

May 18, 2020

Mr. Tyler Fronte  
Stewart's Shops  
P.O. Box 435  
Saratoga Springs, NY 12866

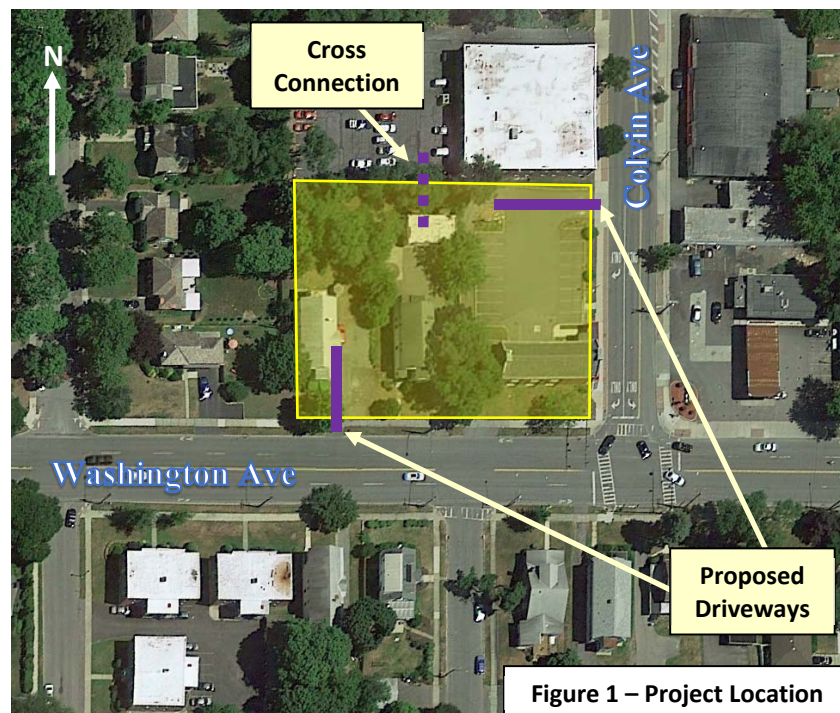
**RE: Trip Generation Assessment, Stewart's Shops, 2 Colvin Avenue, City of Albany, Albany County, New York; CM Project No. 120-139**

Dear Mr. Fronte:

Creighton Manning Engineering, LLP has completed a trip generation assessment for the proposed construction of a *Stewart's Shop* located in the northwest quadrant of the signalized Washington Avenue/Colvin Avenue intersection in the City of Albany. This evaluation is based on information provided in the "Proposed Site Plan," prepared by *Stewart's Shops* last revised March 12, 2020 included under Attachment A.

### 1.0 Project Description

The proposed project includes construction of a 3,975 square foot (SF) *Stewart's Shop* convenience market with eight fueling positions (four pumps) at 2 Colvin Avenue. The project site will combine three parcels and remove the vacant *Key Bank* building and two residential homes. Access to the existing residential homes is provided via two driveways on Washington Avenue while access to the vacant *Key Bank* building was provided by an exit only driveway on Washington Avenue and a full access driveway on Colvin Avenue. The existing driveway on Colvin Avenue will remain. In addition, the three curb cuts on Washington Avenue will be consolidated into one full access driveway as far west as possible from the adjacent traffic signal located at the Colvin Avenue intersection. The removal of two curb cuts on Washington Avenue promotes positive access management. At the request of the Albany Planning Department, a driveway connection will be provided between the proposed site and the professional building located at 10 Colvin Avenue north of the site. The study area is shown on Figure 1.



## 2.0 Trip Generation Assessment

Trip generation determines the quantity of traffic expected to travel to/from a given site. The Institute of Transportation Engineers (ITE) *Trip Generation*, 10<sup>th</sup> edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses. The trip generation of the proposed *Stewart's Shop* was estimated using land use code (LUC) 853 for a Convenience Market with Gasoline Pumps.

It can be expected that some trips to the gas station/convenience market originate from traffic that is already passing the site on Washington Avenue and Colvin Avenue. Pass-by trips are vehicles that will stop at the site before continuing on to their primary destination. For example, a driver traveling eastbound on Washington Avenue leaving work may stop at the convenience store and then continue eastbound towards home. This type of trip is considered a pass-by trip. Based on a review of data published by ITE, a pass-by trip percentage (60% to 65%) was applied to trips generated by the site as shown on Table 1.

The proposed development of the site will replace the existing vacant bank and two residential homes. It is not anticipated that these land uses currently generate a significant amount of peak hour traffic; therefore, in order to provide a conservative assessment, the proposed total external trip generation of the site was not reduced by the amount of external trips currently generated by the existing land uses. The peak hour trip generation estimate is summarized in Table 1.

**Table 1 – Trip Generation Summary**

Land Use	Size (SF)	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Stewart's Shop	3,975	80	81	161	98	98	196
Pass By Trips (60% AM Peak/65% PM peak)		-48	-48	-96	-64	-64	-128
<b>Proposed Primary Trips</b>		<b>32</b>	<b>33</b>	<b>65</b>	<b>34</b>	<b>34</b>	<b>68</b>

Accounting for pass-by trips, the proposed development will generate a total of 65 new vehicle trips during the AM peak hour and 68 new vehicle trips during the PM peak hour. The total number of trips expected at the Site Driveways is the sum of the new trips and the pass-by trips. The magnitude of the new vehicle trips generated at the site is less than the NYSDOT and ITE threshold of 100 site generated vehicles on any one intersection approach for needing off-site intersection analysis. This guidance was developed as a tool to identify locations where the magnitude of traffic generated has the potential to impact operations at off site intersections and screen out locations from requiring detailed analysis that do not reach the 100 vehicle threshold indicating that additional detailed intersection analysis is not needed and that the site generated traffic will be accommodated by the existing roadway network.

*Stewart's Shops* has agreed to partner with the City of Albany for the installation of video detection at the adjacent signalized Washington Avenue/Colvin Avenue intersection. This will improve signal actuation and minimize delay and vehicle queuing at the intersection which will minimize potential impacts to the site driveways located adjacent to the traffic signal.

## 3.0 Trip Generation Conclusions

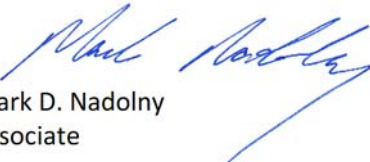
Based on a review of site generated traffic, it is not anticipated that the proposed development will have an adverse impact to adjacent intersections. The trip generation estimate indicates that this project will generate a total of 65 new vehicle trips during the AM peak hour and 68 new vehicle trips during the PM peak hour. The anticipated overall trips distributed to the surrounding roadways are below the ITE and NYSDOT 100-vehicle threshold indicating that the site generated traffic will be accommodated by the existing roadway network.

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If you have any questions regarding the above trip generation assessment, please feel free to contact our office.

Respectfully submitted,  
**Creighton Manning Engineering, LLP**

  
Mark D. Nadolny  
Associate

Attachments

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Attachment A  
Proposed Site Plan

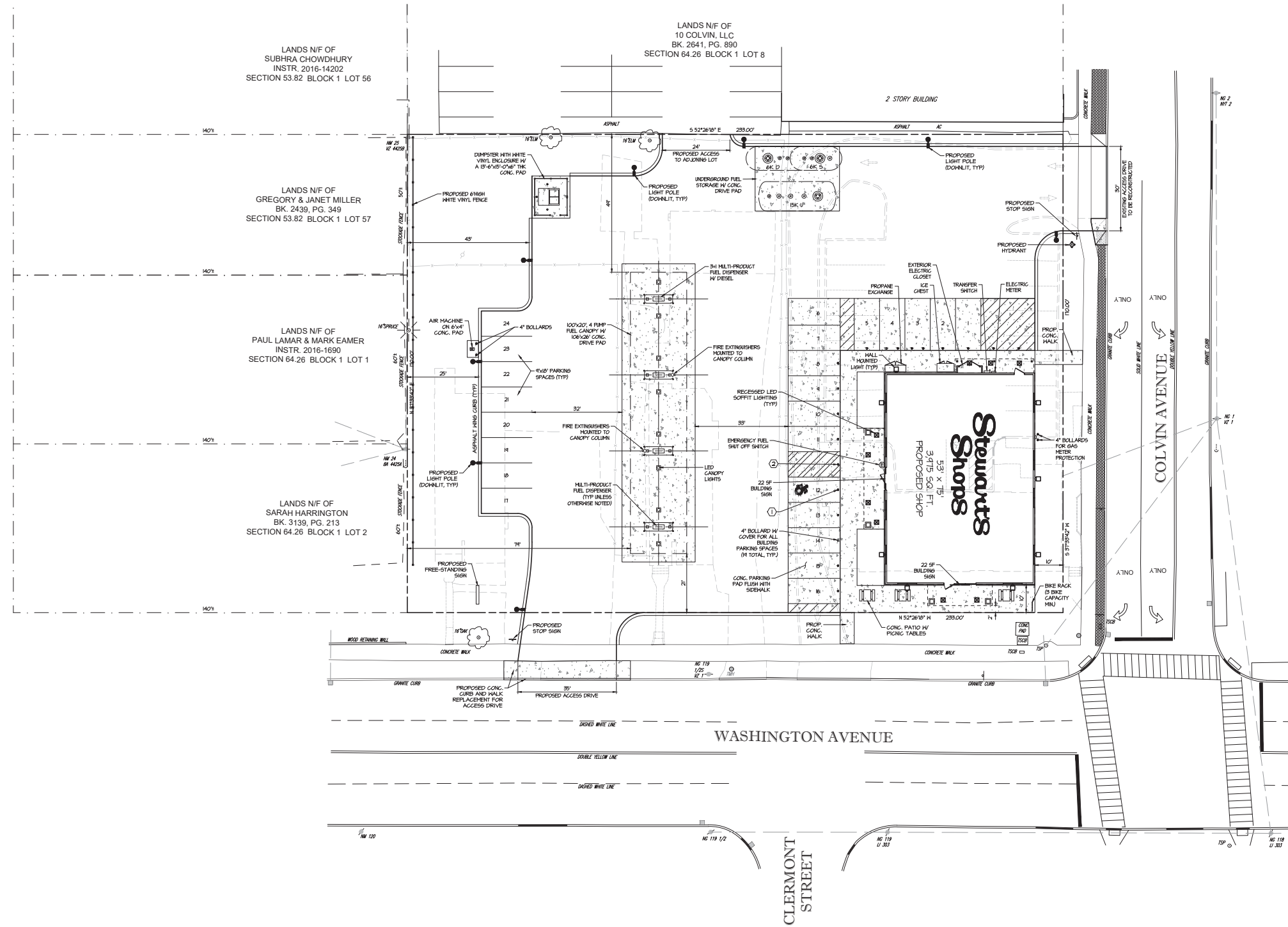
Stewart's Shop  
City of Albany, New York



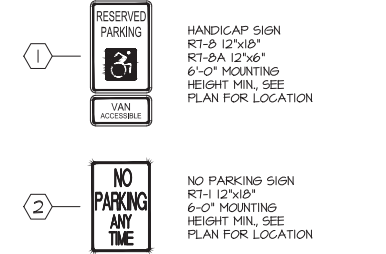
**SITE LOCATION MAP**  
SCALE: N.T.S.

LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K" COPPER	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, PROPOSED, HDPE	
STORM PIPE, EXISTING	
STOCKADE FENCE	
CHAINLINK FENCE	
SPLITRAIL FENCE	
1/2" ELECTRICAL/TELE SERVICE CONDUIT	
1/2" ELECTRICAL CONDUIT	
1/2" GAS LINE	
1/2" CAMERAL CONDUIT	
DIESEL PRODUCT LINE	
SUPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SPOT ELEVATION	
EXISTING UNCHANGED SPOT ELEVATION	

NOTES:  
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
2. DARKER LINES INDICATE NEW WORK.  
3. DOTTED LINES INDICATE REMOVED ITEMS.



- SIGN KEY:**
- 1) ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
  - 2) SIGN POST TO BE SECURED IN BOLLARD WITH SAND
  - 3) SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.



CITY OF ALBANY - ALBANY COUNTY  
TAX MAP S.B.L.# 64.26-1-345641  
ZONING DISTRICT - MIXED-USE NEIGHBORHOOD CENTER (MU-NC)

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	N/A	39,610 SQ. FT. (0.91 ACRES)
MINIMUM LOT WIDTH	20 FEET	235 FEET
MAXIMUM LOT COVERAGE	40%	78%
MAXIMUM FRONT SETBACK (COLVIN / EAST)	10 FEET	10 FEET
MAXIMUM FRONT SETBACK (WASHINGTON / SOUTH)	0 FEET	2 FEET
MINIMUM SIDE SETBACK (WEST)	10 FEET	78 FEET
MINIMUM REAR SETBACK (NORTH)	10 FEET	44 FEET
MAXIMUM BUILDING HEIGHT	3-1/2 STORIES	1-STORY (26 FEET)
PARKING	1 PER 200 SQ. FT. NET LEASABLE AREA	24 SPACES

**SITE STATISTICS:**

EXISTING SITE USAGE DATA	PROPOSED SITE USAGE DATA
GREENSPACE	14,988 SQ. FT. 38%
BUILDING	6,249 SQ. FT. 16%
CONC. / PAVE	18,324 SQ. FT. 46%
GREENSPACE	8,712 SQ. FT. 22%
BUILDING	3,415 SQ. FT. 10%
CONC. / PAVE	26,923 SQ. FT. 68%

STORE NAME, ABBREVIATION & NO.		COLVIN AVENUE - CLVA - 237	
SITE LOCATION		2 COLVIN AVENUE - ALBANY, NY	
DATE	NO.	REVISIONS	
12/20/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS	
3/20/20	2	REVISED PER CITY COMMENTS	
DRAWN BY: JR/G		SCALE: 1"=20'	
DATE: 12/24/19		DRAWING NO.	
SARATOGA SPRINGS, NY 12866		5-2	
TEL. (518)581-1200		FAX (518)581-1204	
TITLE: PROPOSED SITE PLAN			

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

