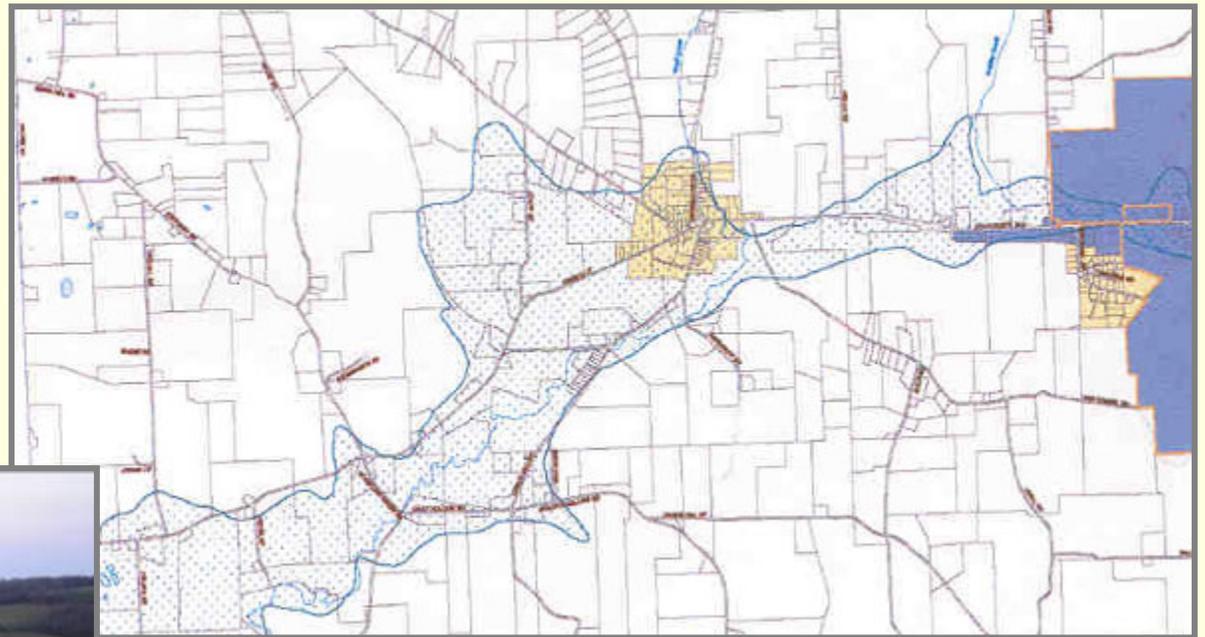
Virgil



Virgil: What do you want to protect, enhance or achieve that's worth the pain of rezoning?

Environmental Amenities

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



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

Virgil: What do you want to protect, enhance or achieve that's worth the pain of rezoning?

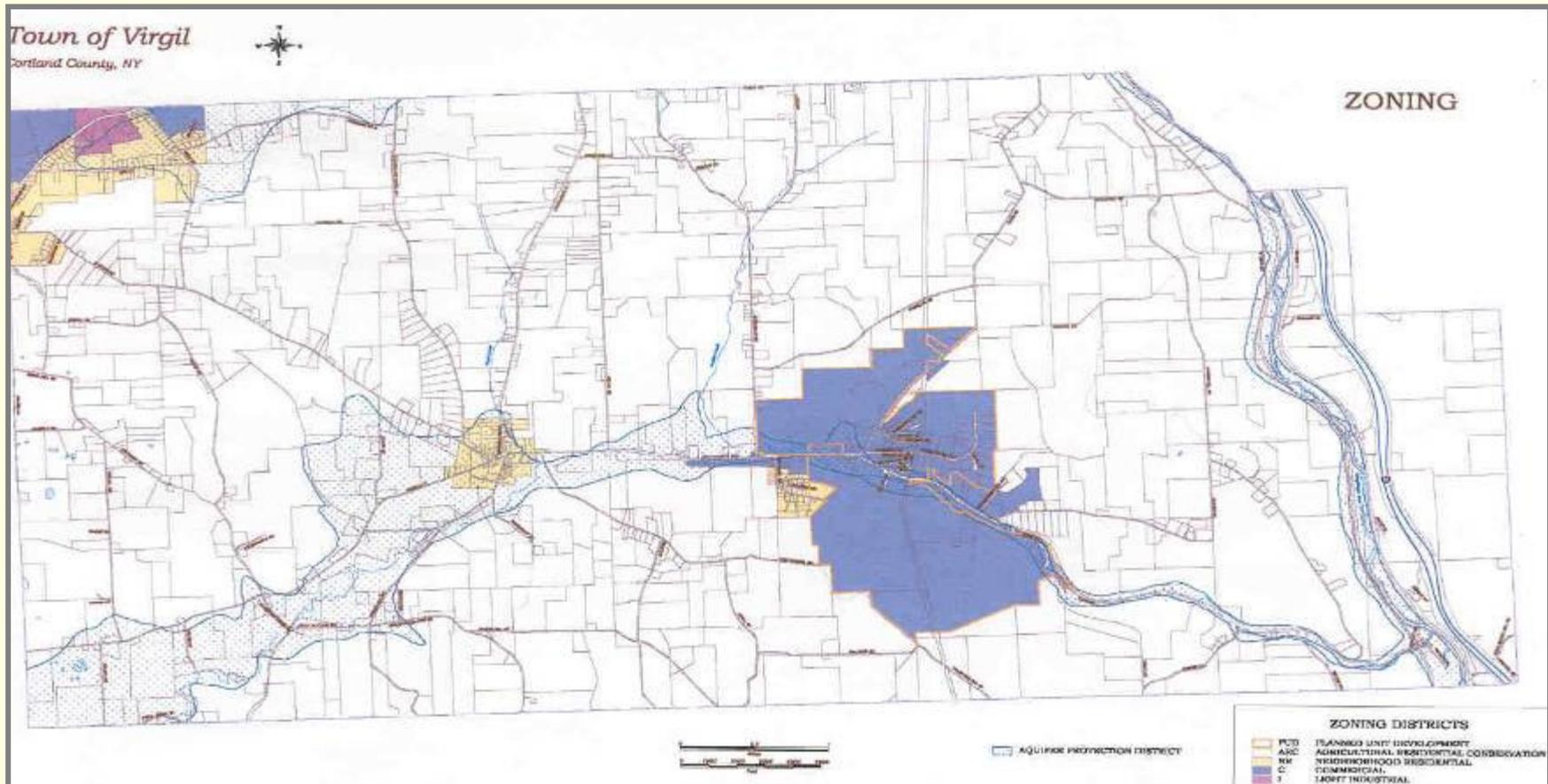
Economic Opportunity & Growth

- 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

Virgil: Zoning Strategy



1-3 small, high density residential zones, 5-acre zoning everywhere else (with significant development incentives for clustering, land preservation and investment in public infrastructure and benefits).

1 small commercial zone co-located preferably with dense residential cluster and Greek Peak PUD

Virgil: Strategy

High Density Zoning With Incentives

- Provides the simplest and least expensive way to preserve open-space and direct development away from critical and sensitive resources
- Reduces Town costs in providing public infrastructure and amenities as well as preserving open space
- Limits growth and reduces build-out

Virgil: Share the Wealth

Current Home Owners

Increases short and long term value

New Home Buyers

Large lot buyers = a wash

“Small” lot buyers = increases cost 3-5%

Land Sellers

More landowners can benefit from property sales

Increases property values in the mid- to long-term

Property Speculators

Increases the risk premium and front end costs

Developers

Increases front end costs, eventually a wash

Be Prepared!

- Have a vision of how you want to look and function
- Zone to preserve the higher value of a road
- Zone to the right places and scale
- Zone in light of market and development needs
- Provide connectivity for all users
- Limit unnecessary & unproductive costs
- Manage for public benefits
- Avoid the permissible mistakes
- Focus on safety for all users
- Share the wealth
- Use zoning strategically

Thanks. Questions?



Sharon Springs, Union Street link to Walmart?

