

Commercial Campus at Fields Corner

Presentation for Town of Southeast Planning Board
December 9, 2019

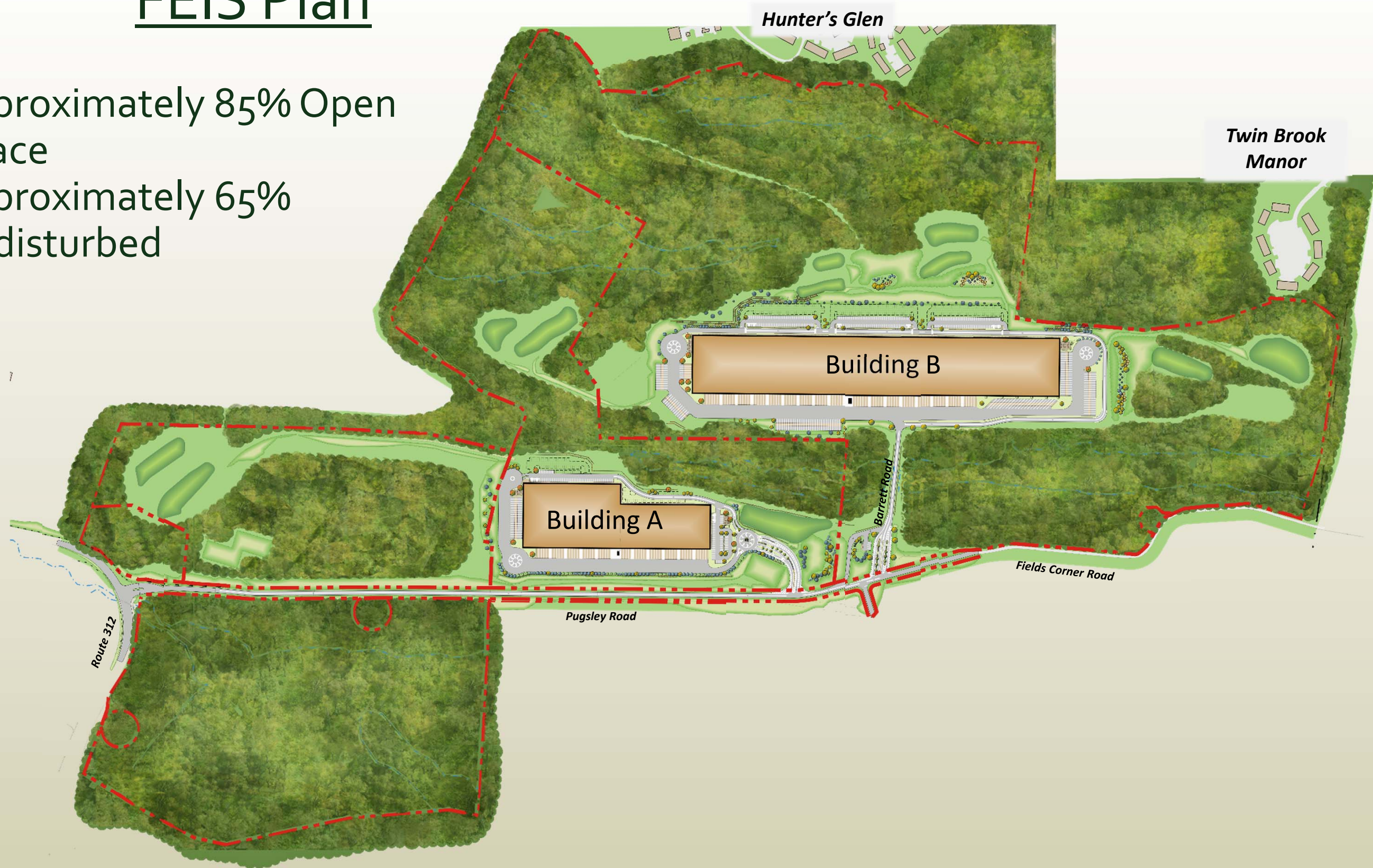
We Heard You!

Substantial Project Reduction:

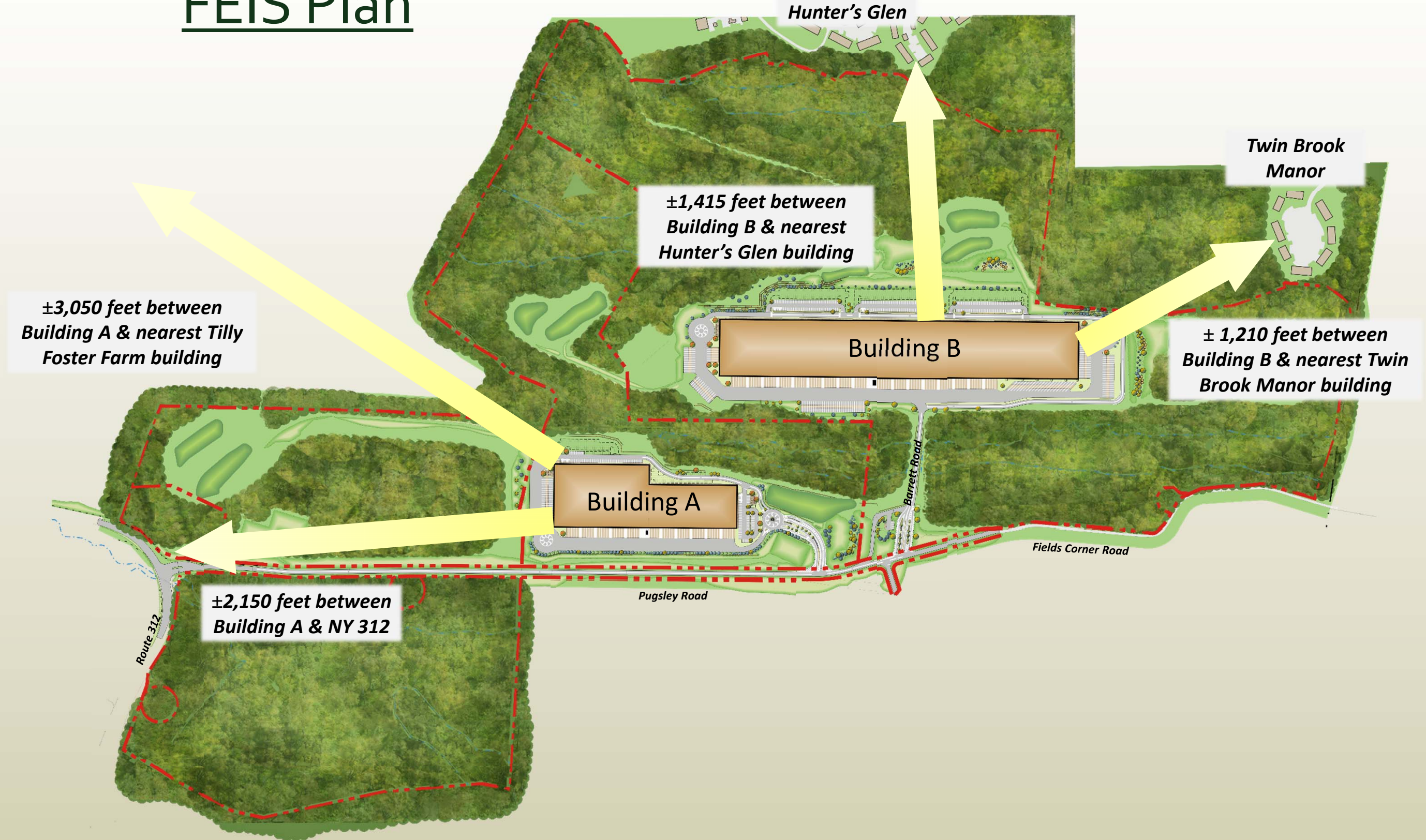
- More compact development with increased open space and reduced disturbance.
- No development on RC district property.
- No zoning text or map amendments.
- Significant traffic reduction.
- Increased distance from proposed buildings to Route 312 and Tilly Foster Farm.
- Greater protection for Hunter's Glen and Twin Brook Manor.
- Restricted truck access to Patterson.

FEIS Plan

- Approximately 85% Open Space
- Approximately 65% Undisturbed



FEIS Plan



Development Plans Comparison

Conditions	Approved / Planned Mixed Use ⁽¹⁾	DEIS	FEIS Preferred Alternative
Use	143 Single Family Homes / 237,000 sf Office	1,124,575 sf Warehouse / Distribution	933,100 sf Warehouse / Distribution
Impervious	33%	17%	15%
Open Space	67%	82%	85%
Building Distance to Nearest Hunter's Glen / Twin Brook Building	525' / 465'	1,415' / 600'	1,415' / 1,210'
Building Distance to Route 312	150'	965'	2,150'
Wetland Disturbance	2.19 acres	0.05 acres	0.05 acres
State Buffer Disturbance	24.6 acres	2.44 acres	2.08 acres
Water Use	172,820 gpd	29,000 gpd	27,600 gpd

Notes: (1) The Approved / Planned Mixed Use is the phases included in the 1992 DEIS, which is less than the full development analyzed in the 1988 DEIS.

Projected Project Generated Hourly Volumes Comparison

Description	DEIS (ITE 9 th Edition Warehouse)	FEIS (ITE 9 th Edition Warehouse)	FEIS (ITE 10 th Edition Warehouse)	FEIS Average of 4 Trip Generation Sources ⁽¹⁾
Peak Weekday AM Hr (7:30-8:30 AM)	337	280	159	142
Peak Weekday PM Hr (5:00-6:00 PM)	360	299	177	148
Overlapping Peaks Analysis Peak Weekday AM Hr	472	364	205	200
Overlapping Peaks Analysis Peak Weekday PM Hr	506	426	224	259
Peak Saturday Midday Hour	146	121	47	93

Notes: (1) The averages of the 4 trip generation sources are based on: 1.ITE 9th Edition, 2012, Warehouse. 2.ITE 10th Edition, 2017, Warehouse.
3.ITE 10th Edition, 2017, High-Cube Warehouse. 4.Local Studies of Gap / Matrix Facilities.

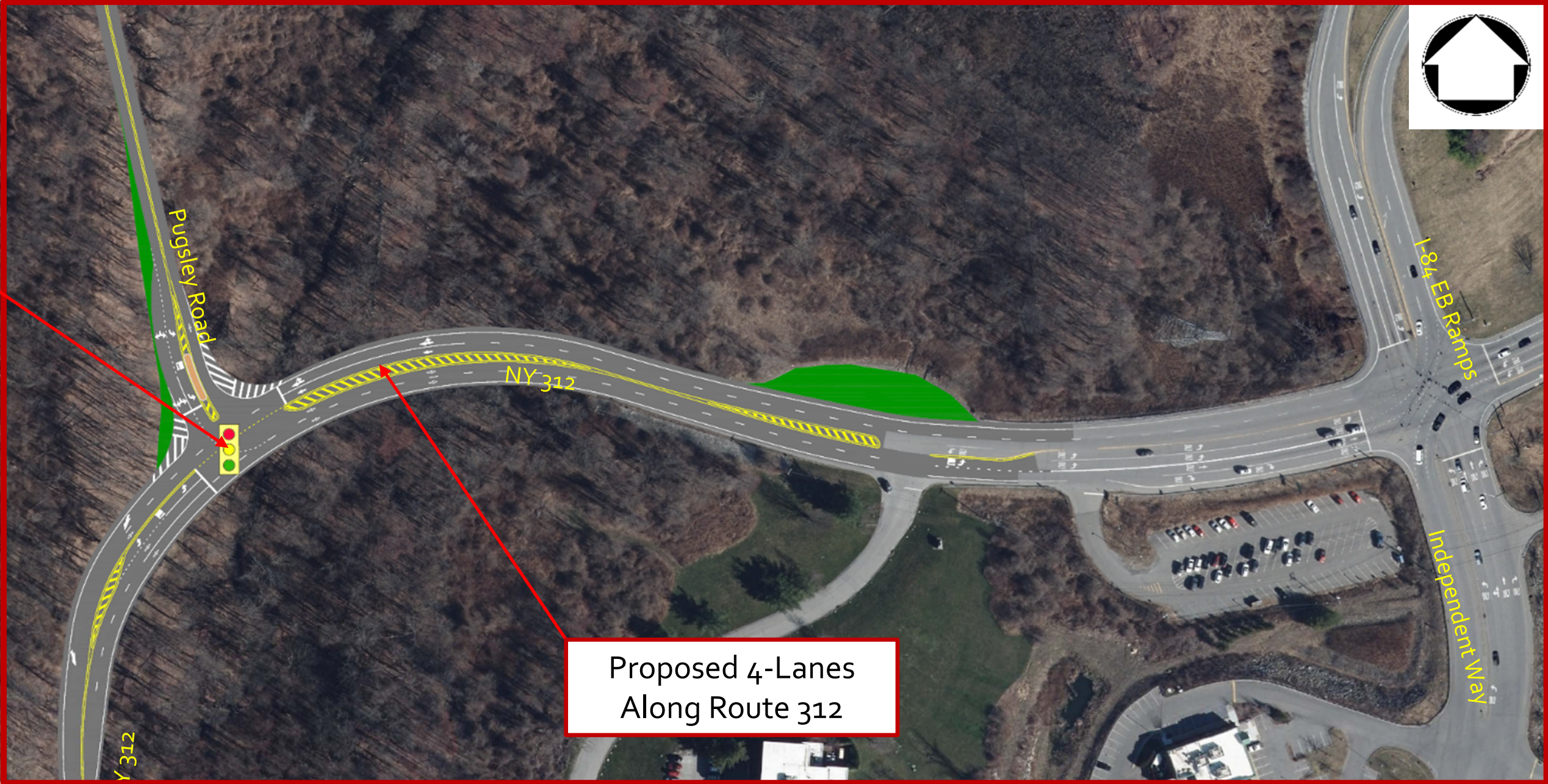
Project Generated Volumes By Intersection

Intersection	Project Generated Percentage of No Build Volume Average of Trip Generations				
	Peak Weekday AM Hr (7:30-8:30 AM)	Peak Weekday PM Hr (5:00-6:00 PM)	Overlapping Peaks Analysis Peak Weekday AM Hr	Overlapping Peaks Analysis Peak Weekday PM Hr	Peak Saturday Midday Hour
US 6 & NY 312 / NY 312 Extension	1.2%	1.1%	1.7%	1.8%	0.6%
NY 312 & Pugsley Rd	7.3%	6.2%	10.2%	10.9%	3.9%
NY 312 & Independent Way / I-84 EB Ramp	3.6%	3.2%	5.1%	5.6%	1.8%
NY 312 & I-84 WB Ramp	3.3%	2.1%	4.5%	3.6%	1.6%

Conceptual Highway Improvements



Proposed
Traffic
Signal



Proposed 4-Lanes
Along Route 312

Local Economic Benefits:

- Up to 1,000 new permanent jobs
- 650 construction-related jobs
- 190 new indirect and induced jobs
- Projected annual economic output of \$73 million
- No school children
- Substantial new real estate taxes, with ±80% going to school district

*Not Visible
From This
Location
Summer/Spring*

BUILDING B*

From Closest Hunter's Glen Unit: Spring/Summer
Shown with 40% Opacity Only to Show Location Behind Vegetation



BUILDING B*

*Partially
Visible
From This
Location
Winter/Fall*

From Closest Hunter's Glen Unit: Fall/Winter
Shown with 40% Opacity to Show Location Behind Vegetation

*Not Visible
From This
Location
All Seasons*

BUILDING B

From Closest Twin Brook Manor Unit: Spring/Summer

Shown with 30% Opacity Only to Show Location Behind Vegetation

*Not Visible
From This
Location
All Seasons*

BUILDING B

From Closest Twin Brook Manor Unit: Fall/Winter
Shown with 30% Opacity Only to Show Location Behind Vegetation

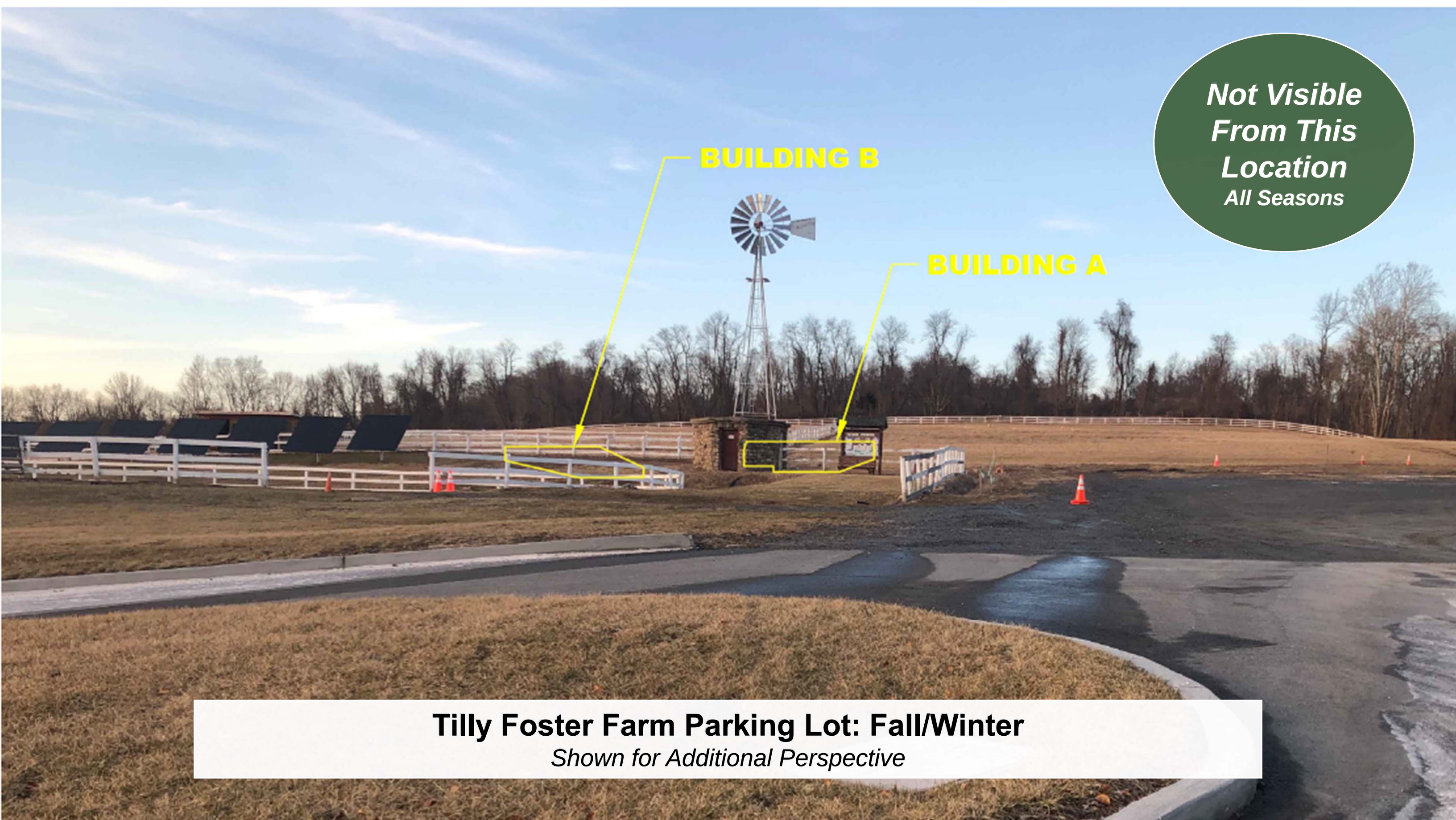


*Not Visible
From This
Location
All Seasons*

BUILDING A

BUILDING B

Tilly Foster Farm Parking Lot: Spring/Summer
Shown for Additional Perspective



*Not Visible
From This
Location
All Seasons*

BUILDING B

BUILDING A

Tilly Foster Farm Parking Lot: Fall/Winter
Shown for Additional Perspective

Thank You!

