

# ROUTE 13/366 CORRIDOR MANAGEMENT PLAN

location: Ithaca and Dryden, NY

client: Tompkins County Planning Department

The Route 13/366 Corridor Management Plan was undertaken to assess the effects of encouraging nodal development along the corridor versus continuing the current development scenario. The study found that nodal development could have a significant positive impact on the Route 13/366 corridor and address many concerns expressed by residents. The study proposes mixed-use zoning at identified nodal points to encourage higher density development and a mix of land uses. Higher density, mixed-use development can result in a walkable community where people are able to walk to work, to services and to recreation and leisure activities. Existing zoning regulations do not allow mixed uses or high density housing in the project area. This separation of uses results in a dispersed development pattern in which most people drive more often than they would under a mixed-use scenario.

In addition to zoning changes, the Route 13/366 Corridor Management Plan includes the following specific recommendations:

- Work with NYSEG to explore the viability of removing, minimizing, or screening the power lines and substation in the overlap section of Route 13 and Route 366. This area is important for the nodal development pattern and as many enhancements as possible should be considered to improve its viability as such.
- Coordinate with the local transit service provider to enhance routes and reliability of service in the area.
- Work with NYSDOT to improve safety at the western Route 13/366 intersection, including consideration of a roundabout.



vision of mixed-use nodal redevelopment potential