



# MEMORANDUM

## City of Watertown Planning Office

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June 30, 2011

To: Norman J. Wayte II, Chairman, Planning Board

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Amendment to Site Plan Approval – Hilton Garden Inn

A site plan was approved by City Council on April 19, 2010 for the construction of the Hilton Garden Inn at City Center Plaza, 1290 Arsenal Street, parcels 8-53-102.001, 8-53-103.100, 8-53-106.100, and 8-53-114. Condition #9 in the Council resolution for this approval requires that:

As part of the site plan for the hotel, the applicant must construct a sidewalk along the south side of the first entrance drive from Western Boulevard to the northwest corner of the AT&T building prior to the issuance of a Certificate of Occupancy for the building.

As part of the June 20, 2011 site plan approval for a 2,500 square foot Five Guys restaurant and a 2,500 square foot restaurant/retail building, also at 1290 Arsenal Street, the applicant proposed the construction of a sidewalk along *north* margin of the entrance driveway from Western Boulevard.

Included with the Five Guys application was an overall site plan provided at the request of staff so we could continue to see how each phase fits into the total scheme. We did not notice that a sidewalk was not shown on the south side of the entrance drive, because the overall plan was not being reviewed for approval. Only the one phase was being considered for approval. We were not aware that the applicant expected that the sidewalk shown on the Five Guys site plan would replace the sidewalk included in the Hilton Garden Inn site plan until he mentioned it during the Planning Board meeting. However, the approval of the Five Guys site plan does not change the previous approval for the Hilton Garden Inn.

The reasons for putting the sidewalk on the south side are given in the attached memo from the Engineering Department.

If the applicant's request to have a sidewalk only on the north side is to be granted, Condition #9 referenced above should be replaced by the following:

As part of the site plan for the hotel, the applicant must construct a sidewalk along the north margin of the most southerly entrance drive from Western Boulevard to the corner north of the AT&T building, prior to the issuance of a Certificate of Occupancy for the building.

cc: Planning Board Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Patrick Donegan, Millennium Development  
City Council Members



## **INTEROFFICE MEMO ENGINEERING DEPARTMENT**

DATE: June 29, 2011

TO: Ken Mix, Planning Coordinator

FROM: Justin Wood, Civil Engineer II

SUBJECT: Site Plan Application – Hilton Garden Inn  
VL Arsenal Street  
Parcel Numbers 8-53-102.001, 8-53-103.100, 8-53-106.100, 8-53-114.000  
Zoning – Planned Development District # 23

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### Pedestrian Traffic

A majority of pedestrian traffic into the site will be from Arsenal Street. By installing a sidewalk on the south side of the access road, pedestrians will be able to enter into the site from Western Boulevard and from there branch off north or south to the rest of the site at the AT&T building. A south side sidewalk would also provide pedestrians a mid-block crossing to the north, across the access road, to travel to the Five Guys site as well as the future pad sites. The mid-block crossing would be approximately 28' long and cross only two lanes of traffic. A striped crosswalk and appropriate signage should be installed at the mid-block crossing.

If the sidewalk were shifted to the north side of the access road, pedestrians would be forced to cross a nearly 100' intersection that is heavily trafficked by motor vehicles. The curvature of Western Boulevard and multiple lanes of traffic also increases the risk posed to pedestrians attempting to reach the north side of access road. In addition, it is likely many pedestrians will choose to walk along the southerly curb line of the access road into the site to avoid the intersection and choose to cross mid-block anyway. If the sidewalk is shifted to the north side of the access road, the applicant must install a cross walk along with appropriate signage and coordinate the plans and installation with the NYSDOT.

It is the Engineering Department's recommendation that a sidewalk be constructed on the south side of the access road, at a minimum, to the Mobil Gas Station entrance. This would allow pedestrians a much safer mid-block crossing that is only 28' vs. 100' and reduces the potential for vehicle/pedestrian conflicts. The applicant stated there is a potential for utility conflicts by constructing the sidewalk on the south side of the access road, however, these conflicts should be substantiated before ruling out the feasibility of providing a preferred pedestrian connection into the site.