

# STONEFIELD

September 19, 2019

City of Albany - Board of Zoning Appeals  
Department of Planning & Development  
200 Henry Johnson Boulevard  
Albany, NY 12210  
Attn: Chair Richard Berkley

**RE: Parking Utilization Study  
Proposed Chase Bank  
1 Homestead Street  
Albany, Albany County, NY 12203  
T-17779**

Dear Chair Richard Berkley & Honorable Board Members:

Stonefield Engineering and Design (“Stonefield”) has prepared this assessment to identify the potential parking characteristics of the proposed 3,028-square-foot Chase bank on the adjacent roadway network. The subject property is located at the southeast quadrant of the intersection of Western Avenue (U.S. Route 20) and Homestead Street in the City of Albany, Albany County, New York. The subject property is designated as Block 2, Lot 38 on the City of Albany Tax Map. The existing site is currently undeveloped and consists of landscaping.

The City of Albany Zoning Ordinance requires one (1) parking space per 400 square feet for a business service. For the proposed 3,028-square-foot bank, this equates to eight (8) required spaces. Additionally, surface parking spaces shall not exceed 115 percent of the minimum required off-street parking. For the proposed development, this equates to a maximum of nine (9) parking spaces. The site would provide 23 total parking spaces, inclusive of one (1) ADA accessible parking stall. Therefore, the development is seeking a parking variance of 14 spaces in excess of the maximum parking requirement.

## **Existing Parking Utilization at Study Locations**

In order to project the parking demand of the proposed Chase bank, parking utilization counts and observations were performed at existing Chase banks in the Hudson Valley region. It is important to note that, in order to provide a comparable analysis, study locations in similar university campus settings were analyzed. The following existing Chase bank study locations were chosen:

1. New Paltz, New York: An approximately 2,550-square-foot Chase bank with 25 off-street parking spaces
2. Orangeburg, New York: An approximately 4,750-square-foot Chase bank with 45 off-street parking spaces

The parking utilization counts were conducted on Friday, September 6, 2019, from 10:00 a.m. to 1:00 p.m. and 2:00 p.m. to 6:00 p.m. which is when the existing banks are experiencing peak traffic conditions. The parking utilization data was collected in 15-minute intervals and analyzed to identify the peak parking utilization during the study period.

Based on a review of the parking utilization data in New Paltz, the critical existing peak parking demand occurred during the weekday evening time period at 3:45 p.m. with a total of 23 parked vehicles. The capacity and utilization during each peak period are summarized below in **Table 1**.

**TABLE 1: NEW PALTZ OBSERVED EXISTING PARKING UTILIZATION – SEPTEMBER 2019**

	<b>Total Parking</b>	<b>Utilization</b>	<b>Reserve Capacity</b>
Capacity	25	--	--
Weekday Morning Peak Period (10:30 a.m.)	16	64%	9
Weekday Midday Peak Period (1:00 p.m.)	21	84%	4
Weekday Evening Peak Period (3:45 p.m.)	23	92%	2

Based on a review of the parking utilization data in Orangeburg, the critical existing peak parking demand occurred during the evening peak time period at 3:30 p.m. with a total of 34 parked vehicles. The capacity and utilization during each peak period are summarized below in **Table 2**.

**TABLE 2: ORANGEBURG OBSERVED EXISTING PARKING UTILIZATION – SEPTEMBER 2019**

	<b>Total Parking</b>	<b>Utilization</b>	<b>Reserve Capacity</b>
Capacity	45	--	--
Weekday Morning Peak Period (10:30 a.m.)	23	51%	22
Weekday Midday Peak Period (11:30 a.m.)	31	69%	14
Weekday Evening Peak Period (3:30 p.m.)	34	76%	11

### Future Parking Utilization

The City of Albany Zoning Ordinance requires a maximum of nine (9) parking spaces for the proposed Chase bank. In order to produce a comparison to the Town’s requirement, Stonefield conducted an analysis of the parking demands at existing Chase bank locations. Using the maximum observed parking demand and the approximate square footage at each existing Chase bank location, a parking demand rate was generated. This rate was then used to project the parking demand of the proposed 3,028-square-foot Chase bank. The parking demands are summarized below in **Table 3**.

**TABLE 3: PARKING DEMAND COMPARISON**

	<b>Calculation</b>	<b>Rate (Parking/kSF)</b>	<b>Projected Maximum Parking Demand</b>
City of Albany Maximum Parking Requirement	1.15 × 1.0 vehicles/0.400 kSF	2.88	9
New Paltz - Observed Chase Bank Parking Data	23 vehicles/2.550 kSF	9.02	27
Orangeburg - Observed Chase Bank Parking Data	34 vehicles/4.750 kSF	7.16	22

The data presented in **Table 3** from operator-specific Chase bank data collections indicates that the peak parking demand for the proposed Chase bank is expected to be between 22 and 27 vehicles. Therefore, a parking supply of 23 spaces is expected to sufficiently support the parking demand of the proposed Chase bank.

Please note that the proposed Chase Bank is an approximately 20 to 30-minute walk or 5-minute drive from the student housing buildings on campus. However, the Capital District Transportation Authority (CDTA) Bus Route 11, also known as the SUNY/UAAlbany Shuttle, provides access along Western Avenue to and from the SUNY UAAlbany Campus Center. The bus service stops directly at the subject intersection of U.S. Route 20 and Homestead Street, thereby offering an alternative mode of transportation to the proposed Chase Bank for those students living on campus.

Additionally, it is important to note that modern Chase banks are implementing additional financial advisement services, which entail private client meetings to be held at the bank. Please refer to the appended **Floor Plan Operations**, which shows that the proposed Chase bank could service a maximum of 37 people at one (1) time. Therefore, as the proposed Chase bank would offer services in excess of standard banking transactions, a greater parking demand is anticipated.

## Conclusion

This report was prepared to identify the parking characteristics of the proposed Chase bank. Please note that the proposed development would require a parking variance to exceed the City of Albany maximum parking requirement, which is calculated to be 9 spaces for the proposed 3,028-square-foot bank. The analysis findings, which have been based on industry-standard guidelines, indicate that the proposed 23 parking spaces would better accommodate the anticipated parking demand of the proposed Chase bank.

Best regards,



Zachary Chaplin, PE  
**Stonefield Engineering and Design, LLC**



Andrew J. Villari, PE  
**Stonefield Engineering and Design, LLC**

# STONEFIELD

## Floor Plan Operations

**Total: 37 People**

**12 Employees**

**17 Patrons for Meetings**

**6 ATM Patrons**

**2 Manual Transaction Patrons**



NOTE: GROSS FLOOR AREA IS 43,500 SF

