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MC Project No. 19002502A

Rapp Road Residential/Western Avenue Mixed Use Development Conceptual Improvements

As part of the potential cumulative impacts of Rapp Road Residential (Site 1), Costco (Site 2) and Future Potential Development Area (Site 3), and considering the recent VHB Rapp Road/Crossgates Mall Road Safety Evaluation Memorandum dated January 14, 2020, recommended improvements have been identified as shown on Conceptual Improvement Plan (Sheet 1 of 2) and include the following:

- Remove the right turn slip lanes and bring the right turn movements under traffic signal control at the Rapp Road/Crossgates Mall Road intersection.
- Modify the existing traffic signal at the Rapp Road/Crossgates Mall Road intersection.
- Restripe Crossgates Mall Road from Rapp Road to a location just west of the hotel driveway as a three section including a separate left turn lane.
- Relocate Gabriel Terrace opposite the Crossgates Mall western driveway.
- Provide two driveways to Rapp Road as well as a connection to//from the Crossgates Mall North Ring Road to provide additional access to I-87/I-90 as well as Washington Avenue for the Rapp Road Residential Development (Site 1).
- Provide two driveways to Rapp Road for Costco (Site 2), with the northerly access for entering left turns (a separate entering left turn lane will be provided), entering right turns, and exiting right turns only (exiting left turn will be prohibited). The southerly driveway would be for entering right turns only.



While not part of the recommended improvements above, in connection with the development of the CDTA/Crossgates Transit Center, at such time as significant new bus traffic is produced at the CDTA Transit Center, the following improvements were recommended by Creighton Manning as shown on Conceptual Improvement plan (Sheet 2 of 2):

- A roundabout at the Crossgates Mall Road/I-87 On/Off Ramps
- A roundabout at the Crossgates Mall Road and the Crossgates Mall Road at its two signalized intersections with Crossgates Mall Main Access Road from Western Avenue
- Replacement of the couplet intersection at Western Avenue with a standard “T” intersection
- Access to the Transit Center would be provided via the northern leg of the roundabout proposed at the intersection of Crossgates Mall Road and the Crossgates Mall Main Access Road from Western Avenue