



Major Commercial Siteplan Review Concept Acceptance Re-Approval Request Narrative

Century Hill Plaza – Plaza Dr.
First Columbia, LLC

 Century Hill Plaza



AERIAL

 FIRST COLUMBIA

Street Address: Plaza Dr.
Applicant: First Columbia LLC
22 Century Hill Dr., Suite 301
Latham, NY 12110
Contact: Mr. Christopher J. Bette
Phone # 518-213-1000



Civil Engineer: The Chazen Companies
547 River St.
Troy, NY 12180

Contact: Mr. Roger Keating, P.E.
Phone # 518-266-7324

Zoning District: Commercial Office (CO)

Site Acreage: 18.67 Acres

Submission Date: April 28, 2010
Extension Request: October 26, 2011
Re-Approval Request **December 5, 2017**

First Columbia, LLC proposes to develop the lands located at 3 Autopark Drive, Latham, NY for a commercial office business park. The proposed plan includes the construction of approximately 390,541 sf of commercial office space and associated parking. All facilities in the campus will complement not only First Columbia's existing office buildings but the surrounding area. No impacts to adjacent properties will result from the proposed development.

Property Overview

The current 18-acre parcel includes the land associated with new building, 14 Plaza Dr. with the balance of the land vacant. As part of the 14 Plaza Dr. project, the roadway, underground electric, gas and water utilities were extended to Autopark Dr. and the stormwater basin for the entire parcel was constructed. Access to the site is provided from both Autopark Dr. and Century Hill Dr. The parcel is located within the Town of Colonie Commercial Office (CO) zoning district. The proposed use for the property is consistent with the zoning requirements and existing commercial base of the area. The parcel is also located within the Boght Road – Columbia Street GEIS study area.

Project Overview

The proposed uses for the parcel are as follows, outlined on the attached conceptual site plan include:

- 14 Plaza Dr. - Existing 3-Story Office Building totaling approx. 54,711 sf.
- 16 Plaza Dr. – Proposed 4-Story Office Building totaling approx. 67,830 sf.
- 13 Plaza Dr. – proposed 2-Story Office Building totaling approx. 40,000 sf.
- 15 Plaza Dr. – Proposed 5-story office building totaling approx. 114,000 sf
- 17 Plaza Dr. – Proposed 5-story office building totaling approx. 114,000 sf

Building construction will be steel-frame, masonry/ metal panel exterior and flat roof with a maximum height of seventy five (75) feet. Layout and construction and landscaping improvements will be complimentary to the existing buildings located on Century Hill Drive. Care will be taken in the building design to maintain the character of the area as well as be visually appealing in the approach from Century Hill Drive, Autopark Drive and the Northway (I-87) Corridor.

The plan also includes the construction of a two-story concrete parking structure. Tenants have not been confirmed for any of the buildings. However, it is envisioned that the buildings hour of operation will be 8:00 am to 5:00 pm, Monday through Friday. Construction will be “build-to-suit” and subject to tenant demand and therefore, phased upon demand.

Site Coverage Statistics

Total Site Area	813,446 s.f. (100%)
Building Footprint Area	100,795 s.f. (13%)
Paved Area	409,444 s.f. (50%)
Green Area	303,168 s.f. (37%)

Impact on Services

The parcel lies within the Town of Colonie’s water & sewer districts and the Latham Fire District. The parcel is currently serviced by all major utilities including gas, electric, telephone, water and sanitary sewer. Sufficient capacity exists in the existing lines to provide service to the proposed buildings. Water connections will be building service laterals from the main located along side of Plaza Dr. Sanitary sewer waste will be collected in individual grinder pumps and conveyed to the gravity line in the existing Century Hill Dr. driveway. Capacity in the Century Hill Dr. pump station was reviewed for the entire development during the review of 14 Plaza Dr. and determined sufficient capacity exists for the overall proposed development.

Approx. Number of Employees	1,679
Primary Hours of Operations	8:00 a.m. to 5:00 p.m., Monday through Friday.
PM Peak Hour Traffic	516 vehicle trips
Estimated Sanitary Sewer Usage	26,866 GPD
Estimated Water Usage	26,866 GPD
Estimated Solid Waste Generation	34 Tons/ Month

Utility demand is calculated from the maximum number of employees of 1952 people or 1 person per every 200 s.f. of the gross floor area. Our experience as building owners and managers has shown that using 200 s.f. per person provides an estimate of utility usage that is well above actual.

The building tenants will participate in the Town of Colonie's Recycling Program, minimizing the solid waste disposal quantity. It is not anticipated that any tenant will be storing, producing or disposing of any chemicals or waste not generally associated with professional office use.

Parking

Pursuant to our request and subsequent discussion at our sketch plan review on February 9, 2010, First Columbia has designed the site to reflect a parking demand that more accurately reflects the actual usage, as determined by review of our existing building parking lots. Parking is proposed to meet 1 space per 285 sf. Cross-easements for adjacent properties will be provided to allow for spillover from adjacent properties.

Stormwater Management

As part of the construction of 14 Plaza Dr., First Columbia constructed a Phase 2 Stormwater structure on-site. Runoff from the development will utilize the on-site basin.

EXTERIOR PICTURES





