APPENIDIX A: INVENTORY AND ANALYSIS

SECTION 2: BUILDOUT ANALYSIS

Buildout Analysis: Methodology & Results Summary

Chazen developed a built-out scenario for the Village of Menands to identify the Village's potential development under existing zoning, and in consideration of site constraints. This built-out scenario does *not* reflect likely future growth but, rather, the Village's overall development potential given a set of assumptions and constraints. Using the Village's zoning and land use regulations, as well as environmental and regulatory constraints (e.g., wetlands, streams, and steep slopes), an estimate of total potential residential and non-residential development was calculated

Methodology

The build-out scenario was conducted utilizing ArcGIS software and data supplies by the Village, the County, NYS GIS Clearinghouse, and other publicly available data sources. Using these data "layers," the following analysis was performed:

1. **Environmental Constraints:** Land with slopes greater than 15%, NYSDEC-regulated wetlands, and NYSDEC-regulated streams (including a 50-foot buffer) was considered unlikely to be developed and excluded from the buildout analysis.
2. **Excluded Parcels:** Certain parcels were excluded from the study because the size, ownership, or current use precluded further development. Examples included parcels containing churches, cemeteries, school, utilities, and municipal buildings, in addition to parcels that could not be further subdivided due to their size and the respective zoning.
3. **Zoning District:** The Village's zoning requirements were incorporated into the study to determine potential development densities; parcels that were split zoned were treated as separate parcels with different permissible uses and allowable densities.
4. **Identification of "Utilized" vs. "Underutilized" Parcels:** For the purposes of this study, a parcel is considered "underutilized" if it is vacant or, if the parcel has existing building(s), it could accommodate additional development in consideration of minimum lot size, maximum lot coverage, building height, and minimum parking requirements. All "utilized" parcels were excluded from the buildout analysis.
5. **Calculate Potential Buildout:** For parcels with residential zoning, the maximum number of residential units that could be constructed was calculated in consideration of underlying zoning requirements; for districts that permit two-family and multi-family development, the maximum (higher number of units) was assumed in consideration of the maximum number of units permitted per acre. For parcels with non-residential zoning, the maximum potential building area was calculated for each parcel in consideration of lot coverage, building height, and parking requirements, as often lots cannot accommodate both the maximum development density and the minimum parking required. Lastly, for parcels with mixed-use zoning, buildings' ground floors were assumed to be occupied by non-residential (retail) uses, with the upper stories occupied by residential units.

Results

Based on this approach, the buildout analysis estimates that 1,716 residential units and 3.67 million square feet (SF) of non-residential development could occur at full buildout of the Village (refer to the table on the following page).

	Vacant Lots	Underbuilt Lots	Total
Residential Units	414	1,302	1,716
Non-Residential Floor Area	2.03 million SF	1.63 million SF	3.67 million SF

Discussion

This buildout analysis provides an estimate of what *could* be developed, not what *will* be developed. The results of the buildout analysis provide a framework for considering the Village's future. Land use regulations, or zoning, is the primary mechanism that the Village has to alter the location, type and density of potential development.

- The potential buildout does not necessarily reflect residents desired development patterns in the residential areas in the west of the Village, where there are already mature neighborhoods.
- Environmental and physical constraints on the eastern portion of the Village is a challenge for large scale development
- There is ample unrealized development potential in the Broadway corridor.

Commercial Uses: The buildout analysis determined that approximately 3.67 million square feet of commercial development could occur in the Village. This is a considerable amount of potential development for a community that is just under four square miles of total area. As an example of how much square footage is used for some common commercial uses, the average Lowes home improvement store is 112,000 square feet with an additional 32,000 square feet of outdoor space. Applebee's requires about 1 to 1.5 acres of land with a 5,500 square foot building. If the average total size of a Lowes (including outdoor sales space) is approximately 140,000 square feet, there could be the equivalent of 26 Lowes built in the Village. Most of this commercial development potential is found in the Broadway Corridor.

Residential Uses: The buildout analysis found that there are many lots in the western portion of the Village that could potentially be subdivided to allow for more residential development. Based on a review of existing development patterns, there is little desire to increase the density in the mature single-family neighborhoods in the western portion of the Village. The large amount of potential residential development led the Committee to question how an influx of residents could impact the Menands School.

Mixed Uses: In the area around the Village Office is zoned "T5- Infill Mixed-Use District" there is considerable development potential. This area's zoning was updated in 2013 to facilitate infill development, but the desired development has not occurred. However, the Village still desires the mixed-use development that the 2013 updates were intended to spur.

Residential Potential

1 Dot = 1 Housing Unit

Commercial Potential

1,000- 20,000 SF

20,000 - 60,000 SF

60,000 - 150,000 SF

Over 150,000 SF

Existing Buildings

Albany Rural Cemetery

Albany Truck Sales

Rite Aid

True Value Hardware

Ganser-Smith Memorial Park

Menands Library

Village Court

Morgan Linen

KFC

Sky Zone

Dunkin' Donuts

Albany Lofts

32

787

378

377

9

4

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VILLAGE OF MENANDS COMPREHENSIVE PLAN

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Buildout Analysis

Albany County, NY