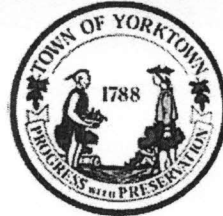


*Yorktown Highway Garage
Relocation Project
Yorktown, N.Y.
February, 2015*



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TOWN OF YORKTOWN, NY

*Town of Yorktown, N.Y.
363 Underhill Avenue
Yorktown Heights, N.Y. 10598*

Yorktown Highway Garage Relocation Project Summary

Introduction

The function of this document is as an abstract describing the garage relocation project proposed by the Town of Yorktown and setting forth cost estimates as a basis to request funding for the project. The Town is proposing this project believing that its realization would offer benefits in operational efficiency, long term cost benefits, economic development benefits, job creation, and downtown revitalization. The Town believes it is in the best public interest to achieve implementation of this project, realizing operational and cost efficiencies over current operating standards and at cost effective funding requirements.

Project Description

This project encompasses the relocation of the Town of Yorktown highway garage from its present location at the corner of Front Street and Underhill Avenue in the center of the Yorktown Heights hamlet to town owned land on Greenwood Street near NYS Route 202/35. The proposed location presently is utilized for some of the Department of Highways' operations, including salt storage sheds and winter storm management activity, bulk material storage, and other miscellaneous activities. Relocation of the garage to this site would consolidate the Department's activities to one location thereby offering operational and management efficiency. As part of the relocation project a new, approximately 40,000 SF pre-engineered building will be constructed, increasing the existing size of the facility by approximately 24,000 SF (see Fig. 1). The increase will accommodate the Department's entire fleet and accessory equipment. In addition, a wash bay will be incorporated into the new facility increasing vehicle maintenance effectiveness.

The site layout will continue the existing locations and operations of the salt and equipment storage sheds and operations, with new paved drives and parking areas. Stormwater management and treatment facilities will be constructed to meet current regulations of permitting agencies. In addition to the proposed highway garage, the parks department is proposing to construct an

approximately 20,000 SF facility to house their vehicles and maintenance equipment, including maintenance and repair areas. This is likewise proposed to be a pre-engineered building. (See Fig. 2). The Parks and Recreation Department's offices are currently housed in temporary pre-manufactured offices at Sparkle Lake and the operations and maintenance buildings are located in Downing Park. This relocation would obviate the need to use the temporary office structure at Sparkle Lake with most office staff relocating to the Downing Park buildings, and operations and maintenance staff and equipment vacating that location for the new structure.

The existing Highway garage, once vacated and demolished, is planned to be marketed by the Town for commercial, residential, and recreational development to private development companies as either a wholly private project or with a private/public partnership aspect. The town envisions this future project as an economic development opportunity that will spur investment, improve and revitalize the aesthetic quality at the center of the Yorktown Heights hamlet, improve and connect town adjacent town park and recreation lands, and create private and possibly public sector jobs. The concept proposes an approximately 24,000 SF commercial or mixed use commercial/residential building, configured in an "L-shaped" plan creating a compelling and pleasing street presence, and offers a mix of outdoor public and private spaces that will tie together the existing Railroad and Patriot parks. This interplay of private and public spaces will strengthen the downtown core and present an inviting, pleasing place as the center of Yorktown's community life. (See Figs. 3 thru 5)

Project Benefits

The immediate project offers significant benefits as does the secondary project and opportunities created in its aftermath. The construction of the new facilities will consolidate Highway and Parks maintenance and operations to one complex, increasing efficiency for each department's functions and also during periods where resources are shared between the two departments. The new larger and modern facilities will offer protection of the entire fleet of vehicles and equipment, as all will be stored indoors, protected from the elements thereby reducing maintenance issues. In addition, a wash bay will maintain vehicles and equipment reducing or eliminating conditions conducive to deterioration. This operational efficiency and maintenance improvements translate to lower operating and equipment costs over the mid and long term periods. The secondary project created by vacating the current Highway Garage property offers economic development opportunities to Yorktown via real estate investment, sales and property tax, and private sector job creation. Further, the initial sale of the property to a private development firm is expected to yield approximately **\$1.5 million dollars** at full market value. This estimate is post demolition and removal costs. This will offset the construction and site development costs of the relocated Highway garage.

The project carries the following additional benefits:

- Municipal truck traffic removed from Yorktown Heights commercial hamlet
- Aesthetic improvements via new commercial building and removal of highway garage
- Connection of town parkland into a single contiguous park / expanded recreation choices

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- Downtown/Main Street revitalization and creation of outdoor public and private spaces
- Potential expansion of housing stock and housing alternatives
- Expanded commercial tax base
- Extended vehicle and equipment service life
- Increased operating efficiency of Highway and Parks
- Private sector job creation- commercial retail jobs, facility maintenance and management jobs
- Potential public sector jobs- parks maintenance, facility and vehicle maintenance.

Project Costs

The construction cost anticipated for the proposed Highway Garage including site development costs are **\$4.0 Million Dollars**. The cost estimate does not include potential costs for the proposed Parks Department Building. The net cost to the Town is **\$2.5 million dollars** factoring in the offset of **\$1.5 million dollars** from the sale of the current highway garage property.

Fast Facts

- Proposed Highway Garage estimated Cost \$4.0 million
- Market value existing Highway Garage property..... \$1.5 million
- Net cost of project..... **\$2.5 million**
- Existing Highway garage..... 16,000 SF
- Proposed Highway garage..... 40,000 SF
- Proposed Parks Dept. garage..... 20,000 SF
- Proposed new commercial building..... 24,000 SF

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- Figure 1..... Area and location map
- Figure 2..... Aerial concept plan of relocated Highway Garage
- Figure 3..... concept rendering of new commercial building
- Figure 4..... concept rendering of new commercial building
- Figure 5..... concept rendering of new commercial building