

Concept Narrative

British American Plaza

Town of Colonie, New York

CHA Project Number: 31871

Prepared for:
British American Development Corp.
19 British American Boulevard
Latham, NY 12110

Prepared by:

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PROJECT INFORMATION

Site Address: 798 Albany Shaker Road

Applicant: British American, LLC

Engineer: CHA Companies
Heather Wyld, P.E.
(518) 453-4718

Proposed Use: (1) Hotel and (1) Office Building

Zoning: CO – Commerical Office

Area of Property: 42.24 Acres

Tax Map Parcel No.: 18.-1-43.31

DESCRIPTION OF EXISTING SITE AND USE

The project site is located on the west side of Albany Shaker Road, south of the existing Hilton Garden Inn hotel. The parcel is approximately 42.24 acres in size and is bounded by Shaker Ridge County Club to the north, Albany Shaker Road and the Hilton Garden Inn hotel to the east, Watervliet Shaker Road and the proposed Afrim's Complex and Gordon's Development projects to the south, and Memory Gardens Cemetery to the west. The existing site is currently vacant, but does include the existing access driveway to the Hilton Garden Inn from Albany Shaker Road. The site is currently zoned Commerical Office (CO). The property is owned by the applicant, British American, LLC.

The site topography is generally hilly, ranging in elevation from 382 feet to 290 feet. A ridgeline towards the middle of the property divides the site drainage into east and west sides. The west side of the property drains to a wetland area. This wetland is currently protected by a conservation easement so that it cannot be developed. The east side of the site drains toward the middle of this area to another wetland and stream. A box culvert was previously installed as part of a permitted wetland mitigation project to connect the stream and allow for future development of this property. The remaining portion of the property is composed primarily of fields and wooded areas along the perimeter, providing buffers to the adjacent properties.

Town of Colonie Division of Latham Water owns and maintains a 12-inch watermain from Albany Shaker Road that dead ends at the Hilton Garden Inn, which can be extended to serve the proposed project. Town of Colonie Pure Waters Department owns and maintains an 8-inch sanitary sewer from the Hilton Garden Inn that connects to the public system at Albany Shaker Road, which can also be extended to serve the proposed project.

DESCRIPTION OF PROPOSED PROJECT

The proposed project will include construction of a three-story hotel with a gross floor area of approximately 48,000 SF and a three-story professional office building with a gross floor area of approximately 39,000 SF. Paved roadways and parking areas, concrete sidewalks, underground utilities, stormwater management areas, and associated site amenities will also be constructed to support the proposed buildings. In addition, project work includes extension of an existing access road from Albany Shaker Road, the entirety of which will be dedicated to the Town.

The proposed layout has sufficient parking to accommodate the parking generated by the proposed buildings. The hotel will require one space per room plus one space per employee on the maximum shift. For 106 rooms and 12 employees, the hotel will require 118 spaces. The office building will require one space per 225 SF of gross floor area for a total of 173 spaces. The required number of parking spaces for each building are provided by the surrounding parking lots. Five spaces at the hotel and six spaces at the office building are identified for handicap use to meet ADA requirements.

Anticipated hours of operation for the office building will be 8:00 am to 6:00 pm, Monday thru Friday. The hotel will be operational 24 hours a day, seven days a week. Approximately 156 employees are anticipated for the office building and 12 employees will be on the maximum shift for the hotel.

The proposed site is located within the Commercial Office (CO) zone as shown on the Town of Colonie Zoning Map. The proposed Hotel and Office Building uses are allowed within this zone and are compatible with existing uses and facilities in the project vicinity.

The parcel contains a US ACOE jurisdictional wetland on the western portion of the property, which is protected by a conservation easement. Another US ACOE jurisdictional wetland is present on the eastern portion of the site and is currently connected with two culverts on the property. The proposed area of site development is outside the limits of the wetland areas and will not create new wetland disturbance. Town protected watercourse areas are not located on the site.

DESCRIPTION OF PROJECT CONSTRUCTION SEQUENCE AND PHASING

The property will be subdivided into three lots. The first phase of development will consist of the three-story hotel and office building located on the eastern portion of the property. Phase 1 will consist of Lots #1 and #2 subdivided such that each building will sit on its own parcel. Lots #1 and #2 will each be compliant parcels that will front on the Town dedicated roadway extension. Due to timing of the processes, an Open Development Area (ODA) is being requested to develop Lots #1 and #2 in conjunction with the roadway dedication. The existing roadway from Albany Shaker Road to Hilton Garden Inn will also need to be dedicated to the Town at the same time as the roadway extension is dedicated. The emergency access road from Watervliet Shaker Road will be constructed in Phase 1, upon approval from Albany County. Phase 1 will also include construction of the associated parking lots, sidewalks, underground utilities, stormwater management areas, and site amenities for the hotel and office building. Phase 1 construction is anticipated to begin Summer 2018. Lot #3 will be reserved for future development.

SITE COVERAGE STATISTICS

	<u>Existing</u>		<u>Proposed</u>	
Property Area:	1,839,810 SF	100%	1,839,810 SF	100%
Building Coverage:	0 SF	0%	29,400 SF	1.6%
Paved Areas:	20,550 SF	1.1%	181,670 SF	9.9%
Green Space:	1,819,260 SF	98.9%	1,628,740 SF	88.5%

IMPACT ON ADJOINING PROPERTY

Noise

The proposed project will not have a noise impact on the adjoining properties. The site is currently vacant. The proposed uses of hotel and offices do not generate a high degree of noise and are consistent with the uses of adjoining properties. The activities conducted at the proposed buildings do not generate loud or objectionable noises.

Visual

The proposed buildings will be commercial in appearance but will be consistent with the surrounding properties and land uses. All buildings will have exterior features that will create consistency throughout the development and blend with the existing adjacent buildings. Since the property is within the Historic Overlay District, the Shaker Heritage Society has been consulted to incorporate appropriate architectural design elements.

Drainage

The proposed drainage from the site will be consistent with existing drainage patterns to the on-site wetland areas. Wetland areas will be protected and will not be impacted by construction activities. Stormwater management areas will be constructed to mitigate water quality and peak flows from the proposed development and increase in impervious area. The final design of the proposed project will meet the requirements of the Town of Colonie Stormwater Management local law and the NYS DEC State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). Green infrastructure techniques will also be incorporated as much as possible to reduce the impact of development.

IMPACT ON SERVICES

Traffic

A Traffic Impact Study was prepared by CHA in October 2006 that estimated the trip generation for the initial approved concept for the site, which consisted of 4 buildings comprising 294,000 SF of office use with a single access point at Albany Shaker Road and Hilton Garden Inn driveway. A Trip Generation Assessment dated January 18, 2018 was completed to compare the previously approved concept to a modified proposed development including one 39,000 SF office building and a 48,000 SF, 106 room hotel. The modified proposed development will generate fewer new trips added to the adjacent street system during the weekday AM and PM peak hours than the previously approved use.

As such, the proposed modified development including a hotel will have less impact to the area transportation system than the previously approved use.

The Traffic Impact Study dated October 2006 recommended that a traffic signal be installed at the intersection of Albany Shaker Road and Hilton Garden Drive to facilitate access to the proposed (approved) office development. Installation of the traffic signal was based on full-build out of the project. A Supplemental Transportation Analysis, prepared by CHA dated August 2007, identified the phasing thresholds for implementation of the improvements and identified 100,000 SF as the threshold for which phased improvements would be necessary. The Trip Generation Assessment dated January 18, 2018 indicates that the proposed Phase 1 development generates significantly less trips than the 100,000 SF threshold identified for which improvements would be required, therefore improvements are not necessary to accommodate Phase 1 of the modified development. Installation of the traffic signal will be completed during future phases of the development as warranted.

Sanitary Sewer

The proposed development will generate approximately 14,000 Gallons per Day (GPD). The existing sanitary sewer from Albany Shaker Road to the Hilton Garden Inn will be extended into the project site to serve the proposed buildings. A lateral from each building will be connected to the extended sewer. A Public Sewer Extension will be required for the project. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed development.

Water

The proposed development will create an estimated domestic water demand of 14,000 GPD. The hotel and office building will also require fire protection service for the sprinkler system. The existing water main from Albany Shaker Road to the Hilton Garden Inn will be extended into the project site to serve the proposed buildings. The property is within the existing Latham Water District, so a district extension will not be required. The existing water system has the capacity to meet the water demand from the proposed development.

Solid Waste

The proposed development will generate approximately 81 tons of solid waste per year. Solid waste generated at the site will be collected by a private contractor.

The proposed operations may involve the use of chemicals or controlled materials. The use and disposal of these materials will be in compliance with all regulations. Disposal of chemicals or controlled materials will be managed by contracting with a company that is licensed to handle, transport and dispose of the materials. Lawn and grounds maintenance will be performed by contracted professionals using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied at the site by contracted professionals on an as-needed basis for snow and ice removal.

Town Communications System

It is not anticipated that the project would create any interference with the Town Communications System.