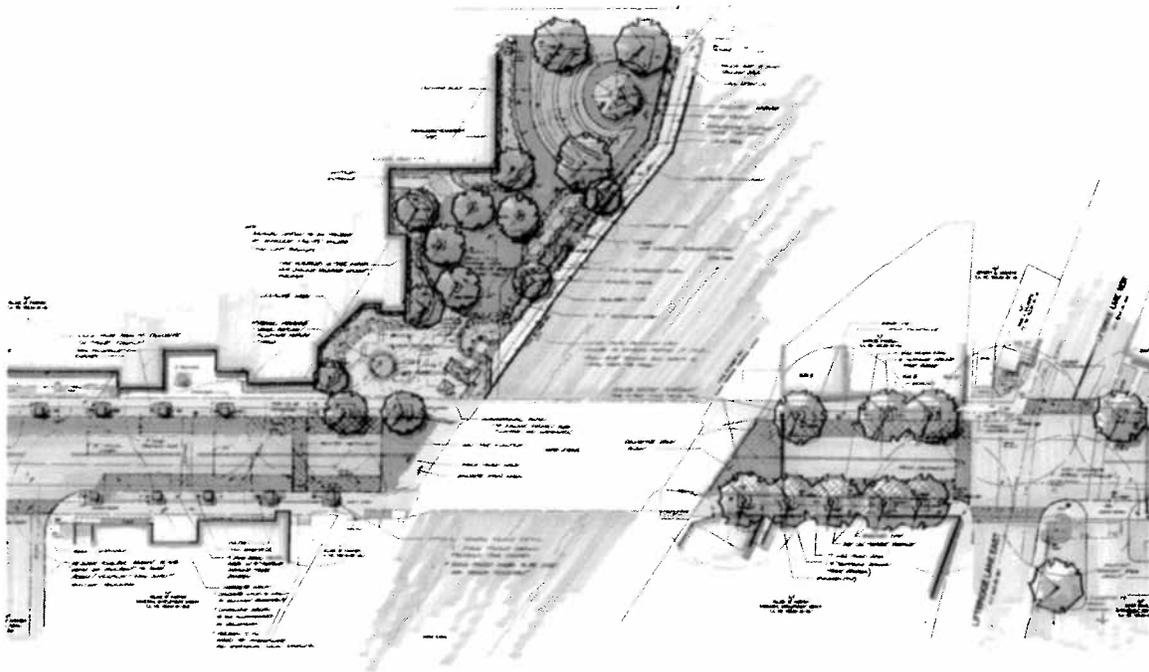




FAIRPORT MAIN STREET CONCEPTUAL STREETScape PLAN REPORT



PREPARED BY:
BME Associates
10 Lift Bridge Lane East
Fairport, New York 14450

Main Street Fairport

Conceptual Main Street Streetscape Plan Report

Prepared by: *BME Associates* October 2003

I. Project Overview:

The Main Street Streetscape Plan has been prepared to guide future improvements along the main corridor of the commercial district of the village.

The plan was commissioned by the Fairport Industrial Development Agency, and included input and collaboration with the Fairport Village Partnership, associated sub-committees, business and property owners and their design consultants. Background information used in the design of the Conceptual Streetscape Plan included the "Village of Fairport Land Use and Design Study", by Clough, Harbour and Associates; "Village of Fairport Comprehensive Plan" by Stuart I. Brown and Associates; and the "Village of Fairport Design Recommendations (Main Street & Erie Canal)", by the Fairport Village Partnership Design Committee.

II. Plan Development:

A. Project Limits:

The Conceptual Main Street Streetscape Plan includes the Main Street business district from approximately three hundred feet south of the Church Street intersection and extending northward to approximately the Deland Park A intersection, a total of thirty-five hundred feet. The scope of the plan also included the area adjacent to the entrance to Village Landing, limits of Kennelley Park and the Thomas Creek area adjacent to Main Street and CSX Railroad.

B. Field Survey:

A complete topographic and planimetric survey was completed for the project limits. This included the location of physical elements such as existing utilities, building fronts, driveways, intersecting streets, street amenities (such as benches, lighting etc.) and existing landscape areas. Parcel ownership and tax map identification numbers were also included on the base map. In addition, areas requiring further design considerations outside of the limits of the project were identified. These parcels and locations are outside of the scope of the project and any reference made to improve existing conditions is conceptual in nature. Any improvement in those areas would be subject to funding by individual parcel owners.

II. Design Elements:

A. Design elements and improvements considered and included on the Main Street Streetscape Plan are as follows:

1. New concrete Sidewalks
2. Concrete paver crosswalks
3. Decorative concrete paver splash zone paving
4. On street parking delineated with decorative pavers
5. Street Lighting
6. Landscaping / plantings (street trees and tree grates)
7. Furniture and Site Amenities
 - a. Benches
 - b. Planters
 - c. Trash Receptacles
 - d. Village Informational Signage Kiosks

(Please refer to the Land Use and Design Report for specifics with regard to types and styles of furnishings recommended for use.)

The project scope included an understanding that there would be no changes proposed within the limits of existing pavement, except for crosswalks, intersection paving, and other traffic calming oriented surface treatments. The scope also included an understanding that plan recommendations for implementation were limited to the Main Street right of way except for Kennelley Park, Village Landing and property adjacent to the CSX railway and that any private property oriented improvements are outside of the project scope.

III. Streetscape Improvement Overview:

The following are improvements shown on the Main Street Streetscape Plan which are consistent with recommendations found within the "Village of Fairport Land Use and Design Study".

SOUTH MAIN STREET (SOUTH OF FOUR CORNERS)

- Street tree improvements
- Street lighting improvements
- Additional landscape areas

FOUR CORNERS TO VILLAGE LANDING INTERSECTION

- Street tree improvements
- Street lighting improvements

- Intersection paving detail
- Four corner seating areas
- On street parking (delineated w/ concrete pavers)
- Concrete paver crosswalks
- New concrete sidewalks w/ Concrete paver splash zones
- Pedestrian amenities i.e., benches, trash receptacles

VILLAGE LANDING ENTRY PARK

- Street tree improvements/ landscape improvements
- Tree grates
- Street lighting improvements
- New signage for Village Landing
- Seating / passive recreation area
- Informational kiosk
- Public artwork display

KENNELLEY PARK

- Ornamental, shade tree and other planting improvements
- Tree grates
- Lighting improvements
- Amphitheater seating for relocated gazebo
- Special feature area: i.e., water feature, sculpture or public artwork
- Canal front improvements: i.e., boat docking and boating amenities
- Informational kiosk
- Seating / passive recreation area with amenities i.e., benches, tables, receptacles, bike racks etc.
- Relocation of crosswalks

CANAL NORTH TO RAILROAD TRACKS

- Street tree improvements
- Tree grates
- Street lighting improvements
- Concrete paver crosswalks
- Access consolidation
- On street parking

RAILROAD TRACKS TO HIGH STREET INTERSECTION

- Street tree improvements
- Tree grates
- Street lighting improvements
- Pocket park (Thomas Creek area)
- Bus stop improvements

- Access consolidation
- On street parking

HIGH STREET INTERSECTION TO NORTH PROJECT LIMITS

- Intersection paving detail
- Center island paving detail
- Concrete paver crosswalks
- Street tree improvements
- Street lighting improvements
- Pedestrian amenities i.e., benches, trash receptacles, bike racks, etc
- Access consolidation

OUTSIDE PROJECT LIMITS NORTH TO WHITNEY ROAD

- Street tree improvements
- Street lighting improvements
- Center island paving details

IV. Conceptual Cost Estimate for Streetscape Improvements:

Main Street:

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Price/unit</u>	<u>Total</u>
1. Street Lighting	ea	57	\$1,700	\$96,900
2. Street Trees	ea	54	\$ 350	\$18,900
3. Tree grates	ea	63	\$ 550	\$34,650
4. Benches	ea	69	\$ 650	\$44,850
5. Bike racks	ea	2	\$1,200	\$ 2,400
6. Granite crosswalk edging	lf	4,355	\$19.50	\$84,923
7. New concrete sidewalks (including conc. aprons and leaders)	sf	45,250	\$ 4.25	\$192,313
8. 5' wide splash zone paving (includes demolition & installation)	sf	10,770	\$ 25.00	\$269,250
9. On street concrete pavers (intersection details, crosswalks, at grade islands)	sf	47,780	\$ 25.00	\$1,194,500
10. Adjust existing utilities to grade	ls	1	\$10,000	\$10,000
11. Maintenance & protection of traffic	ls	1	\$50,000	\$50,000

SUBTOTAL: +/- \$2,000,000 *

Kennelley Park: (Park redesign w/ concrete boardwalk and alterations to existing retaining wall)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Price/unit</u>	<u>Total</u>
1. Water feature	ea	1	\$20,000	\$20,000
2. Informational Kiosk	ea	1	\$ 5,000	\$ 5,000
3. Benches	ea	24	\$ 650	\$15,600
4. Relocation of Gazebo	ls	1	\$ 5,000	\$ 5,000
5. Stone seat walls	sf	300	\$ 45	\$13,500
6. Trees	ea	12	\$ 350	\$ 4,200
7. Tree grates	ea	12	\$ 550	\$ 6,600
8. Additional landscaping	ls	1	\$12,000	\$12,000
9. Lowering of canal wall	ls	1	\$30,000	\$30,000
10. Extension of canal wall	ls	1	\$50,000	\$50,000
11. Concrete boardwalk	sf	4320	\$ 5	\$21,600
12. Concrete paver paving	sf	2780	\$ 15	\$41,700
13. Retaining walls/including stairs	lf	180	\$ 200	\$36,000
14. Bollards	ea	25	\$ 85	\$ 2,125
15. Bike racks	ea	1	\$ 1,200	\$ 1,200
SUBTOTAL:				\$264,525 *

Village Landing:

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Price/unit</u>	<u>Total</u>
1. Concrete sidewalks	sf	3,724	\$ 4.25	\$15,827
2. Outdoor seating area	sf	900	\$ 15	\$13,500
3. Decorative paving	sf	1700	\$ 15	\$25,500
4. Retaining wall	lf	130	\$ 85	\$11,050
5. Informational Kiosk	ls	1	\$ 5,000	\$ 5,000
6. Water Feature	ls	1	\$20,000	\$20,000
7. Benches	ea	11	\$ 650	\$ 7,150
8. Directory signage	ea	1	\$ 7,500	\$ 7,500
9. Trees	ea	6	\$ 350	\$ 2,100
10. Tree grates	ea	6	\$ 550	\$ 3,300
11. Additional landscaping	ls	1	\$10,000	\$10,000
12. Flagpoles	ea	4	\$ 1,800	\$ 7,200
13. Sculptural feature	ls	1	\$ 5,000	\$ 5,000
SUBTOTAL:				\$133,127 *

TOTAL: +/- \$ 2,400,000 *

* Please note the intent of this preliminary estimate is only to provide a general perspective of the magnitude of construction costs that may be incurred during implementation of the project. Actual costs will be dependent on a number of factors, including but not limited to, final scope of project, design changes and modifications, timing, phasing of project, etc.

V. Preliminary Phasing:

Implementation phasing can be approached either by:

1. A geographically based perspective (if as related to a certain block or sector from the Liftbridge south to the Village Landing intersection, for example); or
2. Based upon specific improvements, such as street trees, for example; or
3. A combination of 1 and 2 above.

The most significant improvement that would dictate phasing would be the proposed street lighting and its required wiring/service line replacement. Despite the fact that the FMC has not prepared any design plans for these improvements, it is likely that the wiring for the street lights could be accommodated within the pedestrian sidewalk corridor. This would therefore, dictate that street lighting would precede replacement of the concrete sidewalk improvements. Street trees and grates could likely be installed prior to street lighting since the tree lawn area is typically outside the sidewalk/lighting improvement corridor.

Phasing for other improvements would be dictated by the logistics of constructability, and with regard to maintaining pedestrian and traffic flows for the installation of crosswalks and/or intersection paving improvements. "Off hour" construction would likely be necessary for some of the implementation in order to maintain existing traffic flow during peak periods.

APPENDIX A

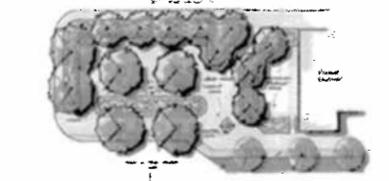
References:

The following sources were referenced in the preparation of the Conceptual main Street Streetscape Plan and this summary report.

1. Village of Fairport Comprehensive Plan, Fairport, NY, Stuart I. Brown Associates. March, 1995
2. Design Charrette Summary Report, Fairport Village Partnership, January, 2001.
3. Village of Fairport Design Recommendations, Main Street and Erie Canal Area, Design Committee-Fairport Village Partnership, April, 2002
4. Village of Fairport Comprehensive Plan, Fairport, NY, Stuart I. Brown Associates. Action Plan Update. January, 2002
5. Village of Fairport Land Use and Design Report, Clough, Harbour and Associates LLP, January, 2003



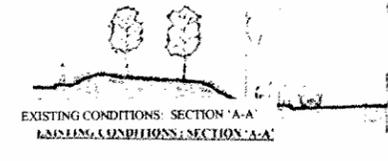
INFORMATIONAL KIOSK SKETCH
INFORMATIONAL KIOSK SKETCH



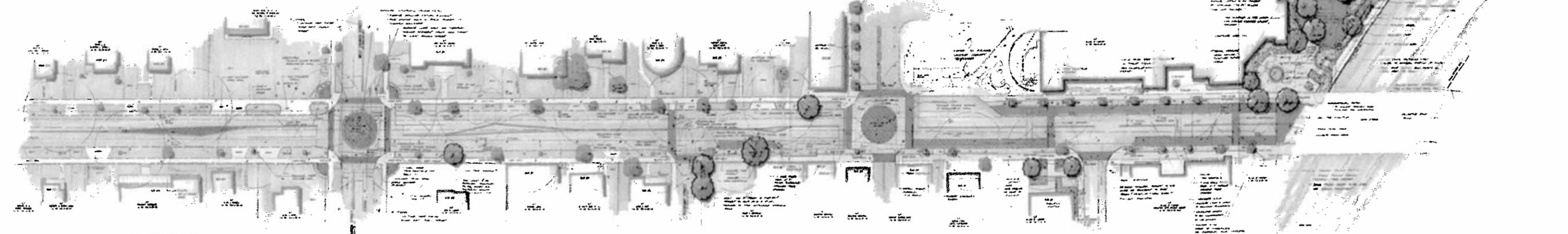
VILLAGE LANDING AREA: SKETCH 'A'
VILLAGE LANDING AREA: SKETCH 'A'



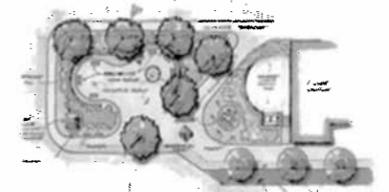
PROPOSED TERRACE AREA: SECTION 'B-B'
PROPOSED TERRACE AREA: SECTION 'B-B'



EXISTING CONDITIONS: SECTION 'A-A'
EXISTING CONDITIONS: SECTION 'A-A'



FAIRPORT MAIN STREET
CHURCH STREET TO THE ERIE CANAL



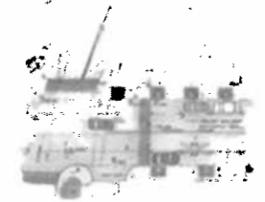
VILLAGE LANDING AREA: SKETCH 'B'



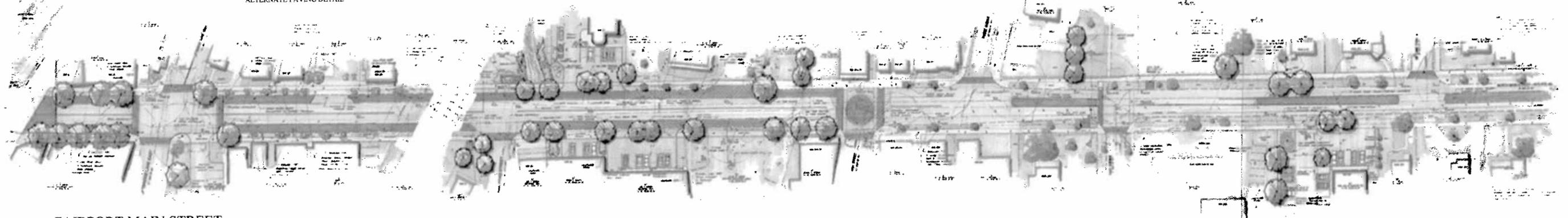
PROPOSED TERRACE AREA: SECTION 'C-C'



PROPOSED SECTION / ELEVATION 'E-E'



ALTERNATE PAVING DETAIL



FAIRPORT MAIN STREET
THE ERIE CANAL TO WHITNEY ROAD

TURNLANE TRANSITION PAVING DETAIL

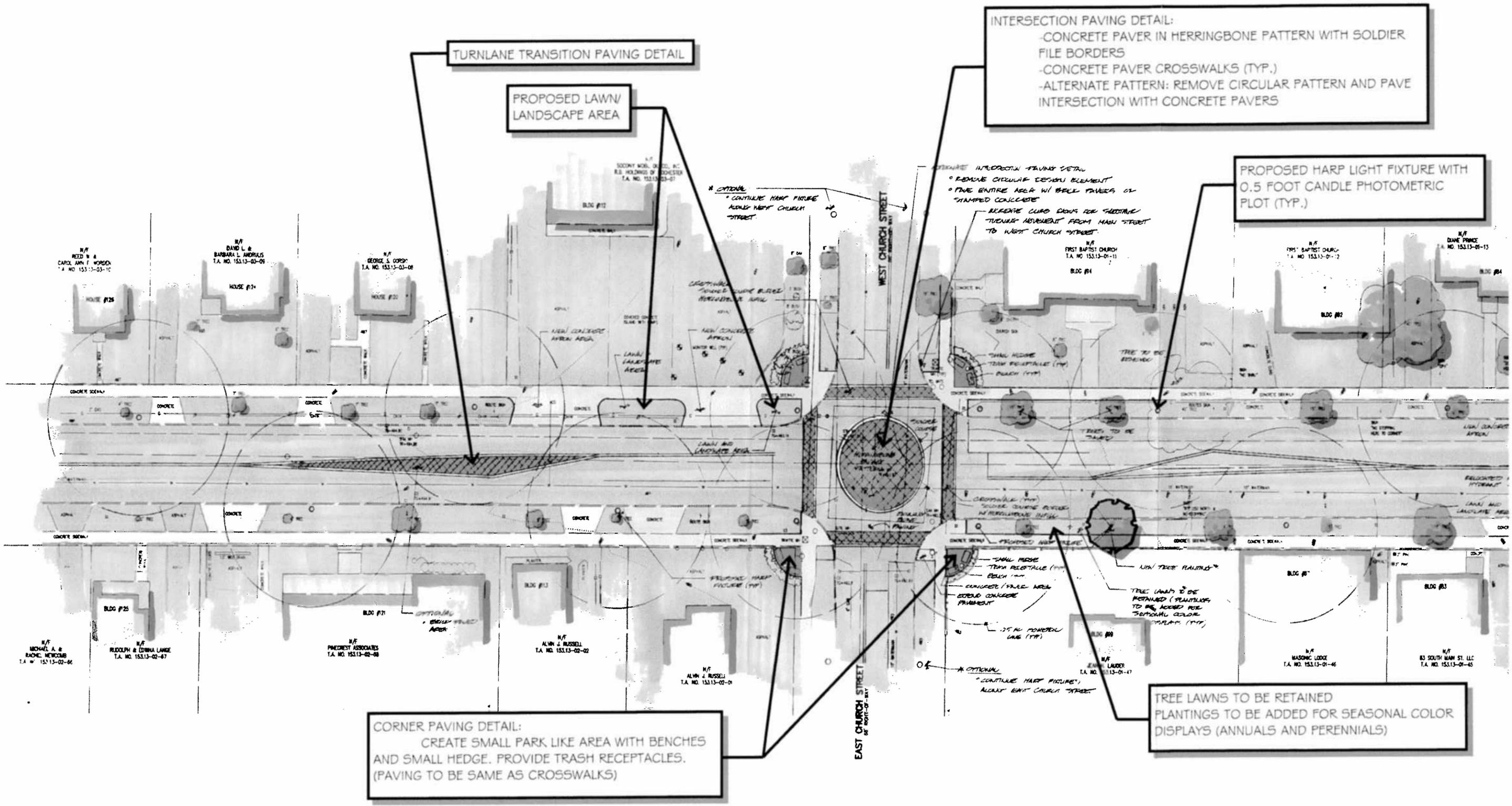
PROPOSED LAWN/
LANDSCAPE AREA

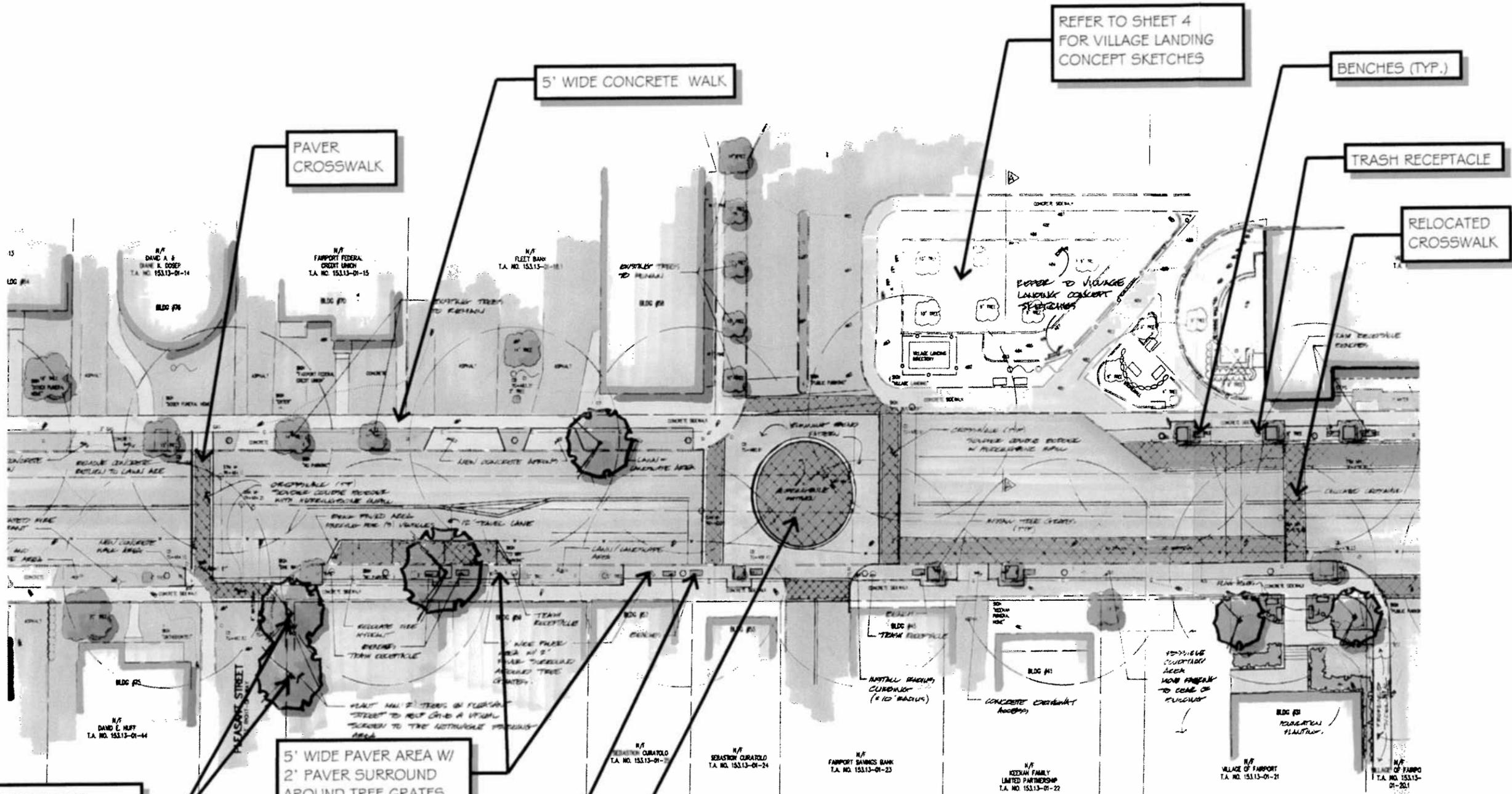
INTERSECTION PAVING DETAIL:
-CONCRETE PAVER IN HERRINGBONE PATTERN WITH SOLDIER
FILE BORDERS
-CONCRETE PAVER CROSSWALKS (TYP.)
-ALTERNATE PATTERN: REMOVE CIRCULAR PATTERN AND PAVE
INTERSECTION WITH CONCRETE PAVERS

PROPOSED HARP LIGHT FIXTURE WITH
0.5 FOOT CANDLE PHOTOMETRIC
PLOT (TYP.)

CORNER PAVING DETAIL:
CREATE SMALL PARK LIKE AREA WITH BENCHES
AND SMALL HEDGE. PROVIDE TRASH RECEPTACLES.
(PAVING TO BE SAME AS CROSSWALKS)

TREE LAWNS TO BE RETAINED
PLANTINGS TO BE ADDED FOR SEASONAL COLOR
DISPLAYS (ANNUALS AND PERENNIALS)





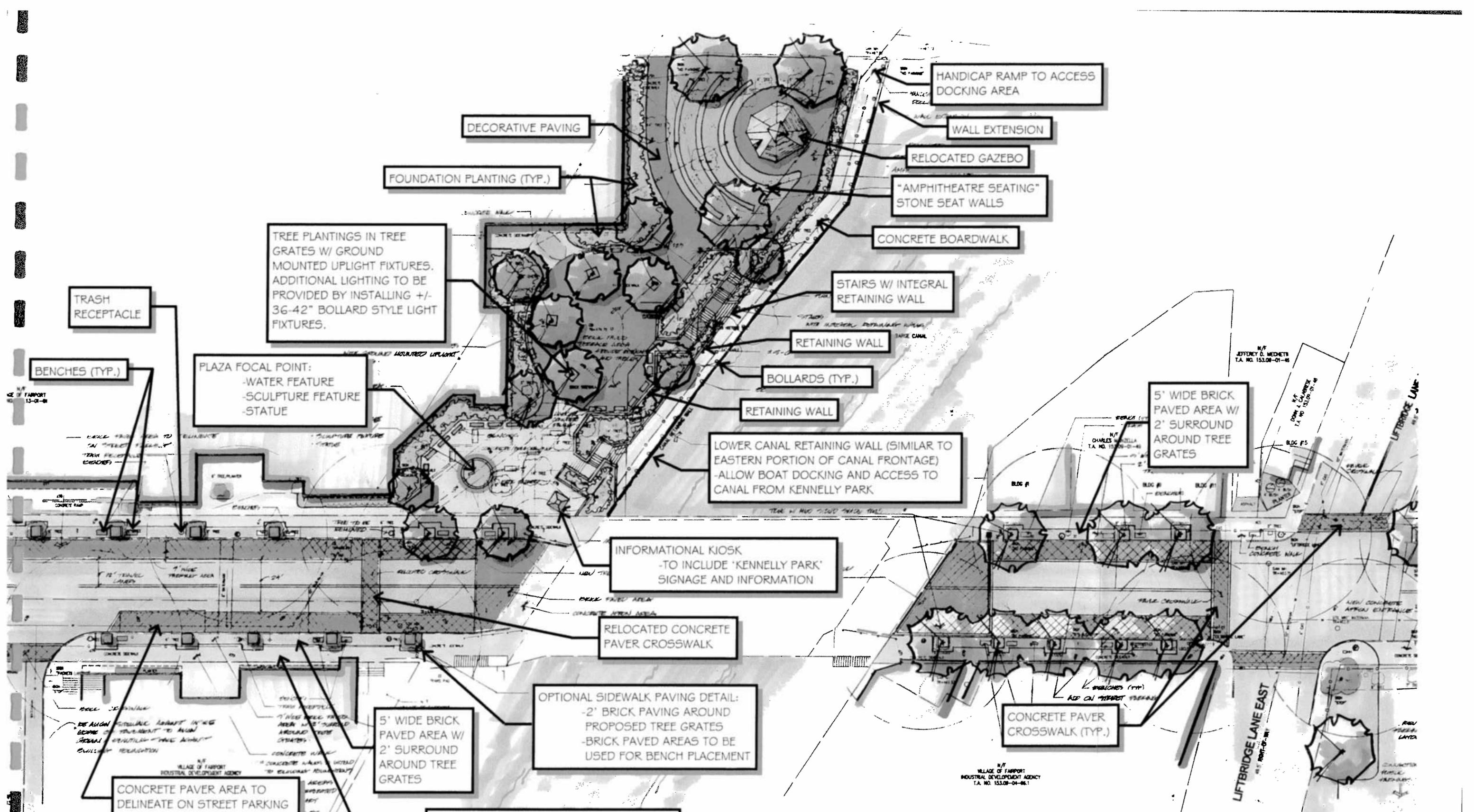
PLANT MIN. 2 TREES, OR SHRUB MASS, AT PLEASANT STREET TO HELP CREATE A VISUAL SCREEN AND / OR FRAME THE NOTHNAGLE PARKING AREA

5' WIDE PAVER AREA W/ 2' PAVER SURROUND AROUND TREE GRATES

BENCHES (TYP.)

INTERSECTION PAVING DETAIL:
 -CONCRETE PAVER IN HERRINGBONE PATTERN WITH SOLDIER FILE BORDERS
 -CONCRETE PAVER CROSSWALKS (TYP.)
 -ALTERNATE PATTERN: REMOVE CIRCULAR PATTERN AND PAVE INTERSECTION WITH CONCRETE PAVERS

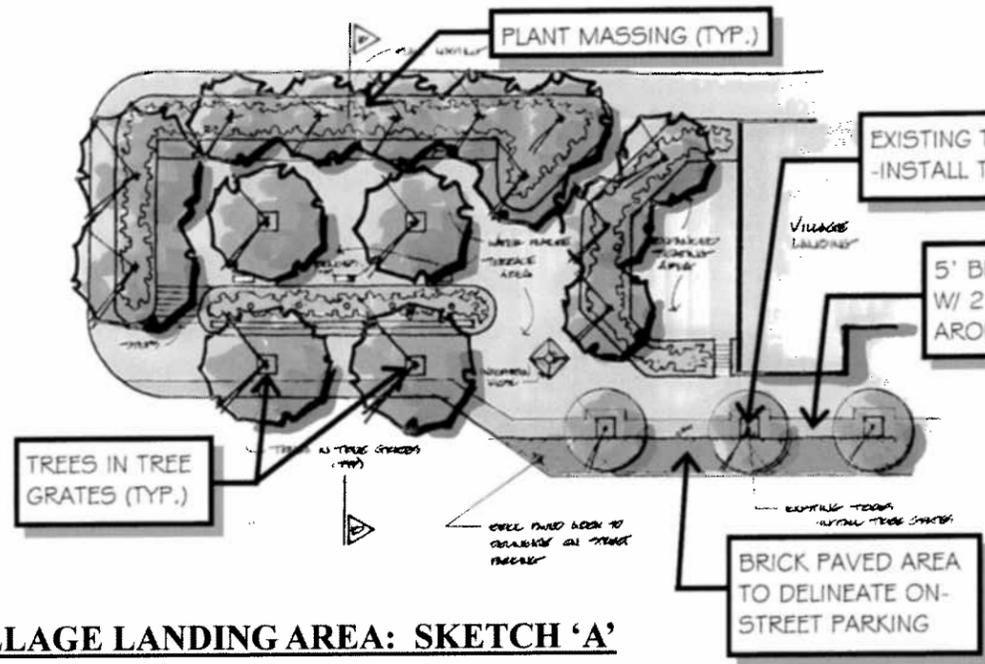
FAIRPORT MAIN STREET
 CONCEPTUAL
 STREETScape PLAN



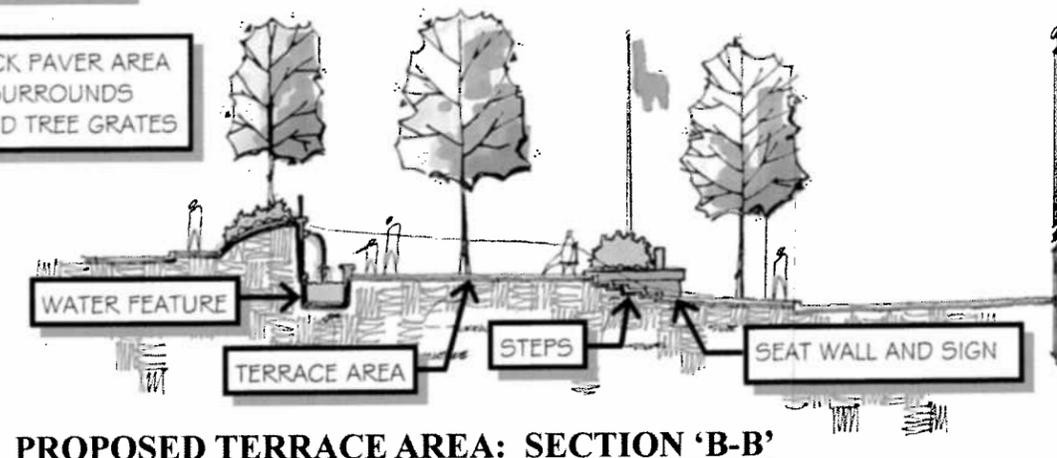
BME ASSOCIATES
 JULY 2003

REFER TO SHEET 9 FOR ALTERNATIVE
 KENNELLY PARK CONCEPT PLAN

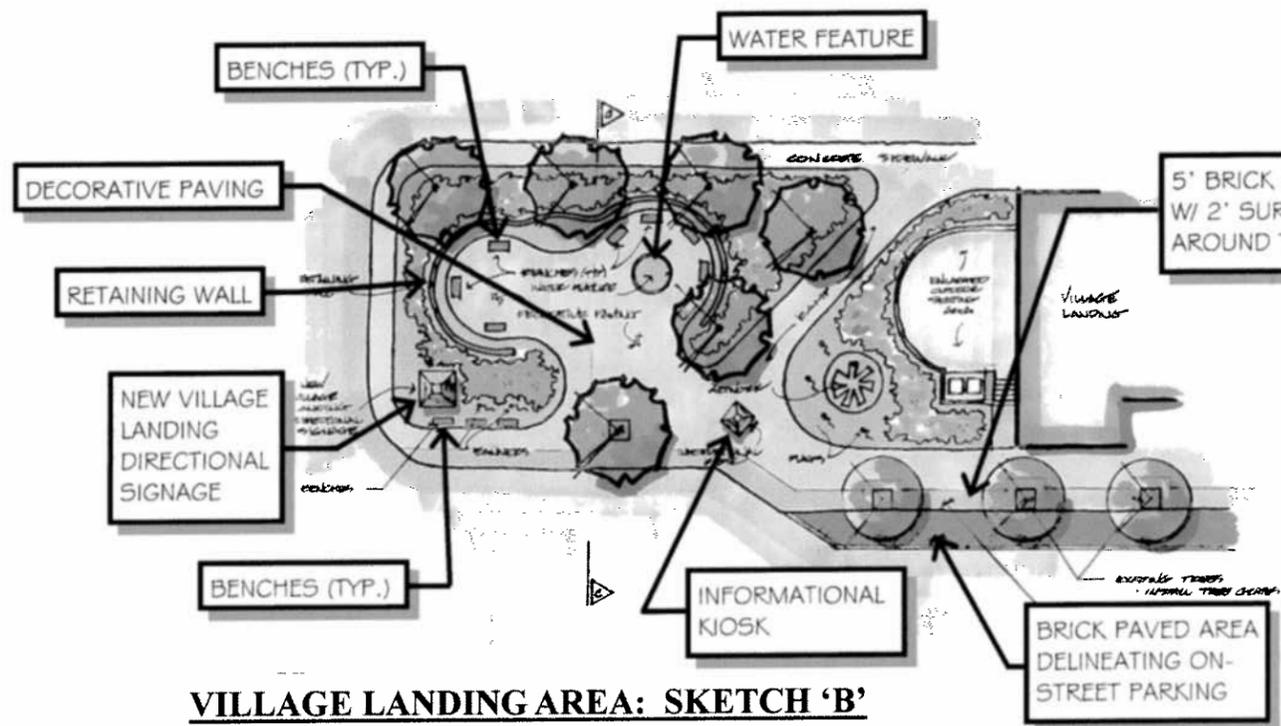
**FAIRPORT MAIN STREET
 CONCEPTUAL
 STREETScape PLAN**
 SHEET 3 OF 9
 31 S. MAIN STREET TO 15 N. MAIN STREET



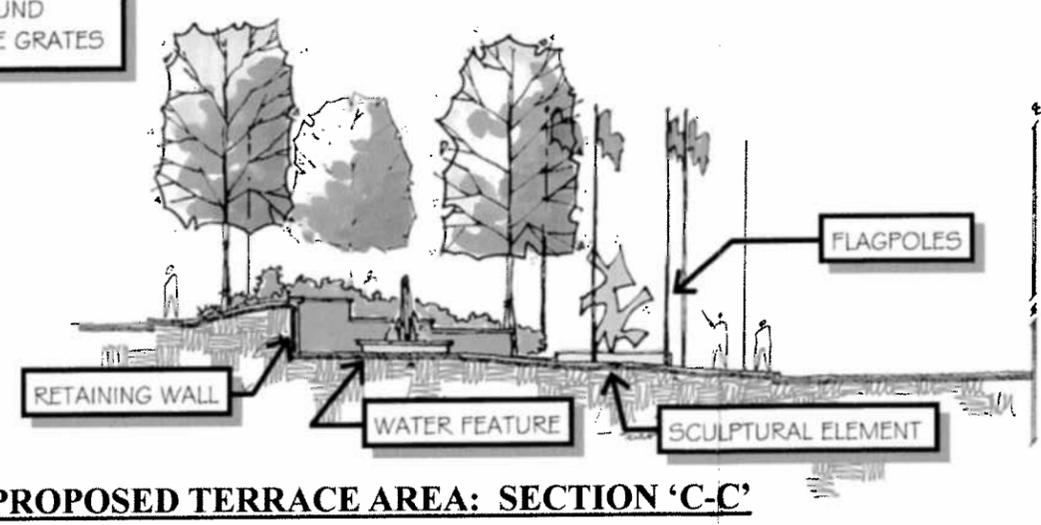
VILLAGE LANDING AREA: SKETCH 'A'



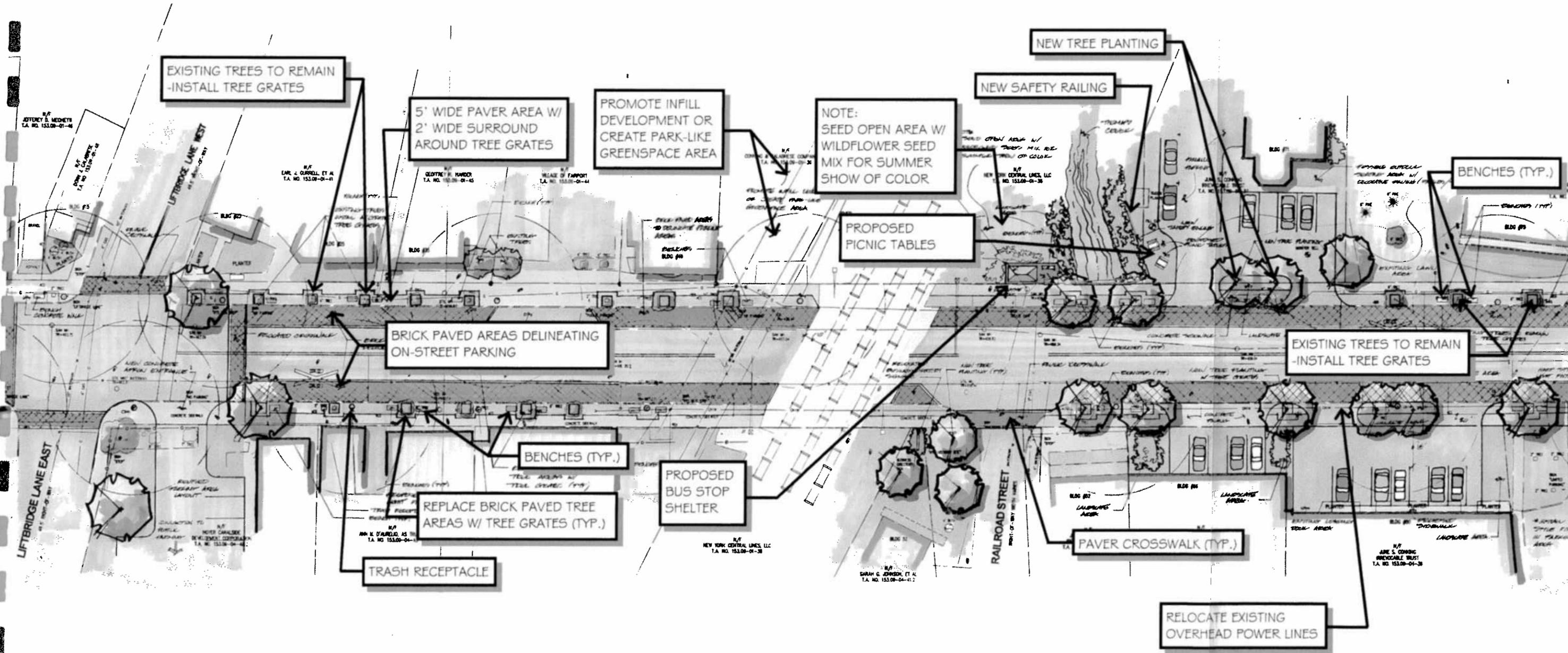
PROPOSED TERRACE AREA: SECTION 'B-B'

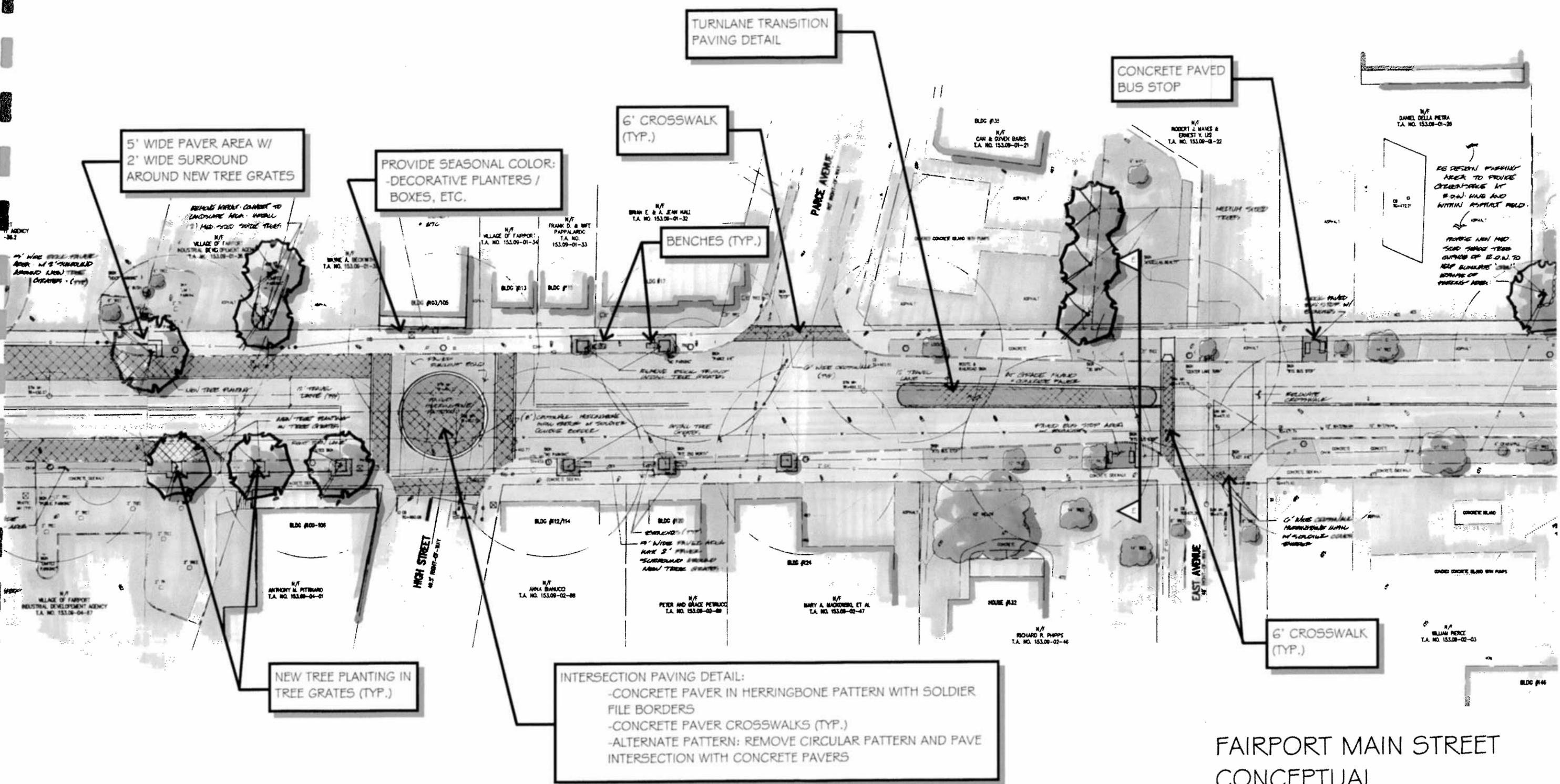


VILLAGE LANDING AREA: SKETCH 'B'



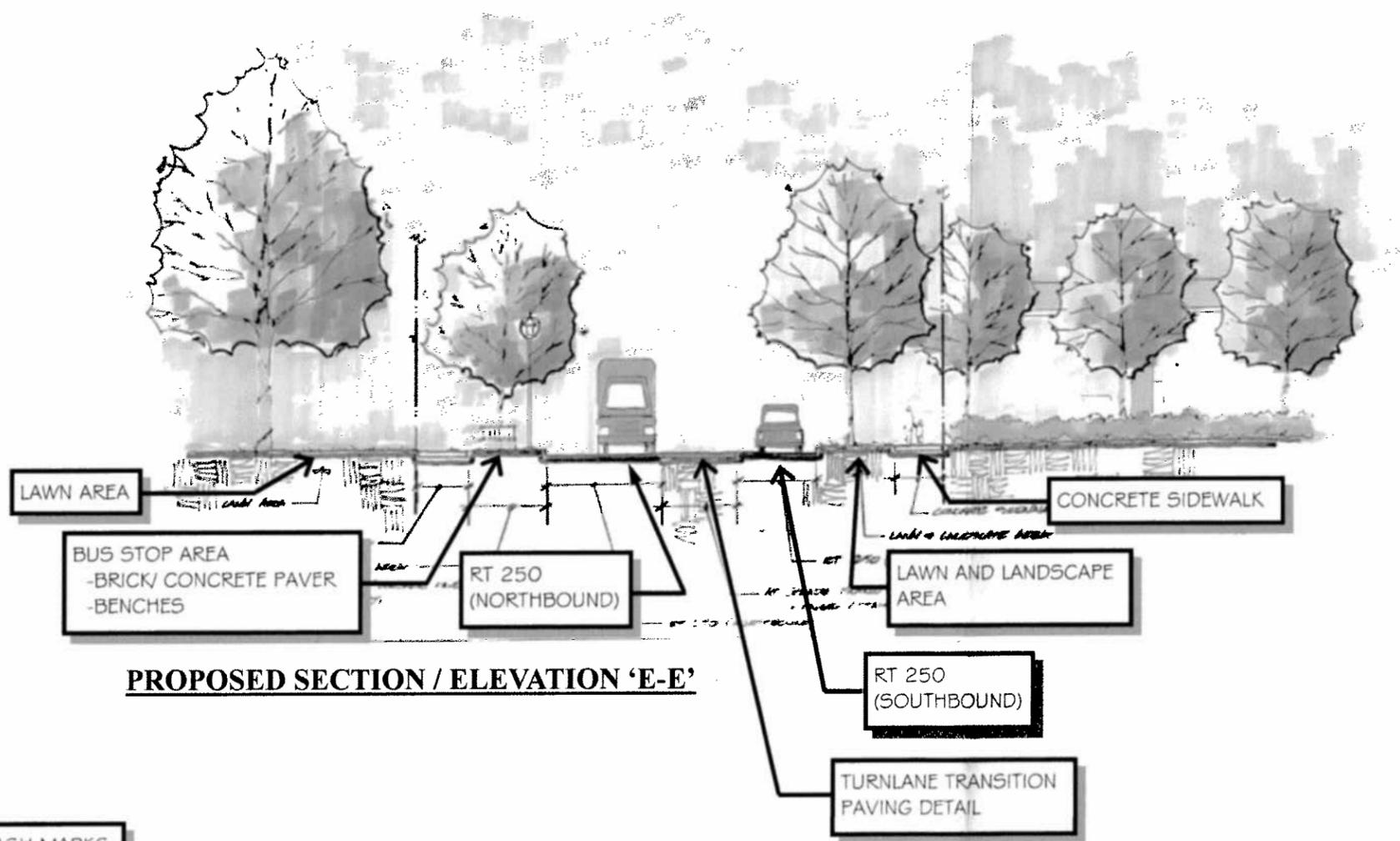
PROPOSED TERRACE AREA: SECTION 'C-C'



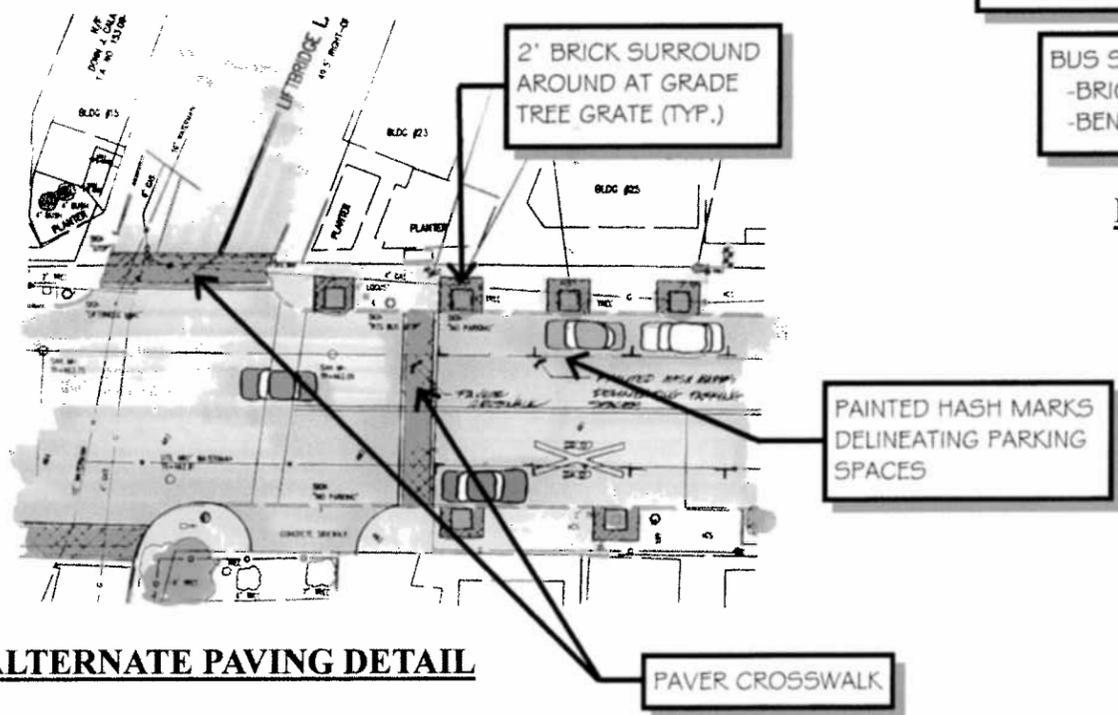




INFORMATIONAL KISOK SKETCH



PROPOSED SECTION / ELEVATION 'E-E'



ALTERNATE PAVING DETAIL

