
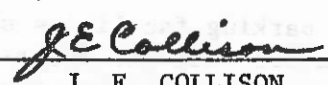


TO: SUPERSEDED BY EB 00-009 EFFECTIVE 1/24/2000	<h2 style="text-align: center;">ENGINEERING INSTRUCTION</h2> <p style="text-align: center;">NEW YORK STATE DEPARTMENT OF TRANSPORTATION</p> <p>SUBJECT: TREATMENT OF PROPERTIES ACQUIRED FOR FUTURE CONSTRUCTION</p> <p>Subject Code: 7.25-1</p>
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APPROVED:  M. D. GRAHAM  J. E. COLLISON	Date: <u>1/28/74</u> Supersedes:

The acquisition of right of way and the disposal of buildings and other structures to clear the site for future construction is a common practice and is a matter requiring close cooperation between the Real Estate Division and the Facilities Design Subdivision.

Section 202-Removal of Structures and Obstructions in our 1973 Specifications does not require any treatment of the disposal sites other than breaking up of cellar slabs, filling of cellar holes, and grading the site immediately after disposal of the structure. This is generally satisfactory for those projects where construction immediately follows the contract to dispose of the buildings and other structures.

Of immediate concern is the treatment of parcels where buildings and other structures will be removed and where construction will not take place for several months, or even years. This is particularly important in urban areas where the cleared parcels are adjacent to occupied properties. In these situations consideration must be given to the appearance and possible use of the acquired properties during the interval between removal and construction. The Real Estate Division makes efforts to lease these parcels of land for use as parking lots and other purposes and to coordinate the use of these vacant lands for appropriate uses, including recreation purposes, through municipalities, civic organizations, or concerned citizen groups.

On all demolition projects where the disposal of buildings and other structures will precede construction by approximately 12 months or more, Regional Design and Regional Real Estate should jointly decide on the treatment required for each individual parcel and incorporate all necessary work in the demolition contract. The following guidelines are offered to assist in arriving at the most suitable treatment for such sites, taking into consideration the location and size of the properties and the anticipated length of time between demolition and construction:

1. Establishment of a Grass Cover

The most suitable treatment for the majority of demolition sites is the establishment of a grass cover. This will result in attractive, easy to maintain open spaces, benefiting urban areas.

To obtain a satisfactory grass cover, all foundation rubble should be covered with a minimum of eight (8) inches of unclassified excavation, topsoil placed to a minimum depth of three (3) inches, and the area fertilized and seeded.

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If requested by the local community and approved by this Department, these properties can be used as informal neighborhood play fields. The local community should agree to accept the maintenance of the properties which they have requested to use as play areas.

2. Parking Lots

In certain situations demolition site may be developed into parking facilities to serve a nearby housing development, a private business, or for municipal parking.

The need and development of parking facilities should be investigated by the Department in cooperation with the interested agencies or individuals. If approved by the Department, the necessary grading and placing of suitable granular subbase materials could be included in the contract to dispose of buildings. Also, if approved, paving, striping, barriers, and similar improvements may be installed by the permittee. The maintenance of the parking facility, including all improvements, shall be the responsibility of the permittee.

3. Game Areas

Any governmental unit, municipality, school, or other agency may have an interest in the temporary utilization of certain demolition sites as game areas. Such uses might include baseball and softball fields, basketball courts, swings, and other game equipment.

If approved by the Department, the necessary grading, topsoiling, or other work to properly prepare the site could be included in the demolition contract. Any paving, installation of equipment, and maintenance of the site should be the responsibility of the governmental unit, municipality, school, or other agency requesting the use of the site as a game area.

4. Fencing

In preparing the contract to remove structures and obstructions, the desirability of fencing to control access in certain locations should be considered. Where fencing is required, a durable fence, such as chain link should be specified in most cases.

There are numerous projects throughout the State where the demolition contract has been completed and where the construction project still may be several years away. The Regions should investigate each of these projects to determine if any additional work as noted above, should be considered. If feasible, such work might be included in a nearby project yet to be placed under contract. If this is not practical, a number of areas where demolition has been completed could be combined into one contract to regrade, topsoil, seed, or do whatever other work is required to place the parcels in an appropriate condition.

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The Real Estate Division is assigned the responsibility for the maintenance (sidewalk snow removal, grass cutting, litter removal, etc.) of all parcels acquired in advance of construction. Wherever possible, Real Estate will endeavor to get a municipality or some responsible civic organization to assume maintenance. When this cannot be done, Real Estate will request Regional Maintenance to perform the necessary work and designate the properties to be worked on. Where Regional Maintenance is unable to participate, Real Estate will let contracts for the required work.

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