

# Hamlets 3

ROGER TRANCIK, FASLA URBAN DESIGN CONSULTANTS INC. ITHACA, NEW YORK

Planning for **Smart Growth** and

## EXPANSION: **HAMLETS OF THE ADIRONDACKS 3**

[www.adkhamlets.org](http://www.adkhamlets.org)

# Hamlets 3

S M A R T   E X P A N S I O N



## DEC **SMART GROWTH CATEGORIES**

- **LOCAL** - *one municipality*
- **REGIONAL** - *two or more municipalities*
- **PARKWIDE** - *multiple municipalities*

# Hamlets 3

S M A R T   E X P A N S I O N



## PROJECT SPONSORSHIP:

- *New York State Department of Environmental Conservation*
- *Essex County Planning Office*
- *Adirondack Community Housing Trust*

# Hamlets 3

S M A R T E X P A N S I O N



## PROJECT *WORKING GROUPS:*

- *Adirondack Park Agency*
- *Project Advisory Committee*
- *Case Study Communities*

# Hamlets 3

SMART EXPANSION



PROJECT

**GOAL:**

***TO DEVELOP A SMART GROWTH PLANNING  
MODEL THAT WILL HELP ADIRONDACK  
HAMLETS EXPAND INTO THE FUTURE***

# Hamlets 3

S M A R T   E X P A N S I O N

## PROJECT *OBJECTIVES:*

*PROTECT NATURAL RESOURCES WITHIN &  
NEAR HAMLETS BY PREVENTING SPRAWL*

*INTEGRATE EXPANSION PROJECTS INTO THE  
FABRIC OF EXISTING HAMLETS*

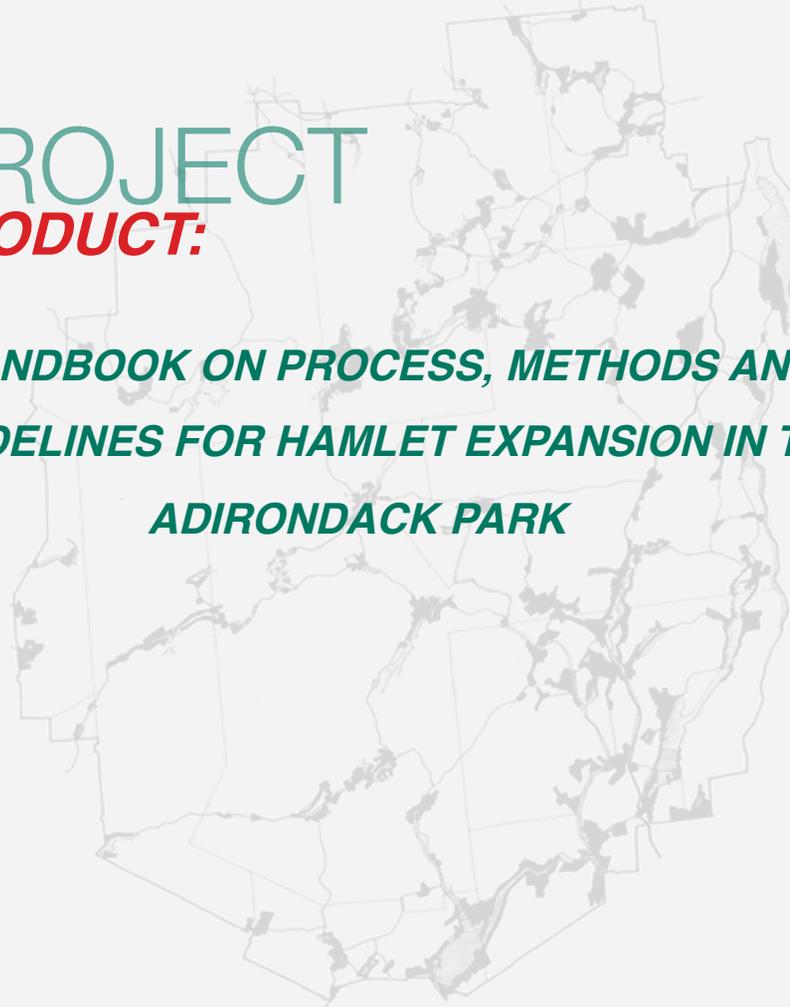
*PROMOTE SMART, SUSTAINABLE ECONOMIC  
GROWTH OF THE HAMLETS*

# Hamlets 3

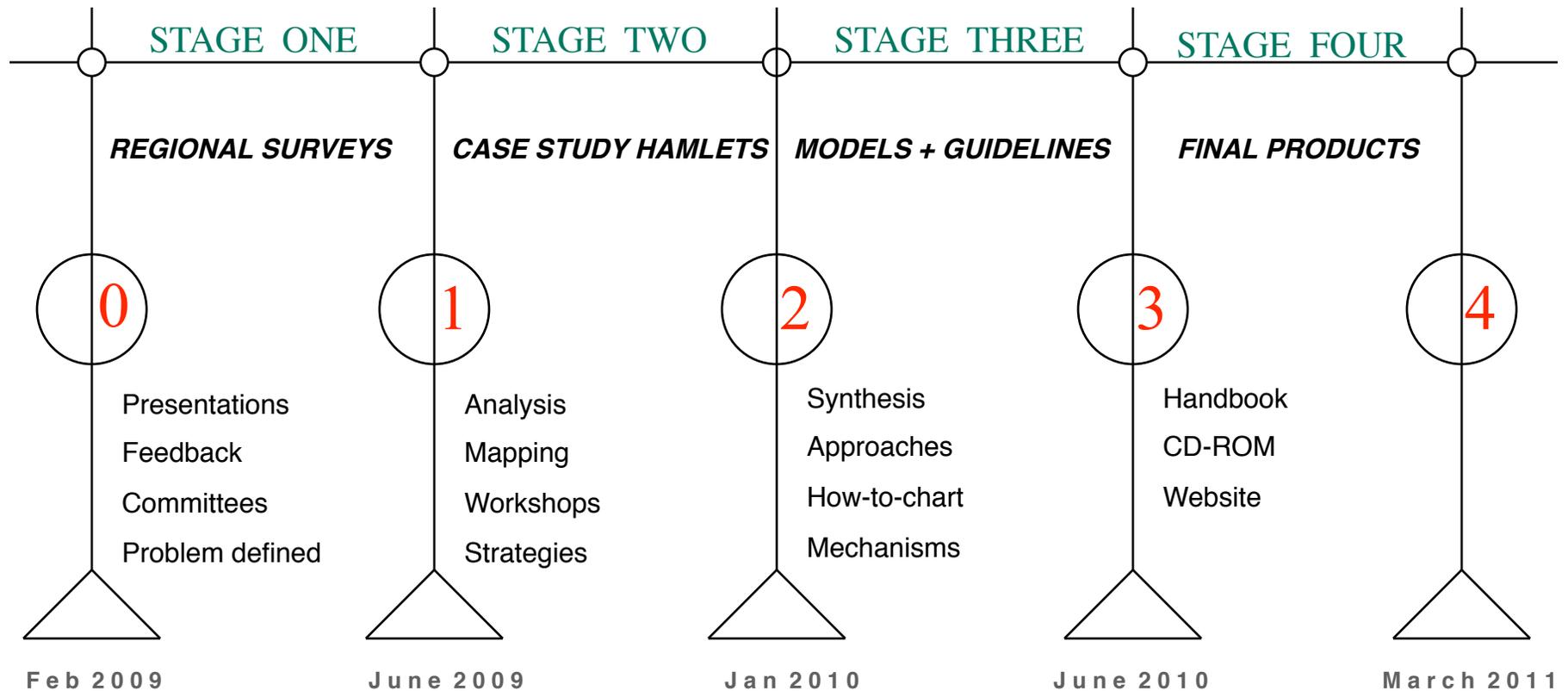
S M A R T   E X P A N S I O N

**PROJECT**  
***PRODUCT:***

***HANDBOOK ON PROCESS, METHODS AND  
GUIDELINES FOR HAMLET EXPANSION IN THE  
ADIRONDACK PARK***



# Hamlets 3 SMART EXPANSION

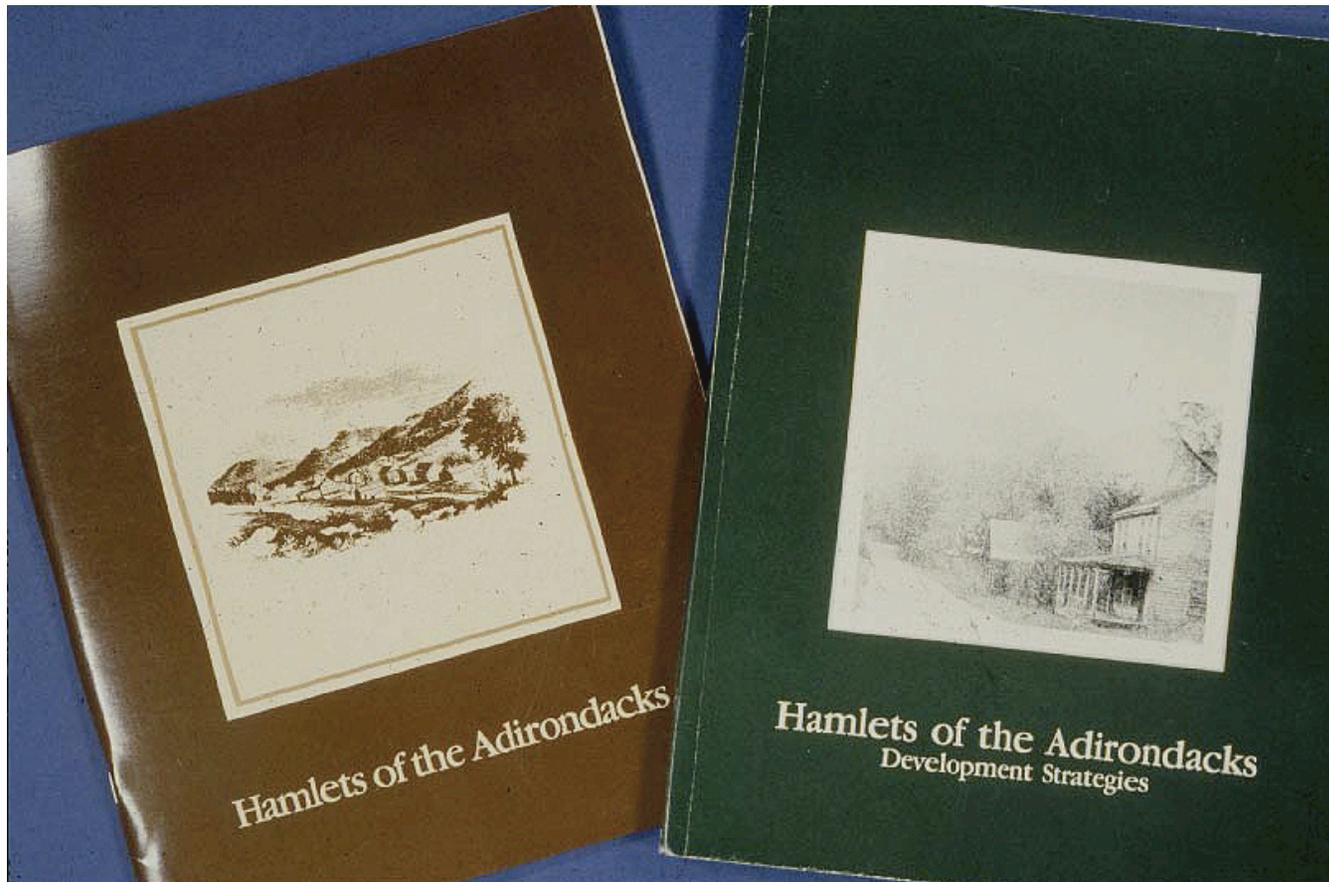


*WORKFLOW*

# Hamlets 3

BUILDS ON HAMLETS 1 & 2

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# Hamlets 3 WHAT IS AN ADIRONDACK HAMLET ?

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...close-knit forest communities for working people in local industries, clustered around strong commercial centers, surrounded by vast wilderness...and tourists were drawn to this pristine natural beauty.

*DEC smart growth website*



## *Hamlet culture and lifestyle*

...a group of 40 or more structures with at least one commercial facility...having a close relationship to lakes and rivers...its boundaries often dispersed and indefinite...informal and frontier-like in character.

*Hamlets of the Adirondacks, phase one*

# Hamlets 3 WHAT IS AN ADIRONDACK HAMLET ?

*Big 'H' hamlet*



*Little 'h' hamlet*



Big 'H' hamlets are Hamlet districts colored brown on the APA Map...

Little 'h' hamlets are not APA Hamlet districts but physical hamlets nonetheless...

***18 OF THE 92 TOWNS IN THE PARK DO NOT HAVE BIG 'H' HAMLETS***

# Hamlets 3

## DEFINING EXPANSION

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*THE **PROCESS** OF INCREASING SOMETHING IN SIZE,  
EXTENT, SCOPE OR NUMBER*

*THE **ACT OR STATE** OF EXPANDING, OPENING UP, OR  
SPREADING OUT*

*Microsoft Word dictionary*

# Hamlets 3

WHY EXPAND A HAMLET ?

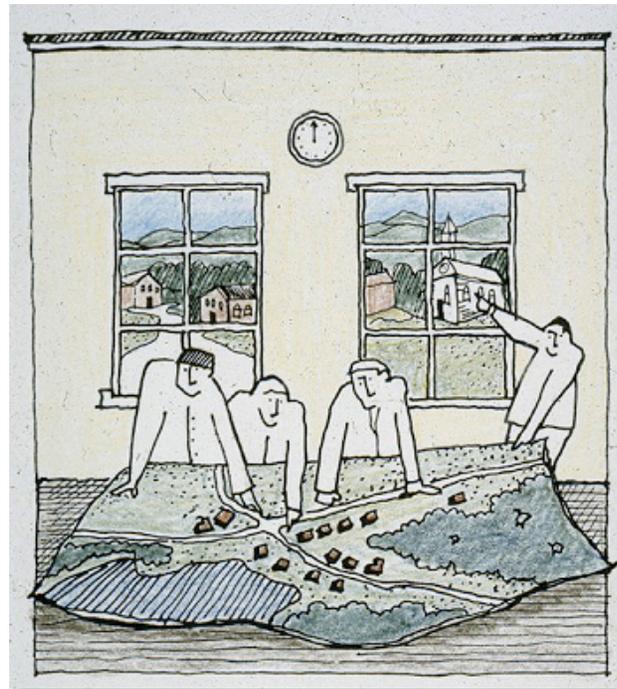
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*INCREASE LAND AREA*

*INCREASE POPULATION SIZE*

*INCREASE ECONOMIC BASE*

*INCREASE SERVICES AND FACILITIES*



# Hamlets 3

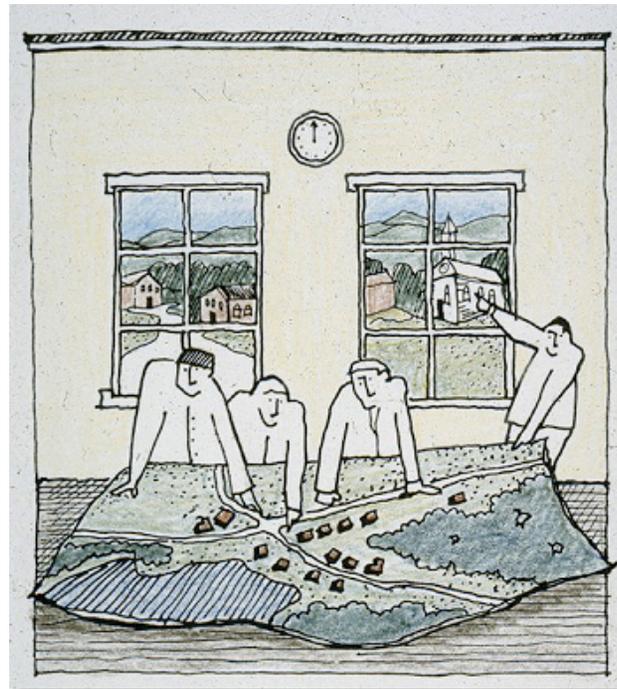
## WHY EXPAND A HAMLET ?

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*...but **more** doesn't always mean better*

*...what is the **NEED** or rationale for expanding?*

*...what is the **supply/demand** for hamlet expansion?*



# Hamlets 3

## OPTIMUM HAMLET SIZE ?

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*WHAT IS THE OPTIMUM SIZE OF AN IDEAL HAMLET?*

*...population threshold = facilities + services*



STAR LAKE



*Key Factors*

# Hamlets 3

## FACTORS

---

*Expansion choices depend on the following factors:*

***PHYSICAL TYPE OF HAMLET***

***AVAILABILITY OF LAND***

***SITE CONSTRAINTS***

***LOCATION OF ROADS, WATER AND SEWERS***

***LAND USE CIRCUMSTANCE***

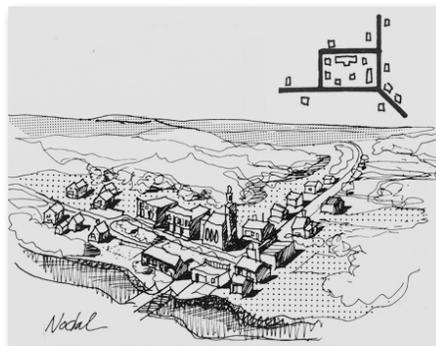
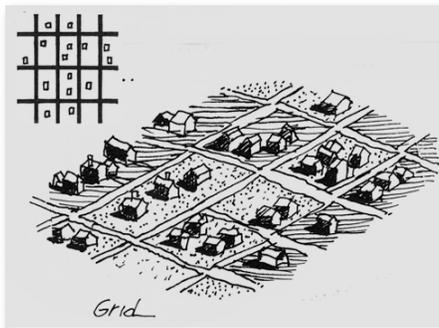
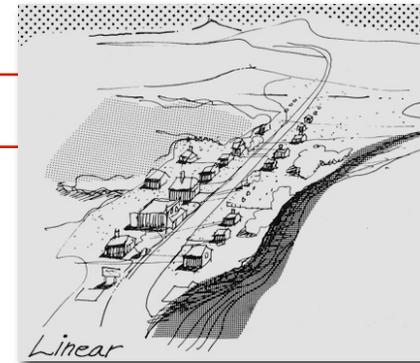
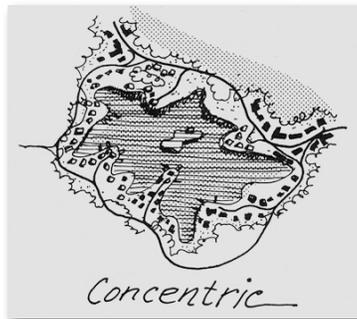
***REGIONAL CONTEXT***

# Hamlets 3

FACTORS

*Expansion choices depend on the following factors:*

## **PHYSICAL TYPE OF HAMLET**



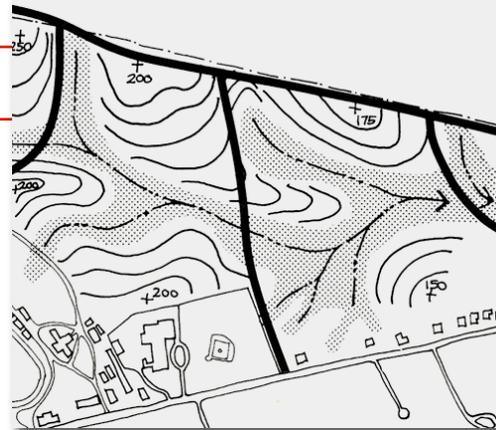
# Hamlets 3

## FACTORS

*Expansion choices depend on the following factors:*

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**AVAILABILITY OF LAND**



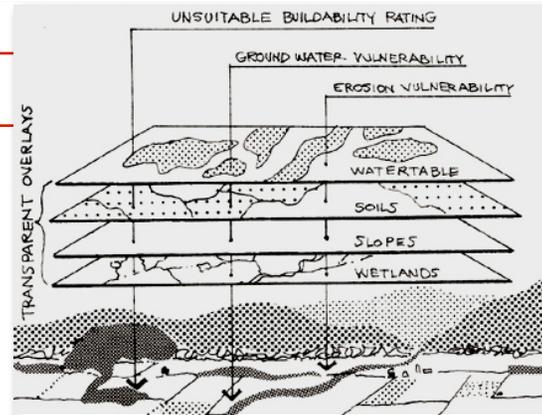
# Hamlets 3 FACTORS

*Expansion choices depend on the following factors:*

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**SITE CONSTRAINTS**



# Hamlets 3 FACTORS

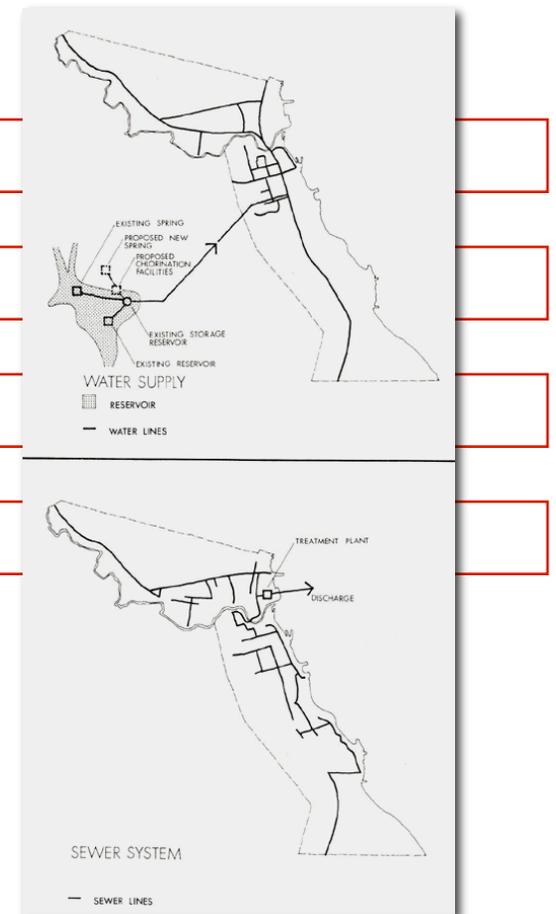
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**LOCATION OF ROADS, WATER AND SEWERS**



# Hamlets 3 FACTORS

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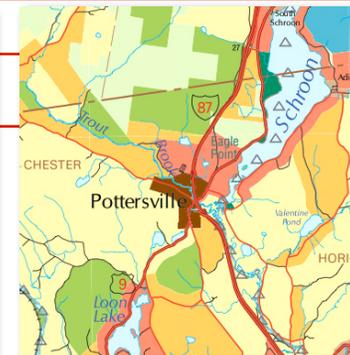
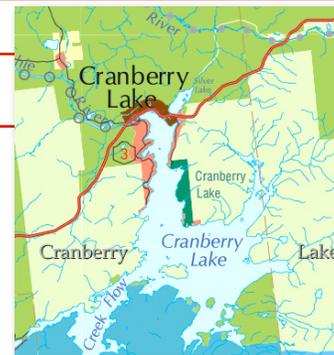
**LAND USE CIRCUMSTANCE**

#### STATE LAND CLASSIFICATION

	Wilderness
	Canoe Area
	Primitive
	Wild Forest
	Intensive Use

#### PRIVATE LAND CLASSIFICATION

	Hamlet
	Moderate Intensity Use
	Low Intensity Use
	Rural Use
	Resource Management
	Industrial Use



# Hamlets 3 FACTORS

*Expansion choices depend on the following factors:*

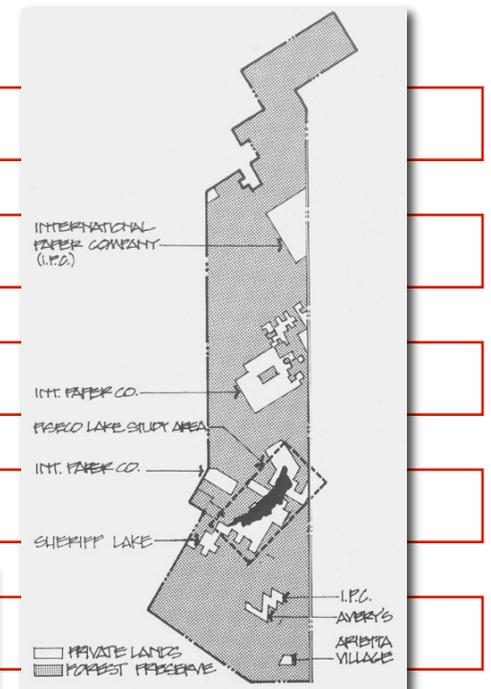
**PHYSICAL TYPE OF HAMLET**

**AVAILABILITY OF LAND**

**SITE CONSTRAINTS**

**LOCATION OF ROADS, WATER AND SEWERS**

**LAND USE CIRCUMSTANCE**



# Hamlets 3

## FACTORS

*Expansion choices depend on the following factors:*

***PHYSICAL TYPE OF HAMLET***

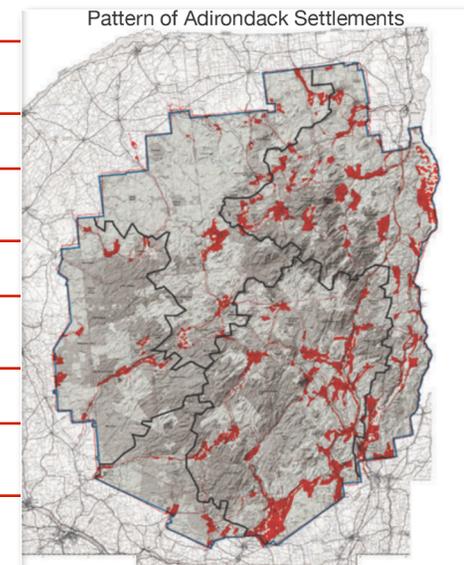
***AVAILABILITY OF LAND***

***SITE CONSTRAINTS***

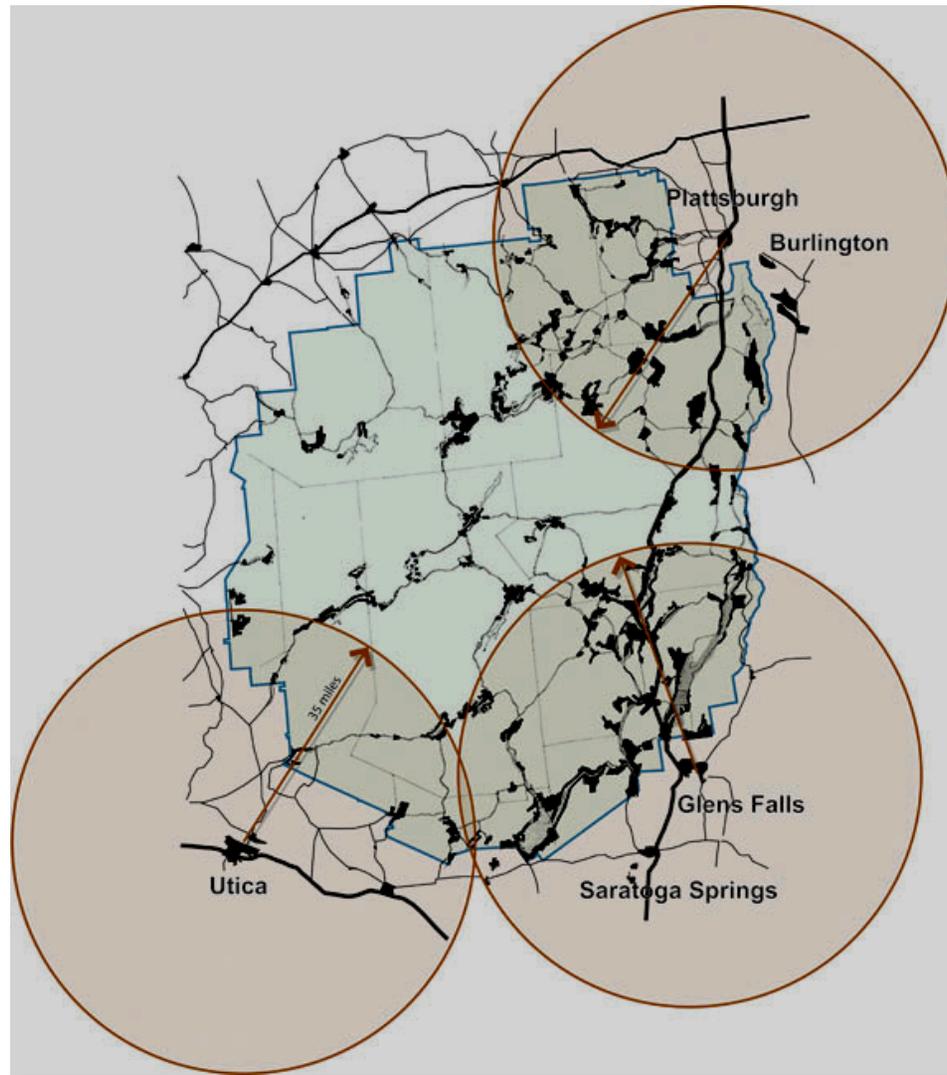
***LOCATION OF ROADS, WATER AND SEWERS***

***LAND USE CIRCUMSTANCE***

***REGIONAL CONTEXT***

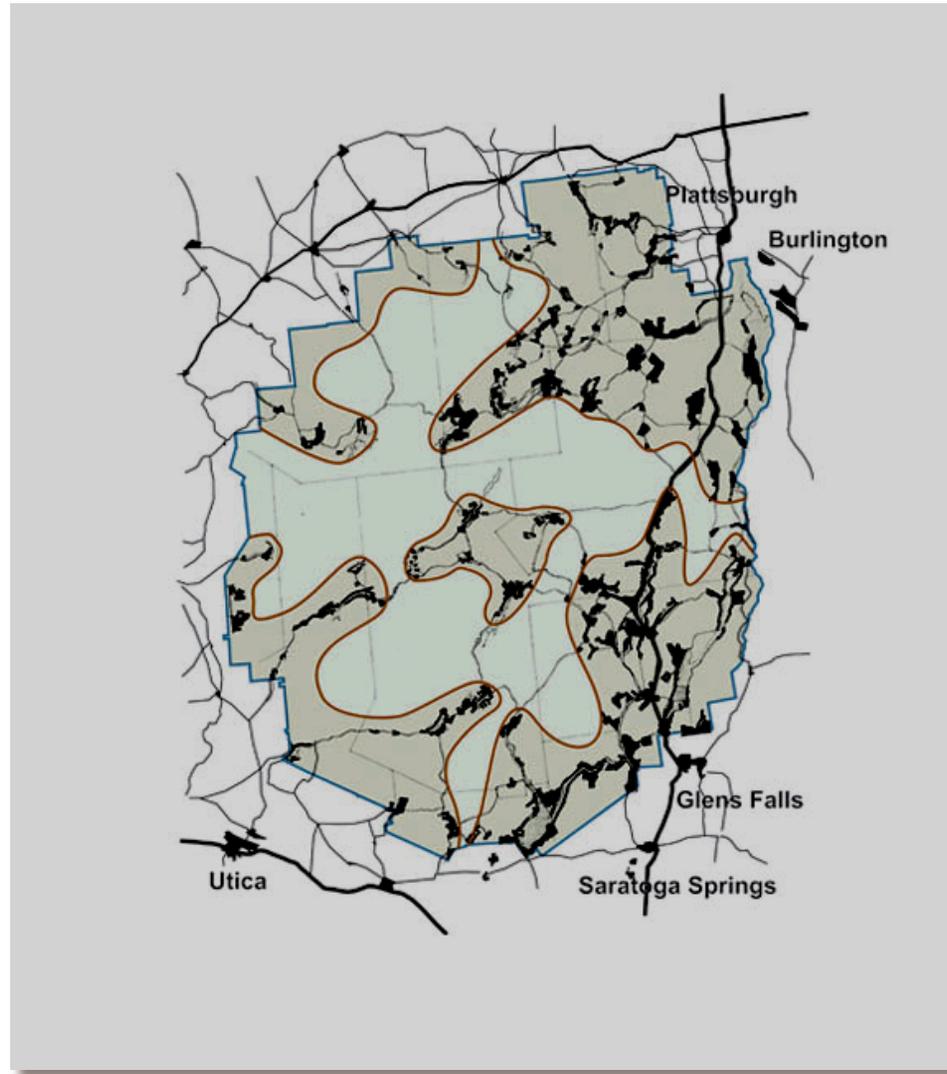


# Hamlets 3 REGIONAL CONTEXT



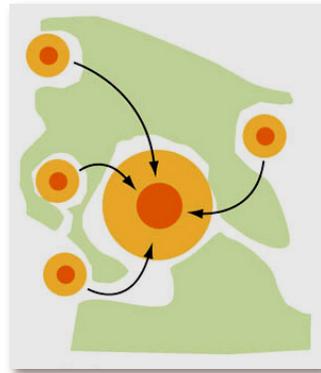
*PERIMETER INFLUENCES*

# Hamlets 3 REGIONAL CONTEXT

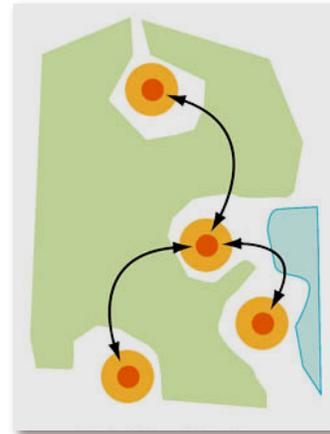


*INTERIOR SUB-REGIONS*

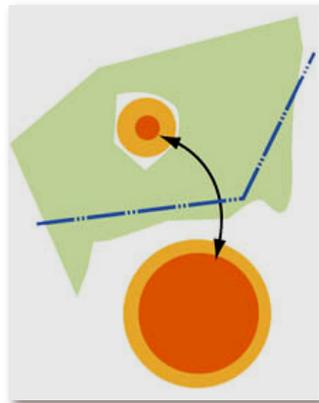
# Hamlets 3 REGIONAL CONTEXT



CENTER-SATELLITE



MULTI-NODAL



URBAN SYMBIOSIS



HAMLET NECKLACE

*HAMLET CLUSTERS*



# *Smart Growth Principles*

# Hamlets 3

## **10 SMART GROWTH PRINCIPLES:**

- **STRONG CENTERS**
- **WELL-DEFINED BOUNDARIES**
- **COMPACT, WALKABLE SPACES**
- **ACCESSIBLE NATURE**
- **HIGH VISUAL QUALITY**

- **JOBS + HOUSING**
- **ENERGY EFFICIENCY**
- **TRANSPORTATION CHOICES**
- **COMPREHENSIVE PLANNING**
- **COLLECTIVE DECISION-MAKING**

# Hamlets 3

SMART GROWTH PRINCIPLES

## ***STRONG CENTERS AND BOUNDARIES***



SAN MINIATO

# Hamlets 3

SMART GROWTH PRINCIPLES

## WALKABILITY, VISUAL QUALITY



WANAKENA HAMLET

# Hamlets 3

SMART GROWTH PRINCIPLES

## *NATURE OUTSIDE, COMPACT INSIDE*



MOOSE RIVER



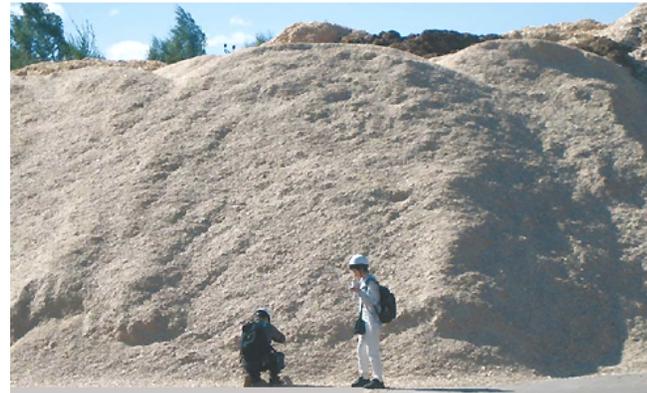
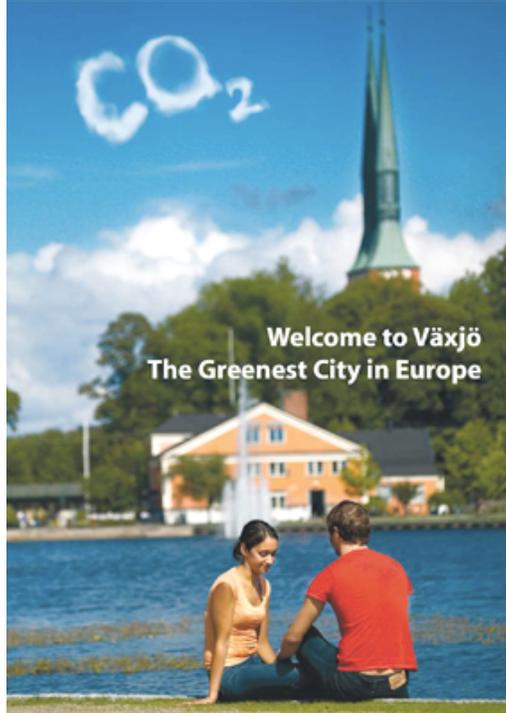
OLD FORGE



ESSEX

# Hamlets 3 SMART GROWTH PRINCIPLES

## ENERGY, JOBS & HOUSING



# Hamlets 3

SMART GROWTH PRINCIPLES

## *ENERGY & GREEN DESIGN*



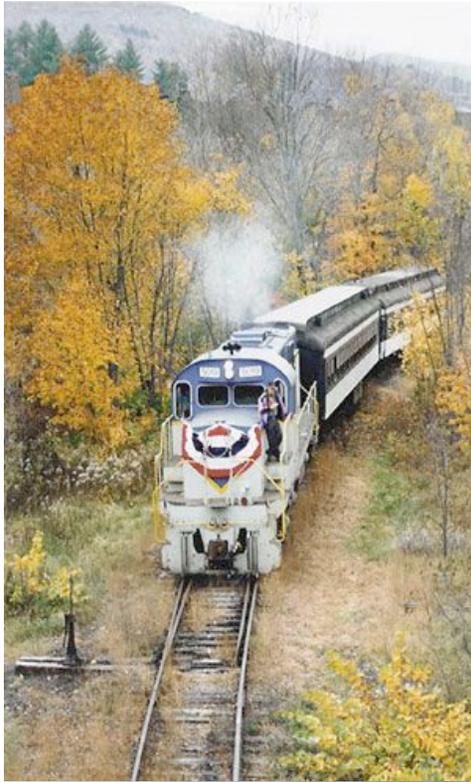
WADHAMS FALLS HYDRO



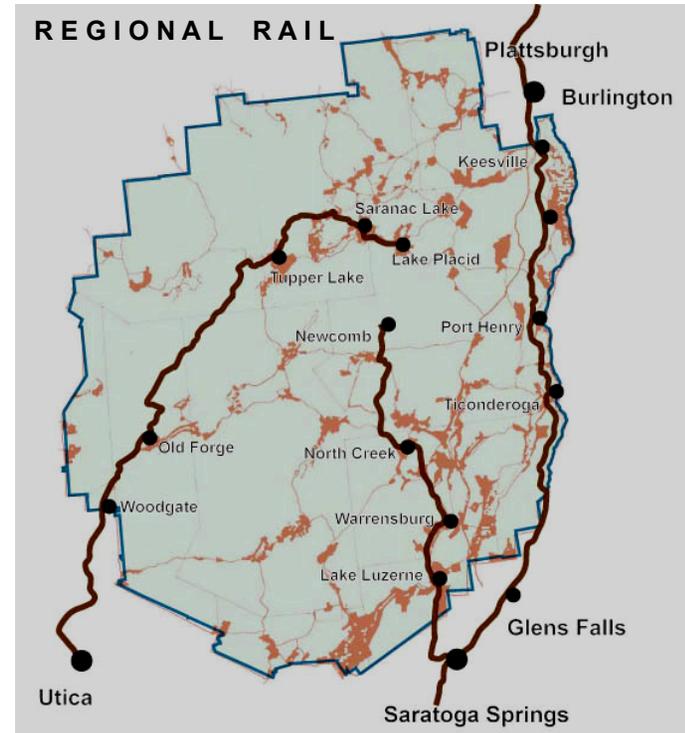
WILDCENTER

# Hamlets 3 SMART GROWTH PRINCIPLES

## COMPREHENSIVE PLANNING: TRANSPORTATION



UHRR



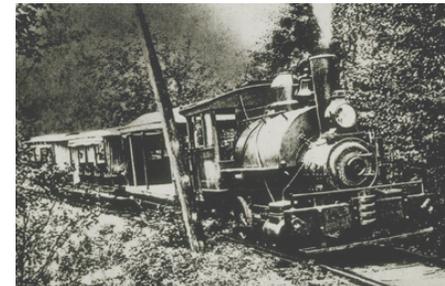
HUDSON-DEL



NORTH CREEK DEPOT



WESTPORT STATION



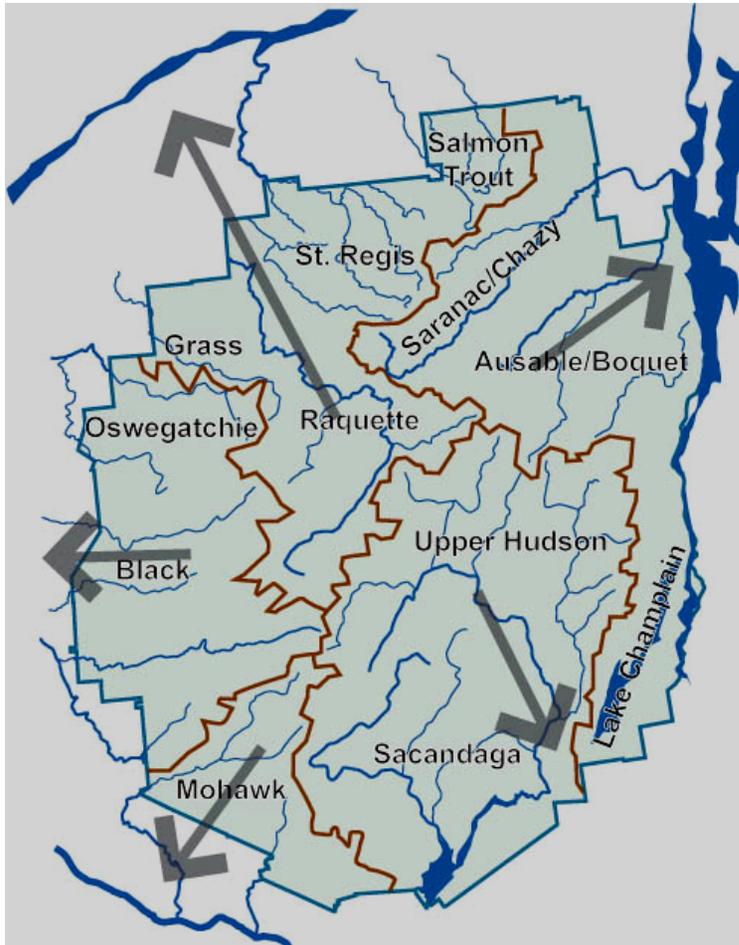
SCENIC ADK

RAILROAD HEYDAYS

# Hamlets 3

## SMART GROWTH PRINCIPLES

### COMPREHENSIVE PLANNING: WATERSHEDS



RAQUETTE RIVER

# Hamlets 3

## DESIGN MATTERS

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*Design:* “to work out or create form or structure”

*Design methods for smart hamlet expansion*

*Shaping form: the Hamlet Plan ...*



BJÖRHOLMEN, SWEDEN



# *Hamlet Expansion Model*

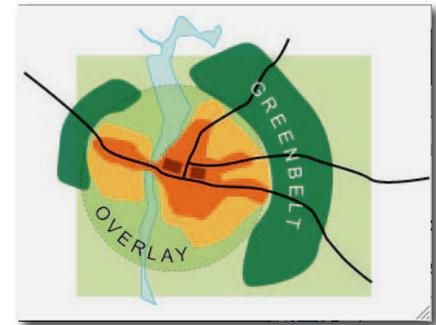
# Hamlets 3

## HAMLET EXPANSION MODEL

### 6 WAYS TO EXPAND

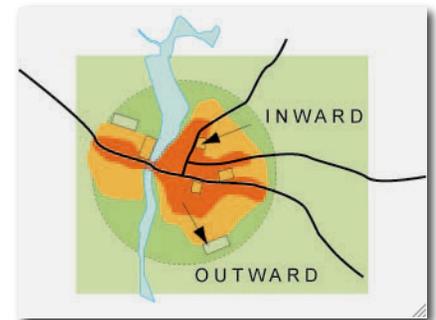
#### INWARD - WITHIN HAMLET FOOTPRINT

- *ADAPTIVE REUSE OF OBSOLETE BUILDINGS*
- *INFILL ON VACANT / UNDERUSED SITES*
- *RE-DIVIDING / RECONFIGURING LOTS*



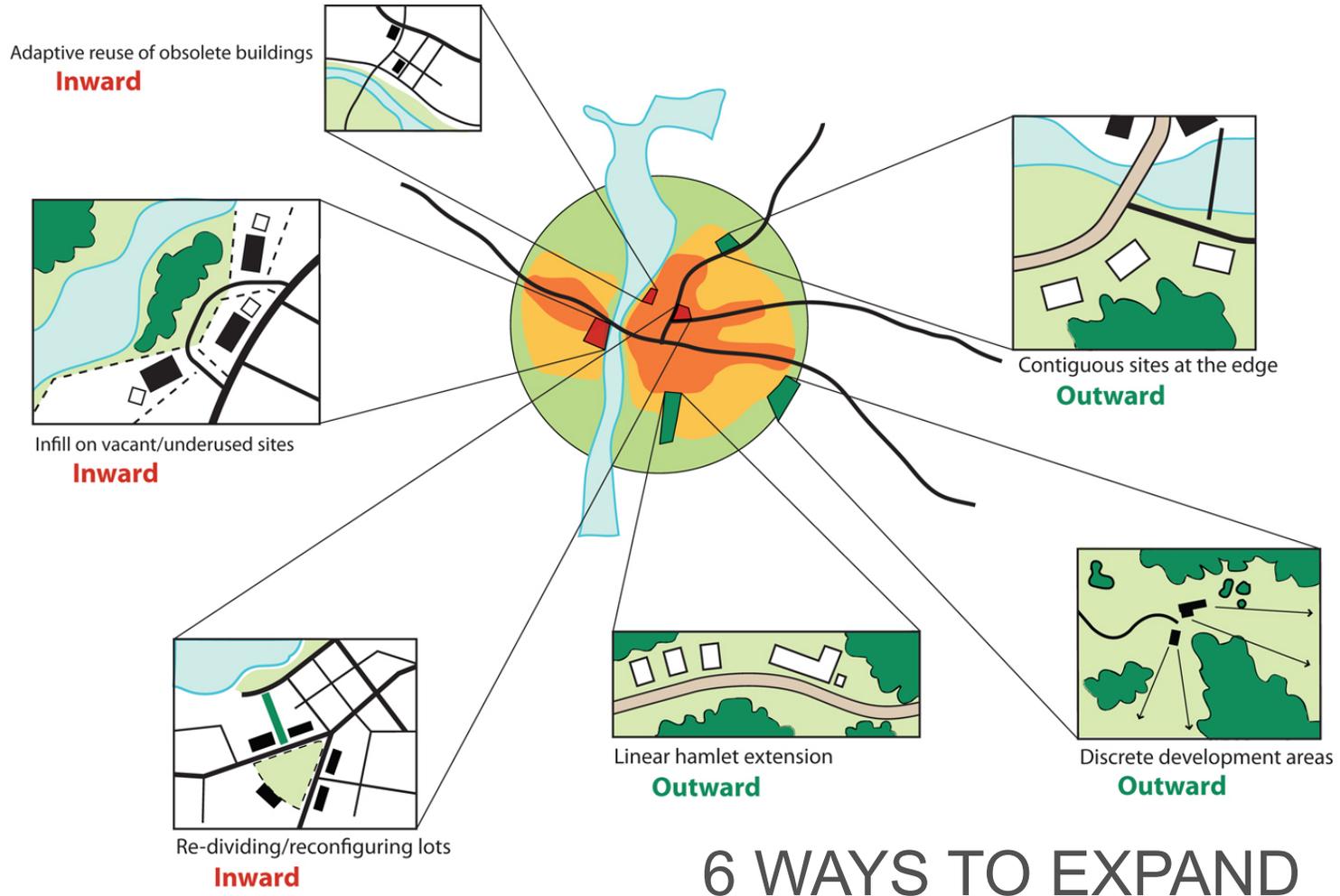
#### OUTWARD - BEYOND HAMLET FOOTPRINT

- *CONTIGUOUS SITES AT THE EDGE*
- *LINEAR HAMLET EXTENSION*
- *DISCRETE DEVELOPMENT AREAS*



# Hamlets 3

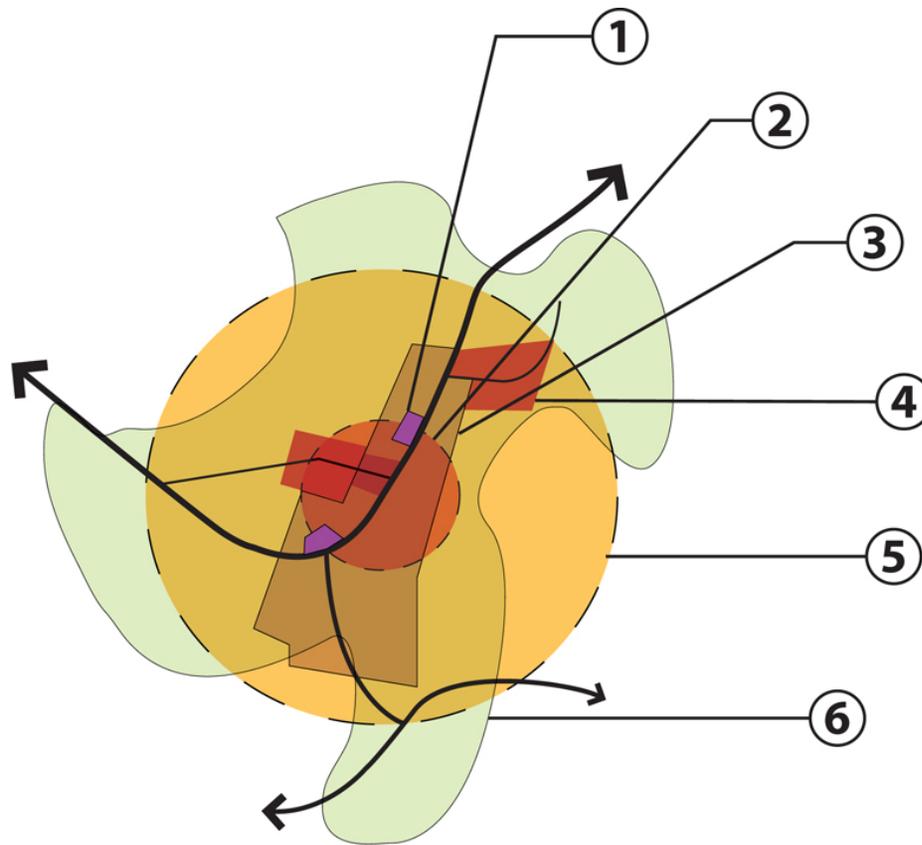
## HAMLET EXPANSION MODEL



# Hamlets 3

## HAMLET EXPANSION MODEL

### PRIORITY ZONES



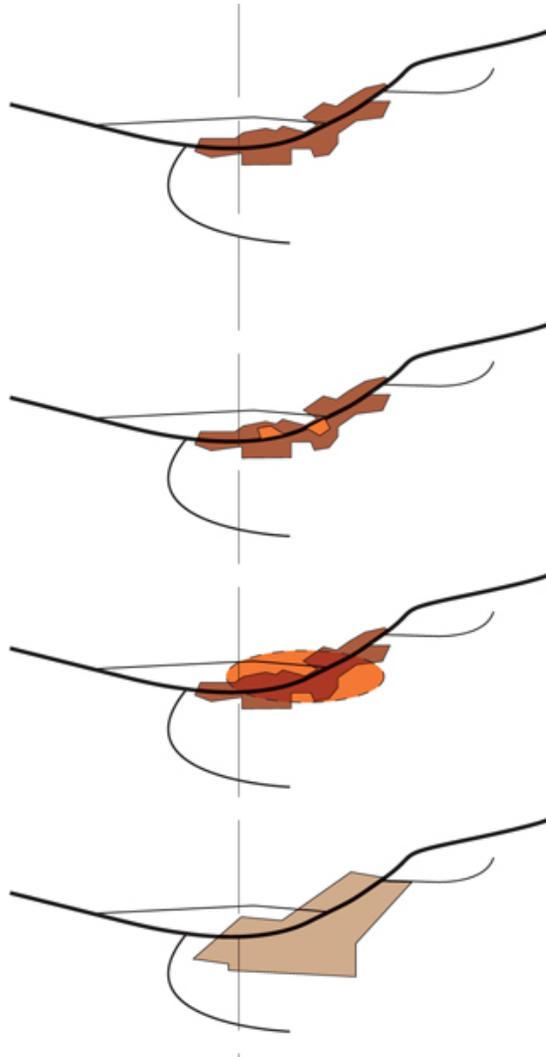
- ① Core Infill Zones
- ② 1/4-mile Overlay Zone
- ③ APA Hamlet Zone
- ④ Expanded APA Hamlet Zone
- ⑤ 1-mile Overlay Zone
- ⑥ Hinterland Overlay Zone

Hamlet Expansion Model: Priority Zones

# Hamlets 3

## HAMLET EXPANSION MODEL

### PRIORITY ZONES - INWARD



Physical hamlet

① Core Infill Zones

② 1/4-mile Overlay Zone

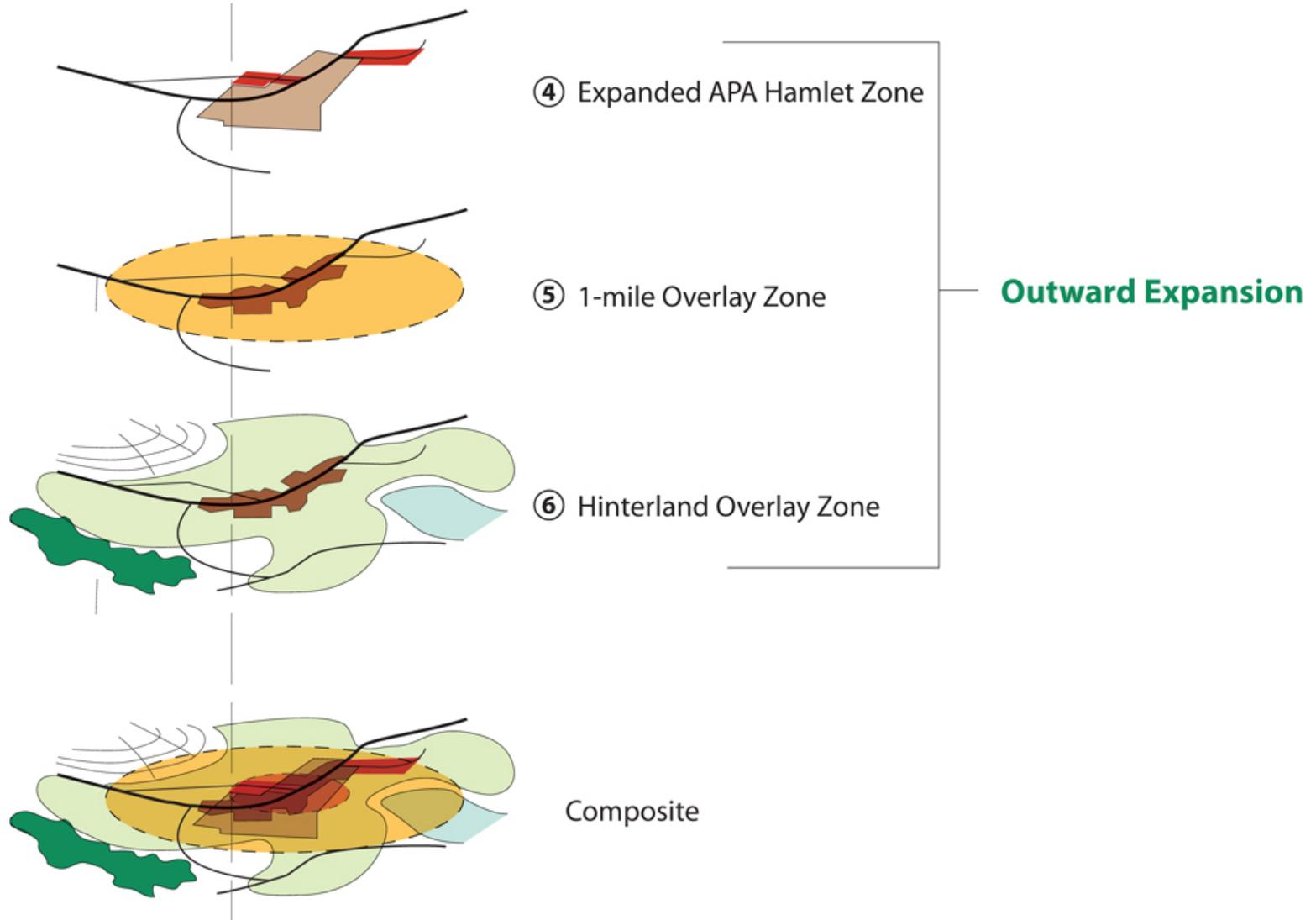
③ APA Hamlet Zone

**Inward Expansion**

# Hamlets 3

## HAMLET EXPANSION MODEL

### PRIORITY ZONES - OUTWARD

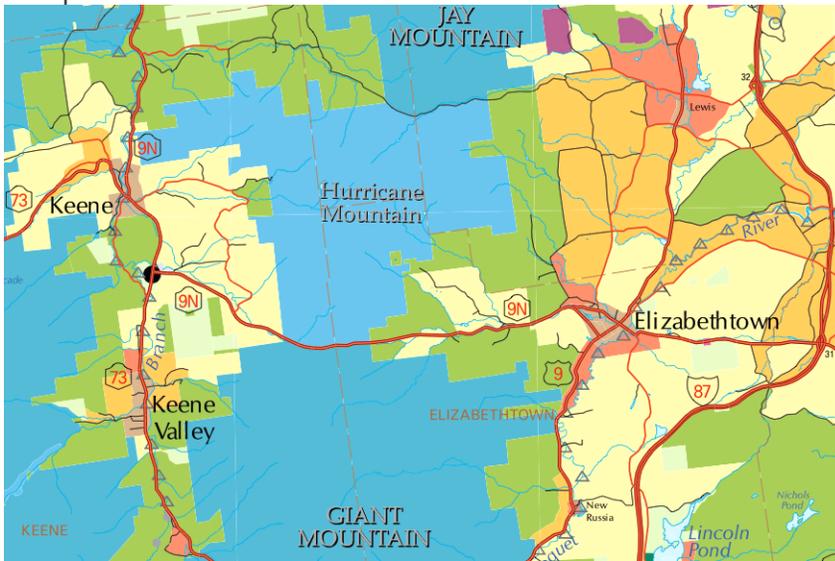




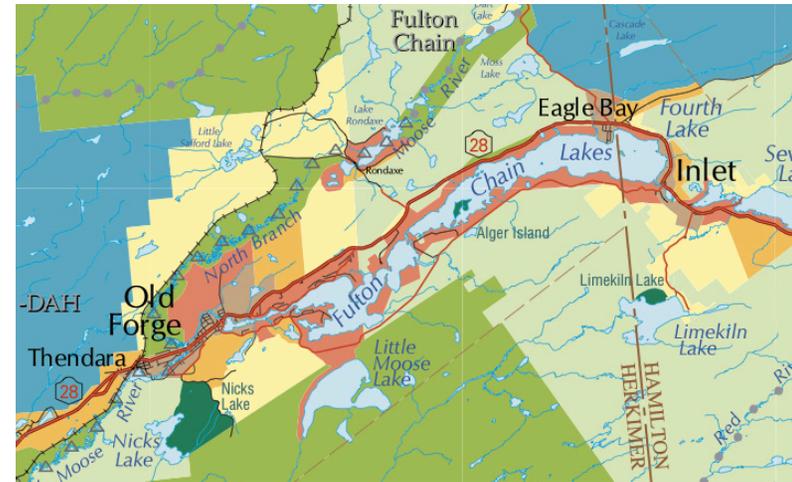
# *Case Study Fieldwork '09*

# Hamlets 3 FIELDWORK '09

## CLUSTERS SELECTED



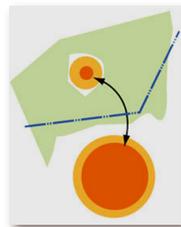
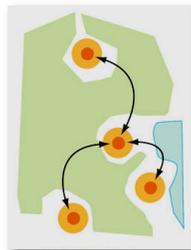
ELIZABETHTOWN CLUSTER



OLD FORGE CLUSTER



STAR LAKE CLUSTER



# Hamlets 3

FIELDWORK '09

- **E CLUSTER - ELIZABETHTOWN**

NEW RUSSIA

LEWIS

KEENE

KEENE VALLEY

ST.HUBERTS

- **SW CLUSTER - OLD FORGE**

THENDARA

INLET

EAGLE BAY

BIG MOOSE

- **NW CLUSTER - STAR LAKE**

OSWEGATCHIE

NEWTON FALLS

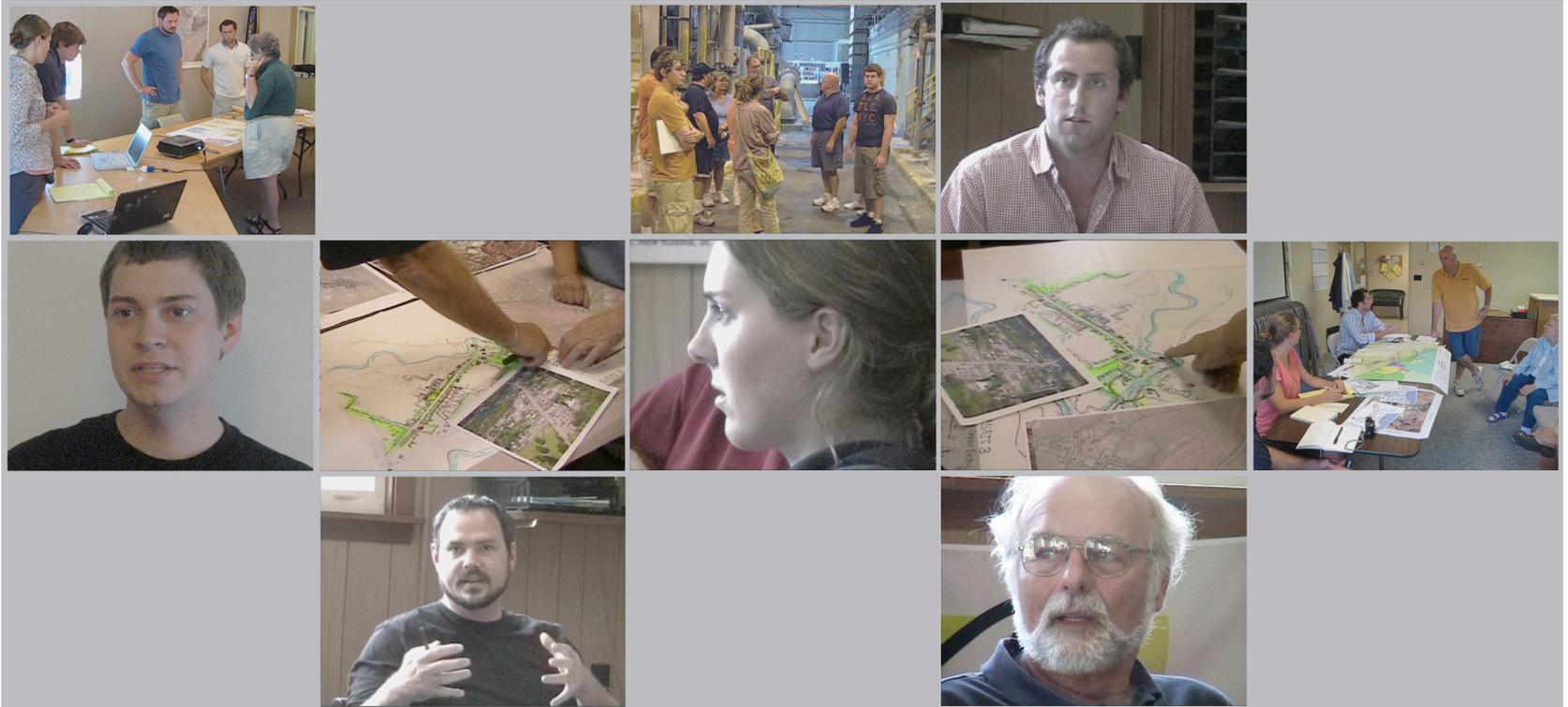
WANAKENA

CRANBERRY LAKE

# Hamlets 3

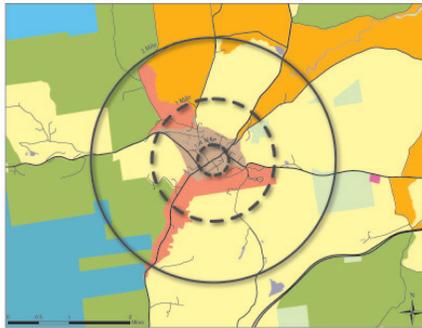
FIELDWORK '09

**SIX-WEEK CHARRETTE: JULY 11 – AUGUST 21**

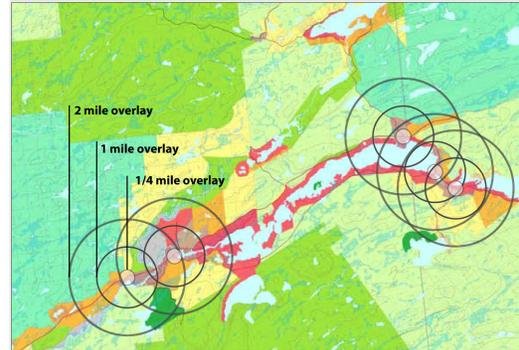


# Hamlets 3 SMART GROWTH MODEL

## PRIORITY ZONES APPLIED



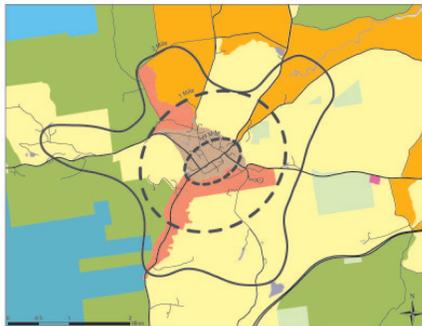
Concentric Circles over Elizabethtown



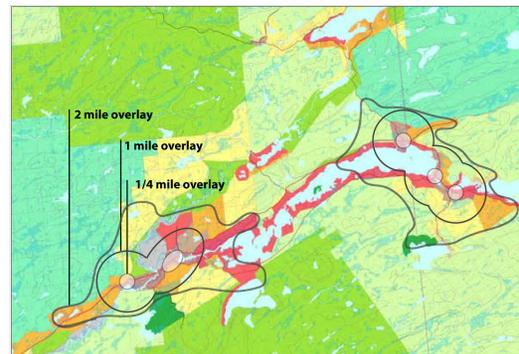
Concentric Circles over Old Forge Cluster



Concentric Circles over Star Lake



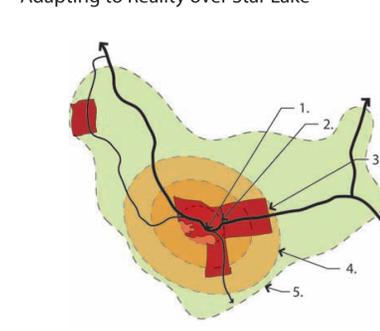
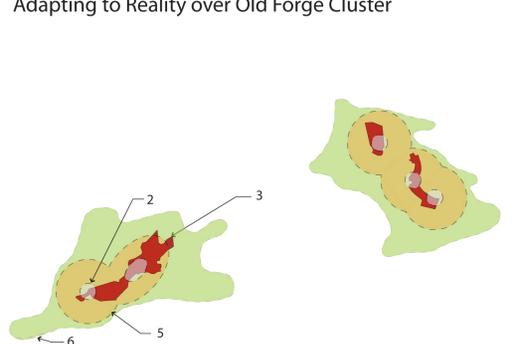
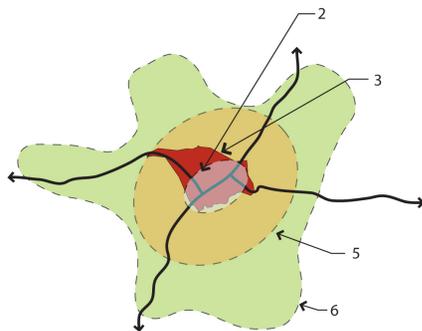
Adapting to Reality over Elizabethtown



Adapting to Reality over Old Forge Cluster



Adapting to Reality over Star Lake



# Hamlets 3

## 50 EXPANSION SITES

### ELIZABETHTOWN (big H)

1. COBBLESTONE PROPERTY IA,IB
2. SOCCER / ICE RINK IB
3. HALE SENIOR HOUSING IA,IB
4. RIVER ST. LOTS IB
5. OLD SUNOCO STATION IA
6. OLD YELLOW DINER IA
7. VETERAN'S MEMORIAL PARK IB
8. VACANT PINK BUILDING IA
9. NO. ST. SUBDIVISION OB

### LEWIS (big H with lots of moderate)

1. SITE @ CO. RT. 12 & RT. 9 OA
2. TOWN PARK IB
3. CEMETERY LAND OB

### NEW RUSSIA (little h)

0

### KEENE (big H)

1. AFFORDABLE HOUSING SITE IB
2. ELM TREE INN IA
3. COMMUNITY SPACE IB

### KEENE VALLEY (big H)

1. MOBILE HOME SITE IC
2. ASSISTED-LIVING PROPERTY IC

### ST. HUBERTS (little h)

0

(17 SITES TOTAL)

### THENDARA (big H)

1. FOLEY LUMBER T.O.D. IA,IB
2. RT.28 SENIOR HOUSING /MOOSE RIVER OUTPOST IB

### OLD FORGE (big H)

1. AFFORDABLE INFILL HOUSING IB/OB
2. VACANT COHEN LUMBER IB
3. HAMLET CENTER PARCEL IB
4. LAKESIDE SENIOR HOUSING EXPANSION IB
5. VACANT McDONALD'S BUILDING IA
6. McCAULEY SKI MOUNTAIN OC
7. NO. ST. AIRPORT DEVELOPMENT OC
8. ART CENTER NODE OB
9. BALD MOUNTAIN / RONDAXE TRAILHEAD OC
10. BUBB & SIS TRAILHEAD OC

### EAGLE BAY (big H)

1. INFILL HOUSING ("SNOWMOBILE CHALET") IB
2. TOBIE INFO CENTER IA

### INLET (big H)

1. BLACK BEAR / ROCKY MOUNTAIN TRAILHEAD OC
2. ARROWHEAD PARK RESTORATION IA
3. CANAL BRIDGE REMODEL IB
4. FERN PARK EXPANSION OB
5. 6<sup>th</sup> LAKE LAUNCH OB
6. INLET GOLF SITE 1B
7. MAP AMENDMENT SITES OC

### BIG MOOSE (little h)

0

(21 SITES TOTAL)

### STAR LAKE (big H)

1. CORE INFILL LOTS (RT.3) IA,IB
2. COMMUNITY WATERFRONT PARK IA,IB,IC
3. CATHOLIC CHURCH REUSE IB
4. WALKWAY LINKS (3 NODES) IB

### OSWEGATCHIE (big H)

1. RESIDENTIAL BUILDING LOTS OB

### NEWTON FALLS (very big H, industry)

1. CORE OPEN SPACES IB
2. BENSON MINES OB,OC
3. J&H SITE OC

### WANAKENA (little h)

1. NO. SHORE HOUSING OA

### CRANBERRY LAKE (big H)

1. VACANT GAS STATION IA
2. EMPTY FIELD IB
3. WALKWAY LINKS IB

(12 SITES TOTAL)

### 50 SITES IDENTIFIED

35 INWARD

- IA BUILDING RE-USE
- IB VACANT SITES
- IC RECONFIGURED LOTS

15 OUTWARD

- OA LINEAR CORRIDOR EXTENSIONS
- OB CONTIGUOUS SITES
- OC DISCRETE DEVELOPMENT AREAS

### NOTE:

- SPLIT LOTS
- DUAL DESIGNATIONS

# Hamlets 3

FIELDWORK '09 MEMORANDA

## **CLUSTER SCALE NARRATIVES**

*NEEDS SURVEY, HISTORY, NATURAL RESOURCES, SOCIO-ECONOMICS, MOVEMENT, APA LAND CLASSIFICATIONS*

## **HAMLET SCALE FRAMEWORKS**

*PHYSICAL STRUCTURE, VISUAL ASSETS, LOST SPACES, LAND + BUILDING USES, INFRASTRUCTURE, INWARD/OUTWARD EXPANSION OPPORTUNITIES*

## **SITE SCALE PROJECTS**

*DEVELOPMENT OPTIONS, BUILT VS. OPEN, CONNECTIONS, SITE DESIGN CONCEPTS, PROJECT CHARACTER*



# Hamlets 3

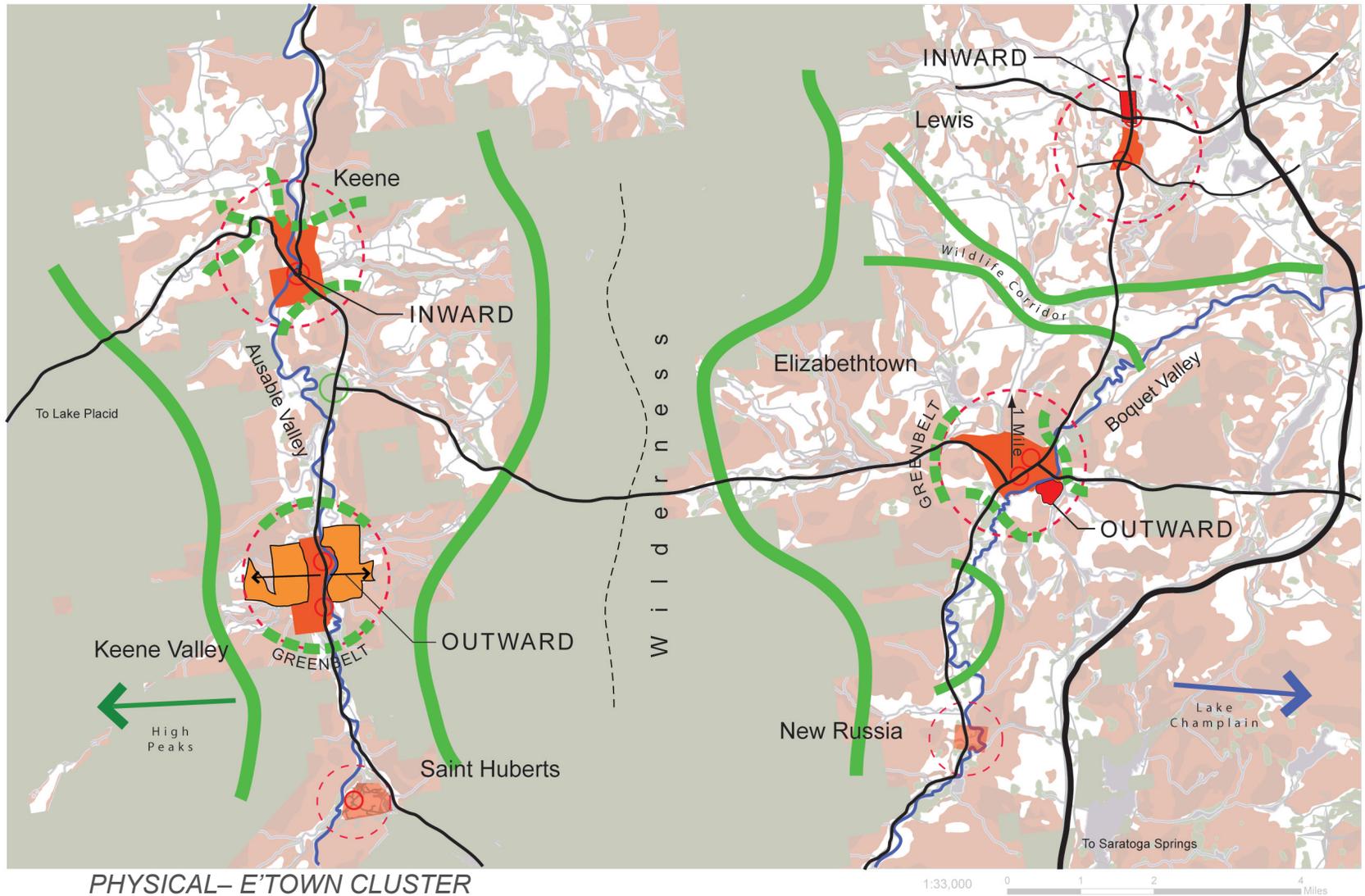
FIELDWORK '09

*Cluster Scale*

# Hamlets 3

FIELDWORK '09

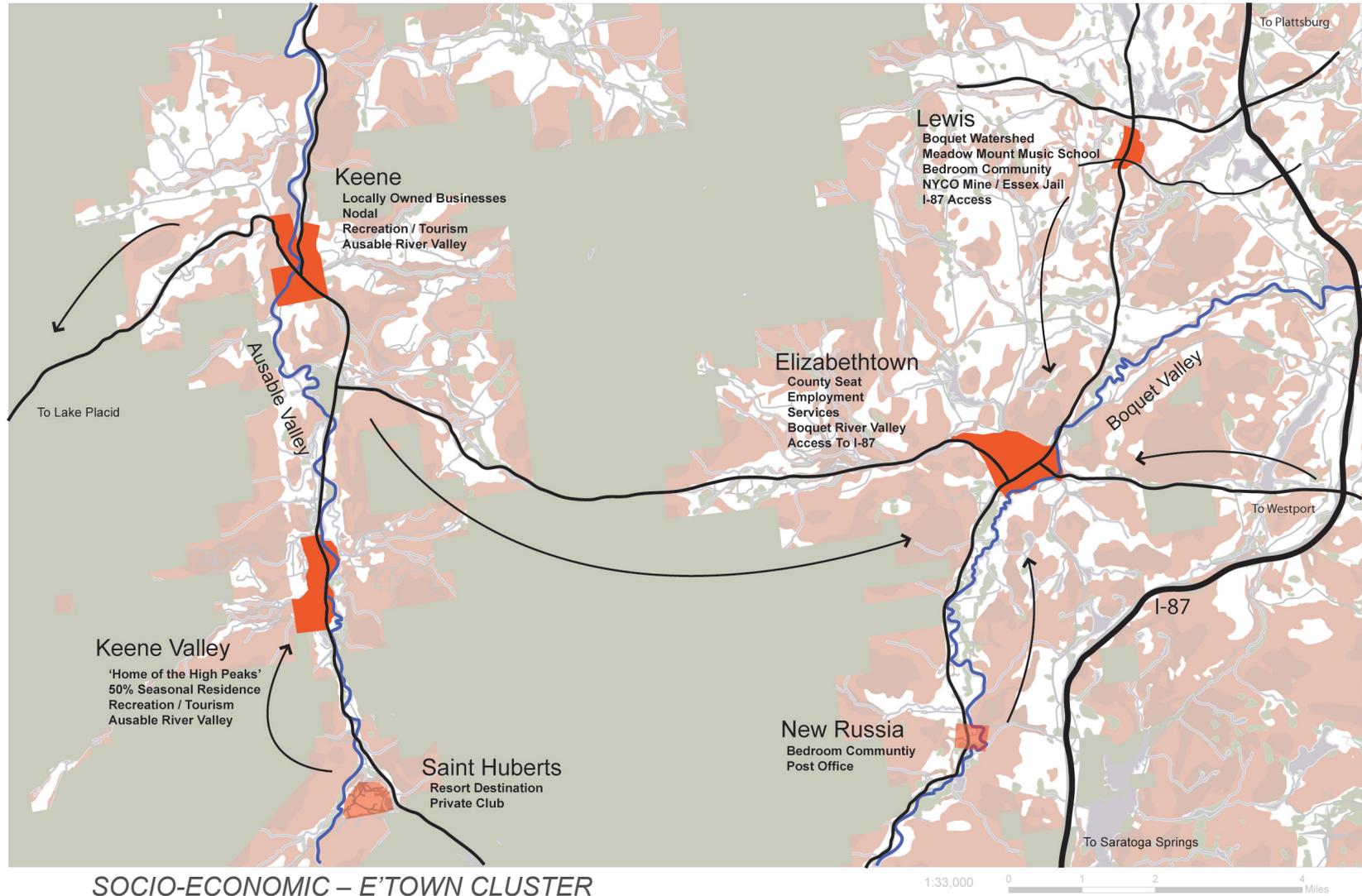
## CLUSTER NARRATIVES – ELIZABETHTOWN



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## CLUSTER NARRATIVES – ELIZABETHTOWN



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## Survey Questions

1. What is your relationship with Hamlet?
2. What services/facilities should be expanded in your hamlet/village to better satisfy your daily needs (housing, shopping, medical, entertainment, recreation, etc)?
3. Considering both inward and outward hamlet expansion possibilities, what do you feel would be the 'smartest' way for your hamlet to grow and why?
4. What physical elements in your hamlet need to be expanded or improved: buildings, roads, water supply, sewer system, sidewalks, pedestrian ways, signs, other...?
5. How often do you visit neighboring hamlets in your area and for what purposes?
6. Can you think of any smart growth projects that would contribute to economic and human well being?

NEEDS ASSESSMENT



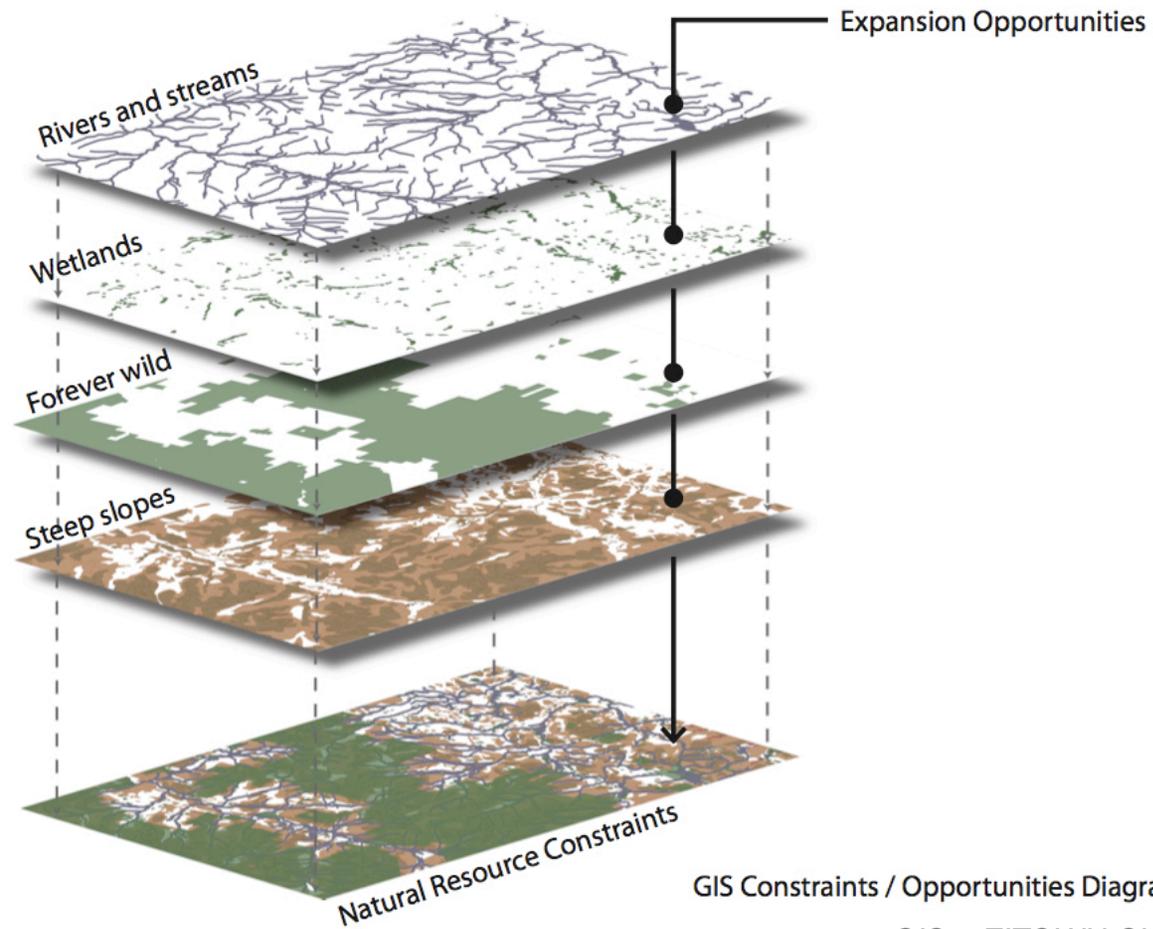
HISTORY - ELIZABETHTOWN



HISTORY - LEWIS

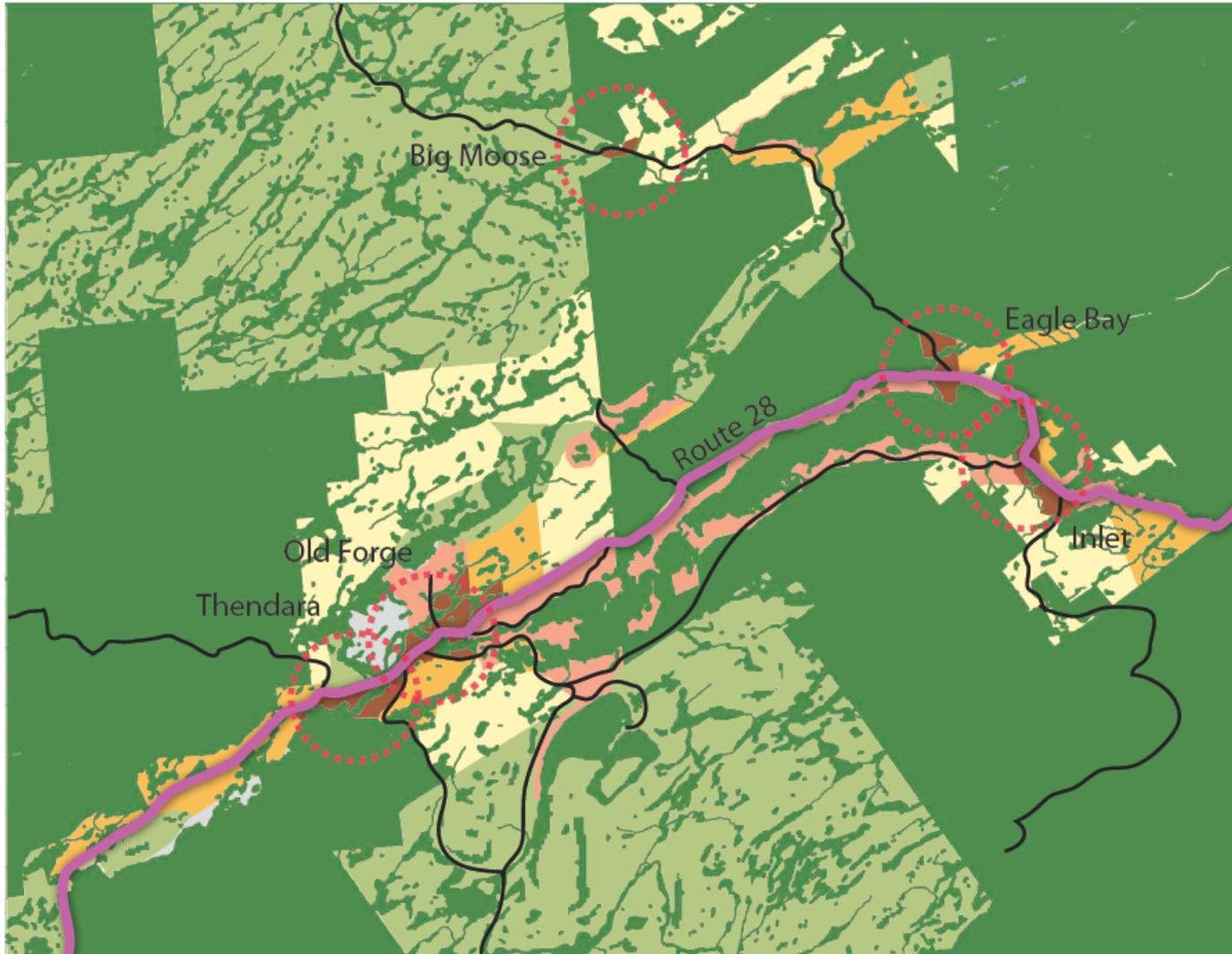
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GIS - DEVELOPABLE LAND WITH APA USES

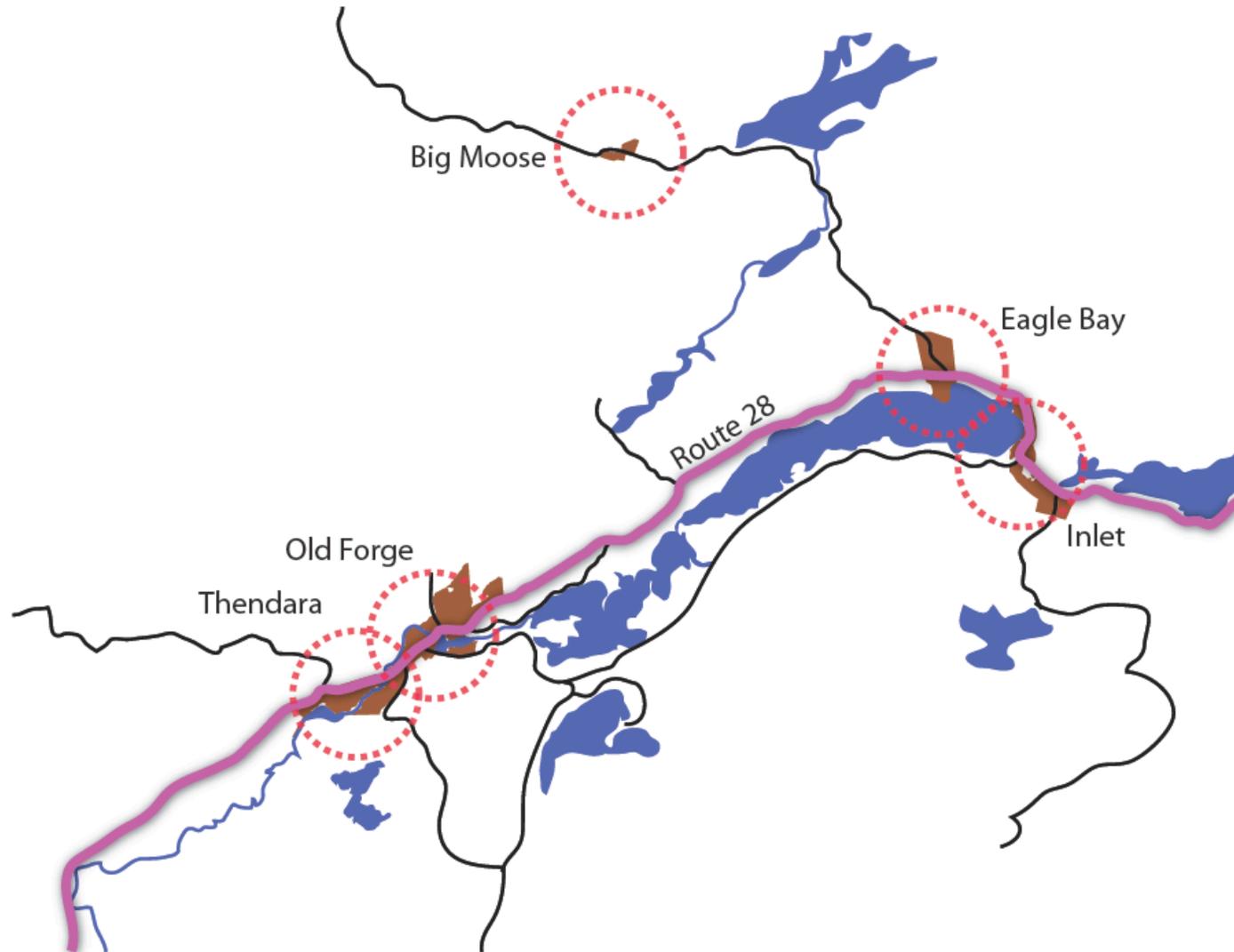


GIS - OLD FORGE CLUSTER

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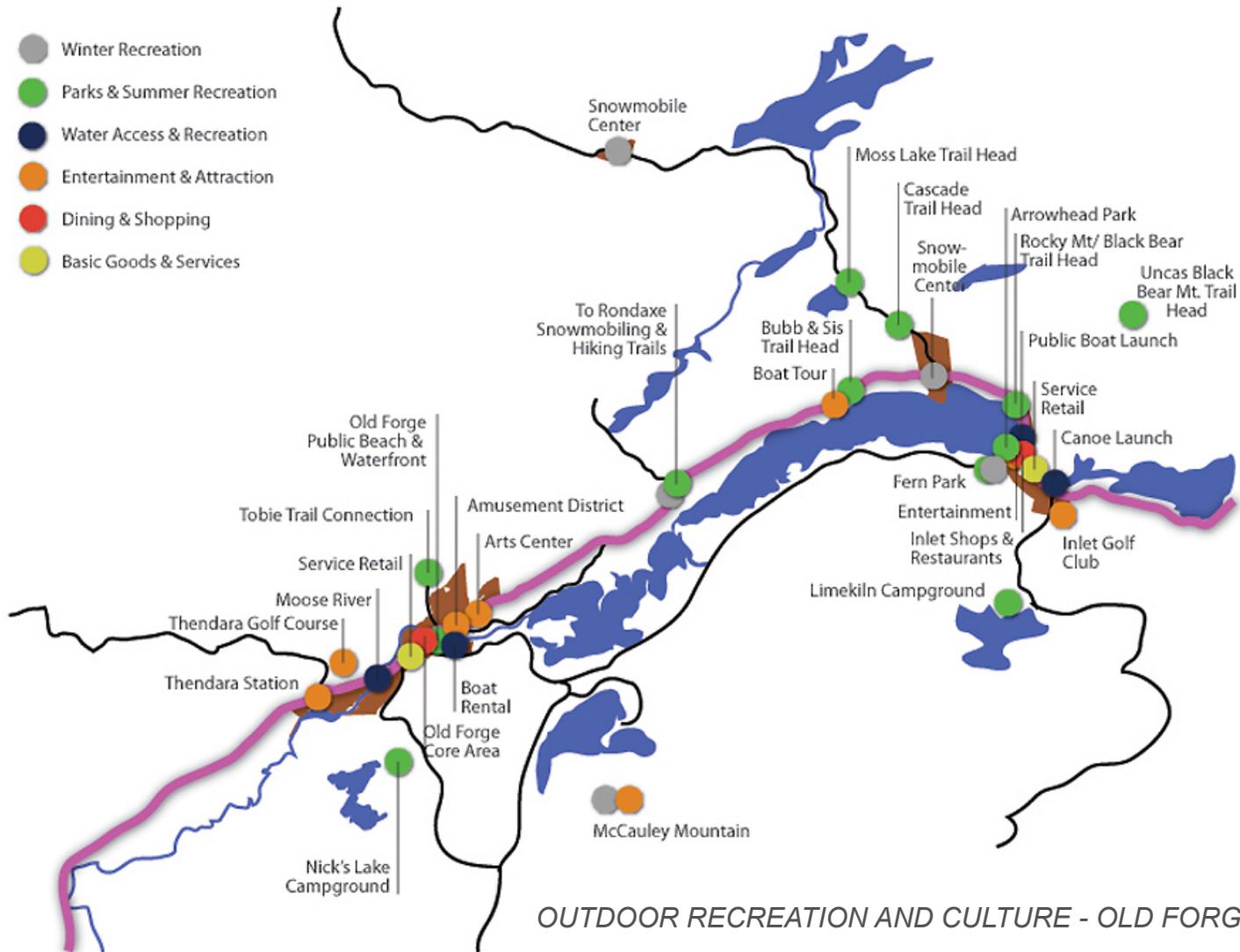
## CLUSTER NARRATIVES – OLD FORGE



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## CLUSTER NARRATIVES – OLD FORGE



OUTDOOR RECREATION AND CULTURE - OLD FORGE CLUSTER

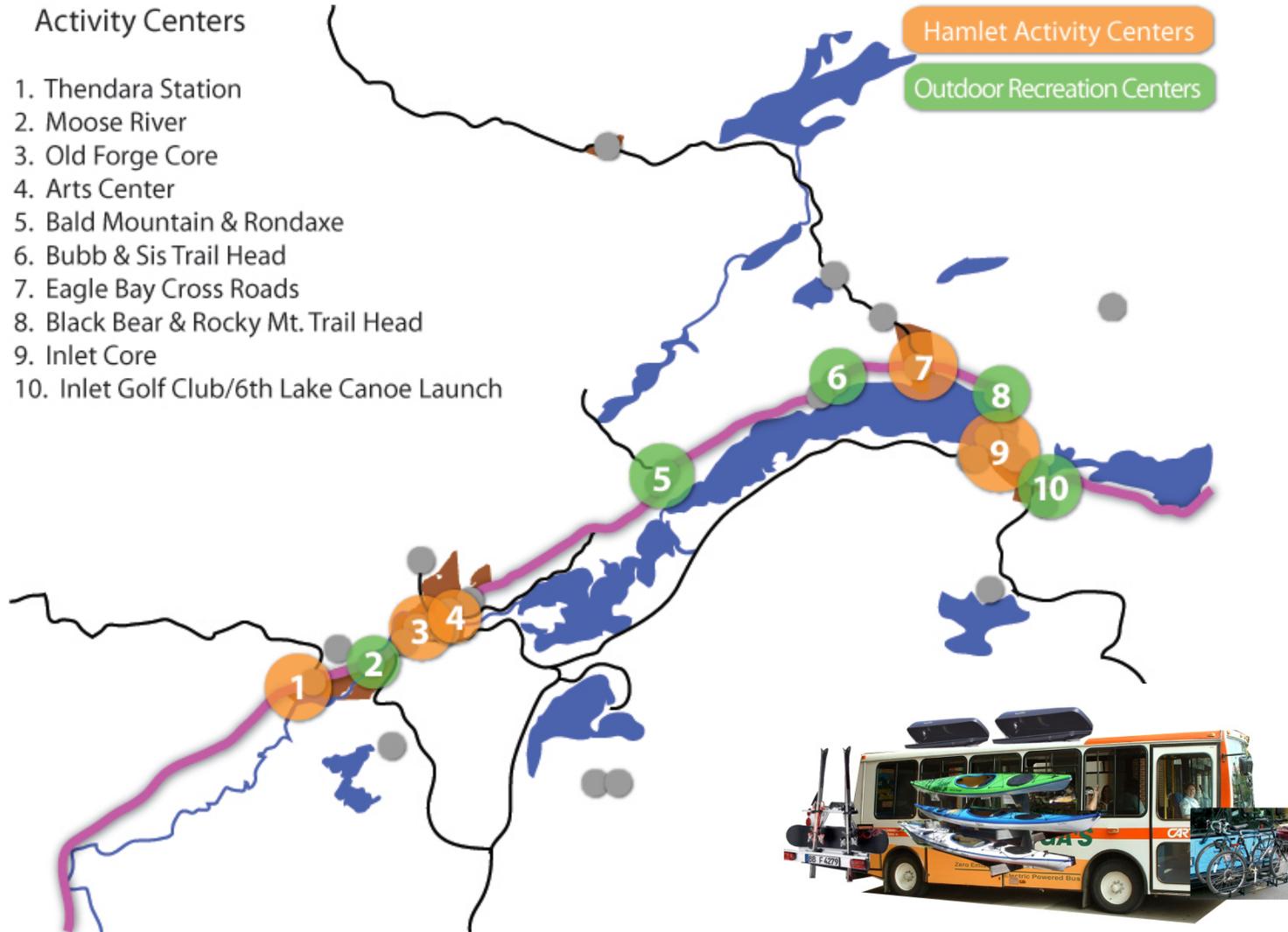
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## CLUSTER NARRATIVES – OLD FORGE

### Activity Centers

1. Thendara Station
2. Moose River
3. Old Forge Core
4. Arts Center
5. Bald Mountain & Rondaxe
6. Bubb & Sis Trail Head
7. Eagle Bay Cross Roads
8. Black Bear & Rocky Mt. Trail Head
9. Inlet Core
10. Inlet Golf Club/6th Lake Canoe Launch

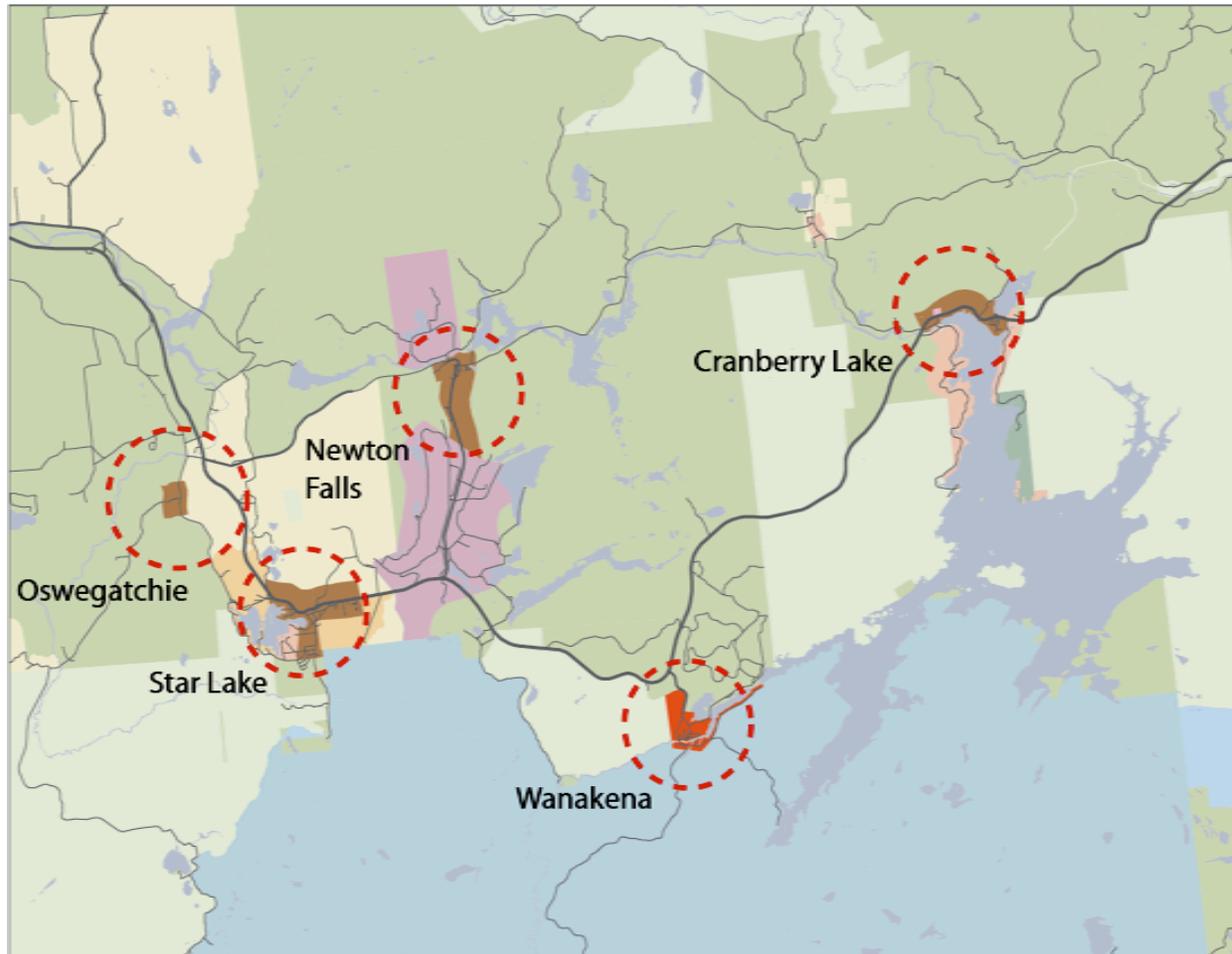


ROUTE 28 TRANSIT CORRIDOR - OLD FORGE CLUSTER

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## ***CLUSTER NARRATIVES – STAR LAKE***

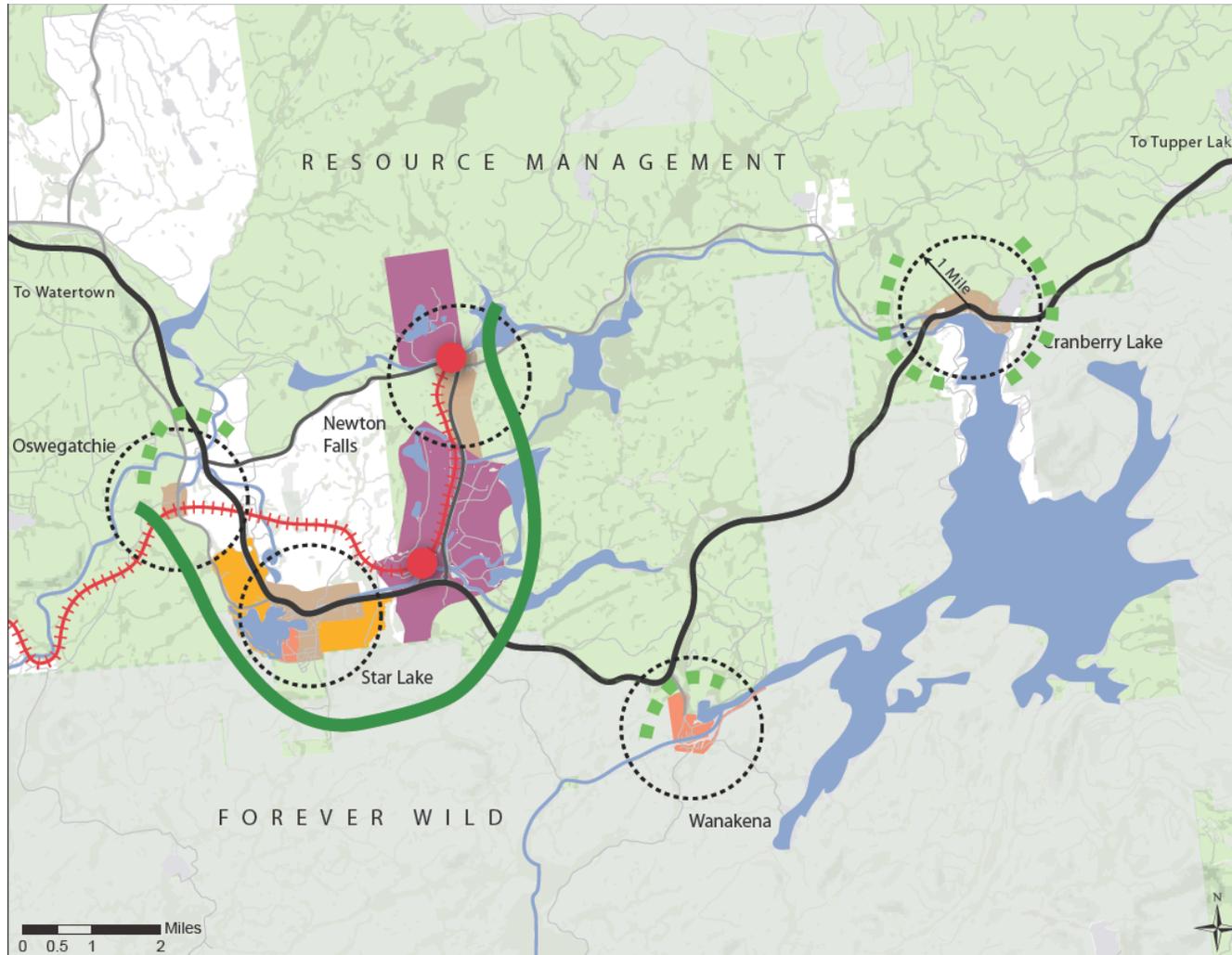


*APA CLASSIFICATIONS – STAR LAKE CLUSTER*

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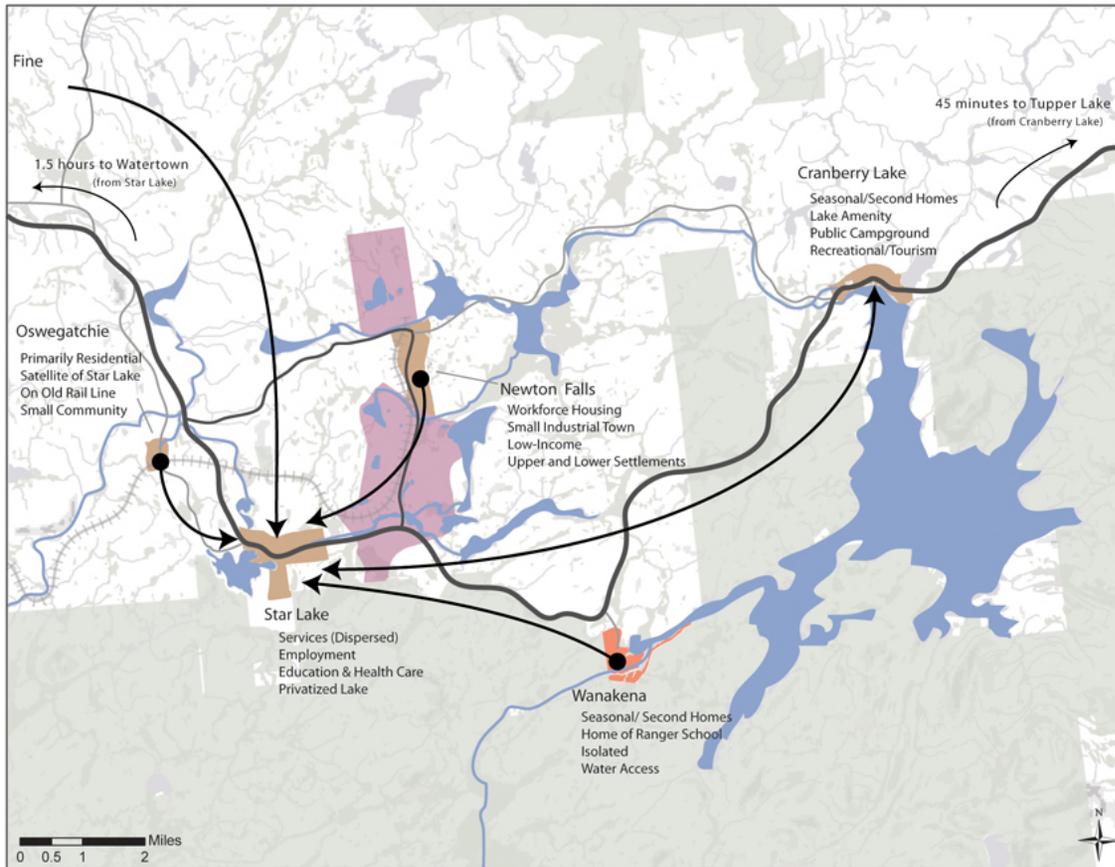
## CLUSTER NARRATIVES – STAR LAKE



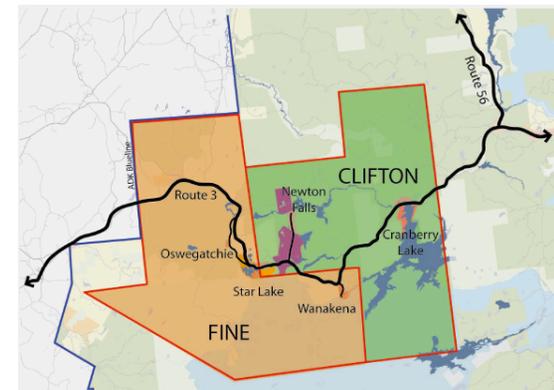
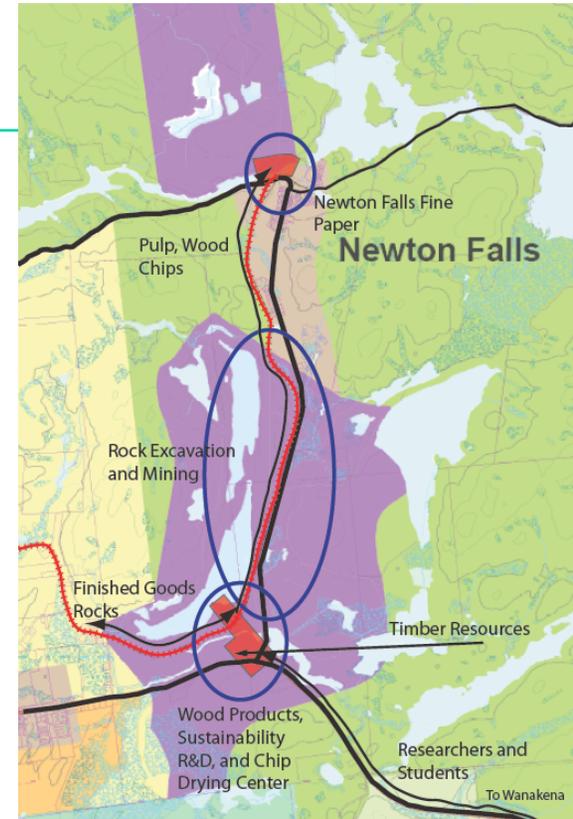
PHYSICAL – STAR LAKE CLUSTER

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## CLUSTER NARRATIVES – STAR LAKE



SOCIO-ECONOMIC – STAR LAKE CLUSTER



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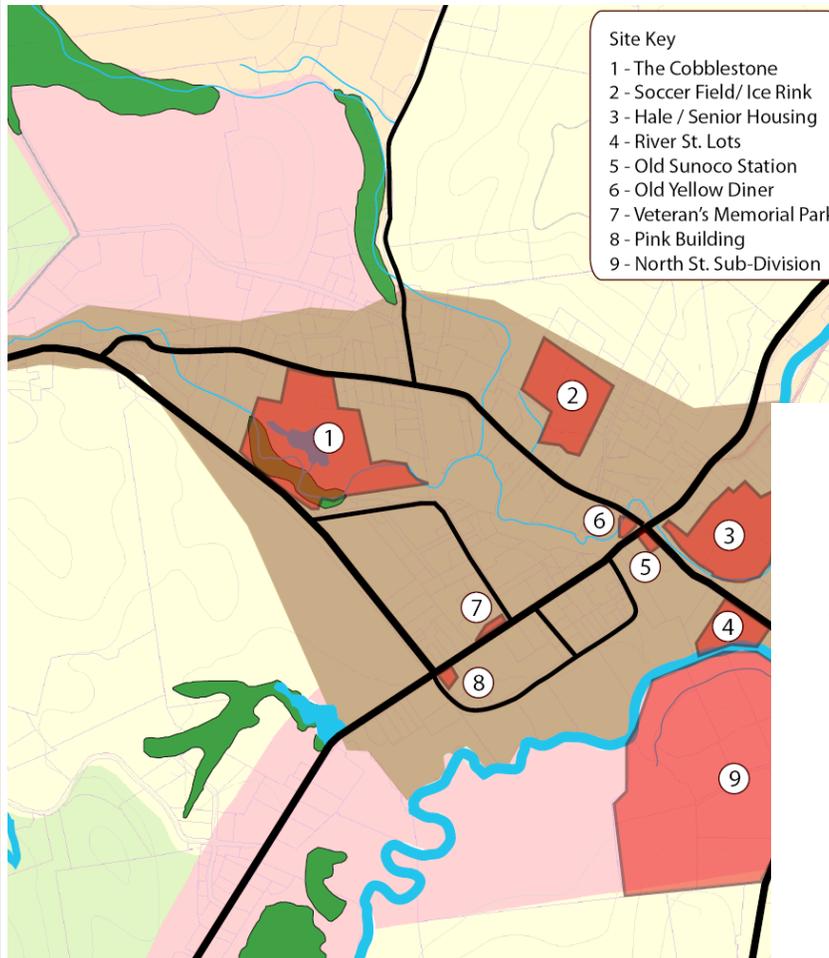
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## *Hamlet Project Scale*

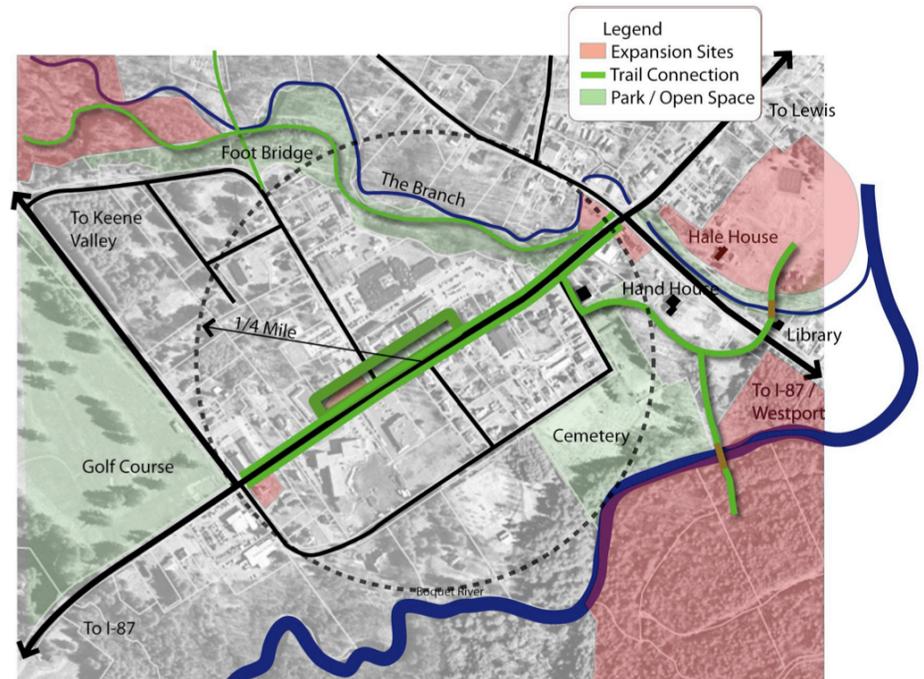
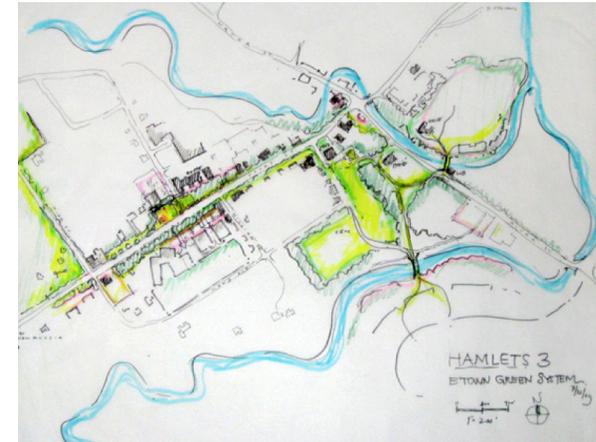
# Hamlets 3 FIELDWORK '09



## HAMLET SCALE – EXPANSION SITES



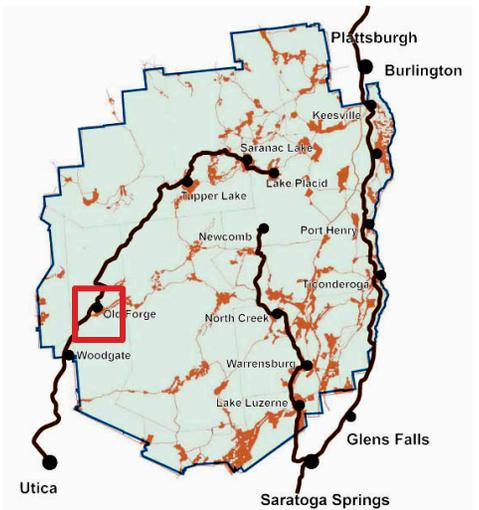
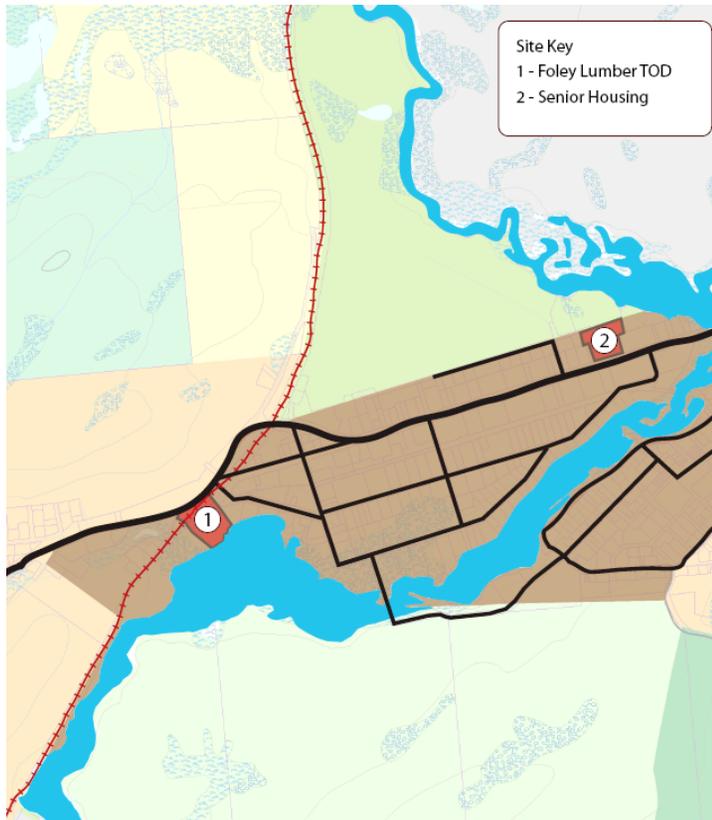
Elizabethtown framework



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## HAMLET SCALE – EXPANSION SITES



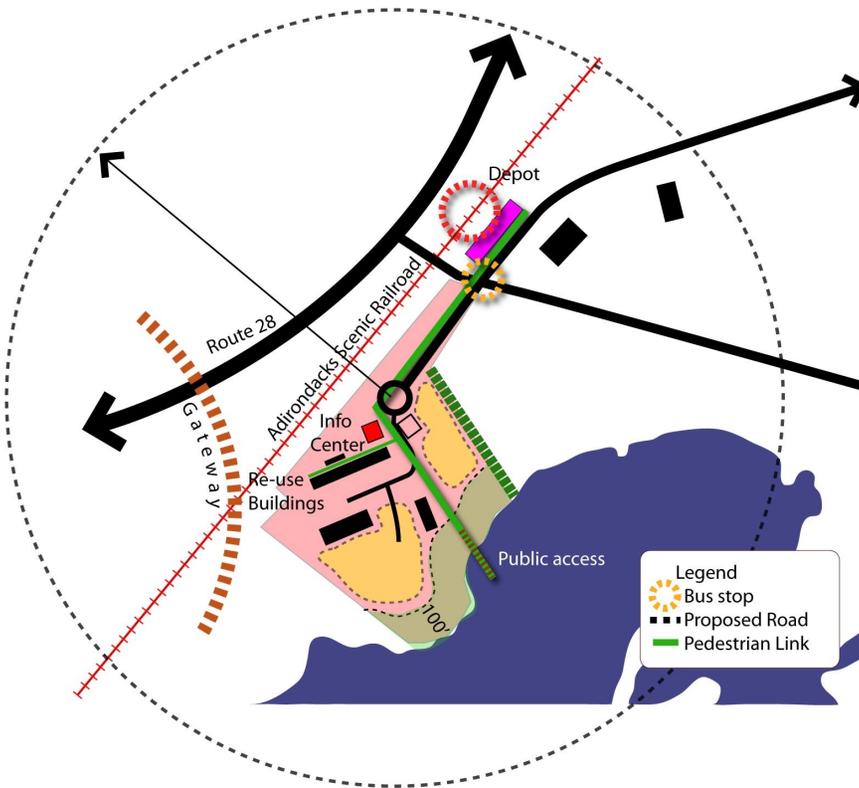
Thendara – Foley Lumber



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## PROJECT SCALE – EXPANSION SITES

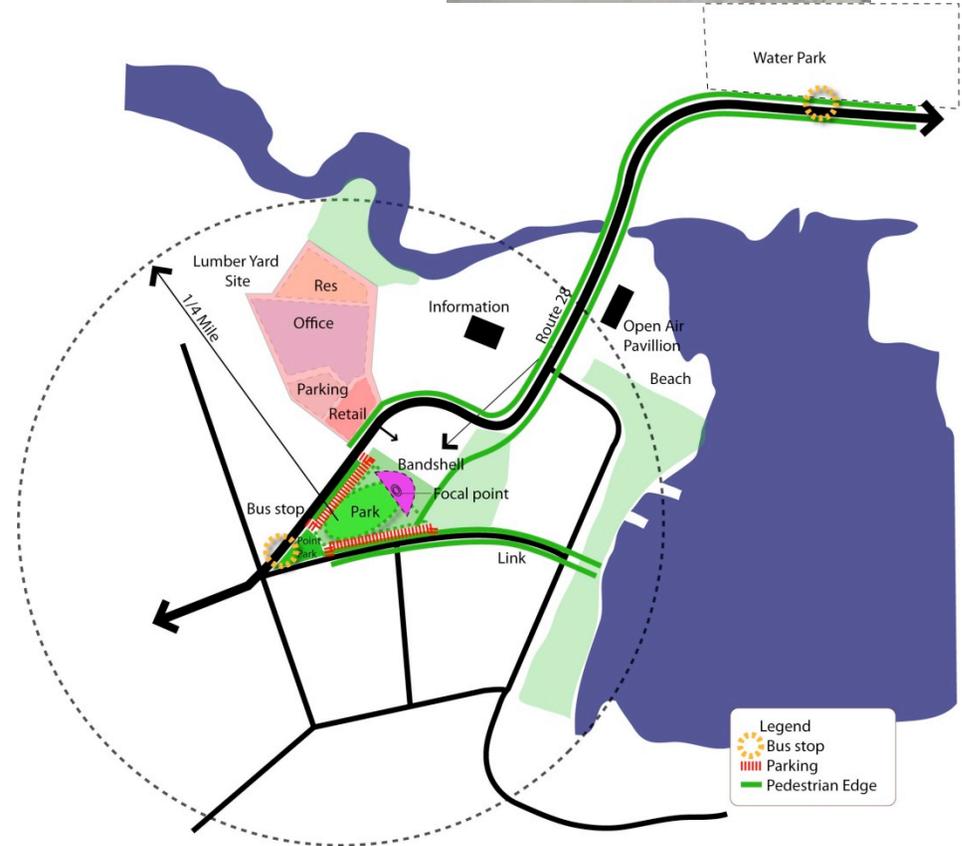
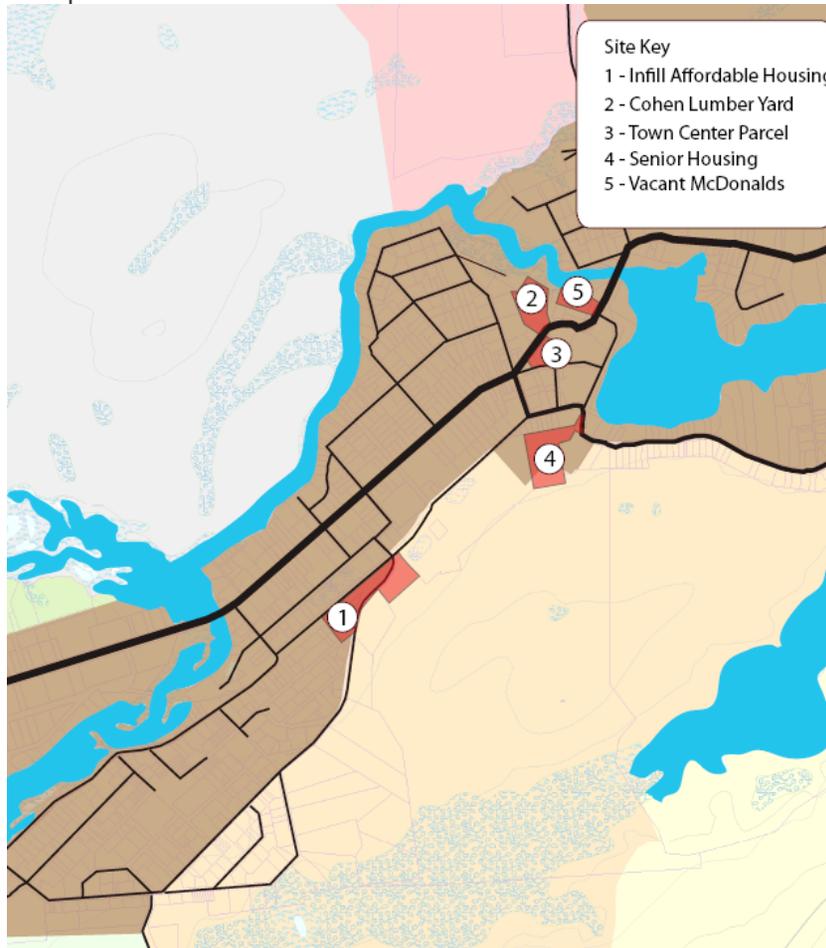


Thendara – Foley Lumber

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## HAMLET SCALE – EXPANSION SITES

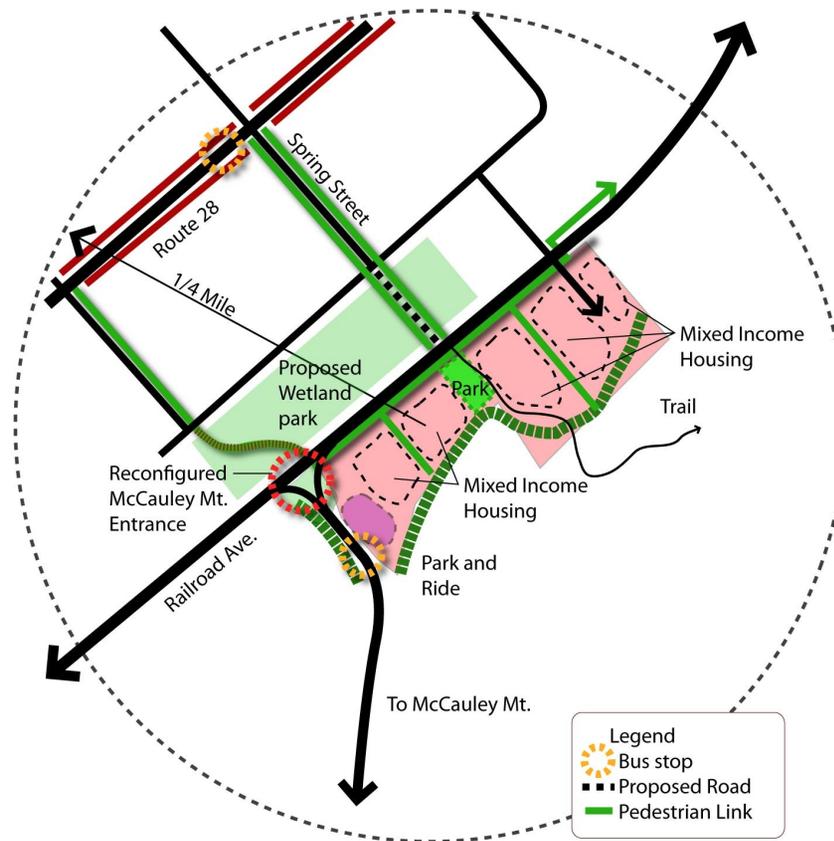


Old Forge Core

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## PROJECT SCALE – EXPANSION SITES

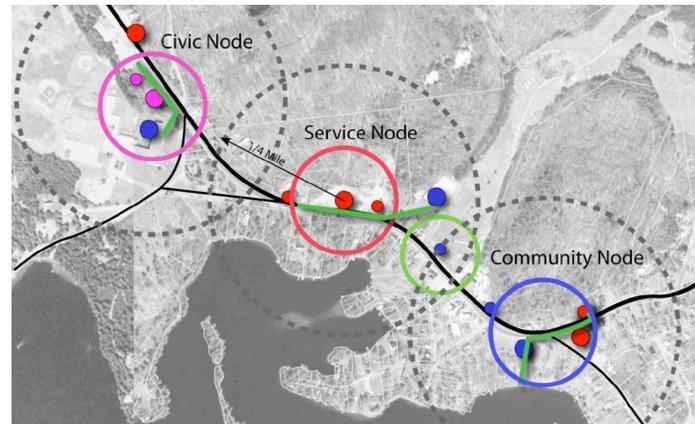
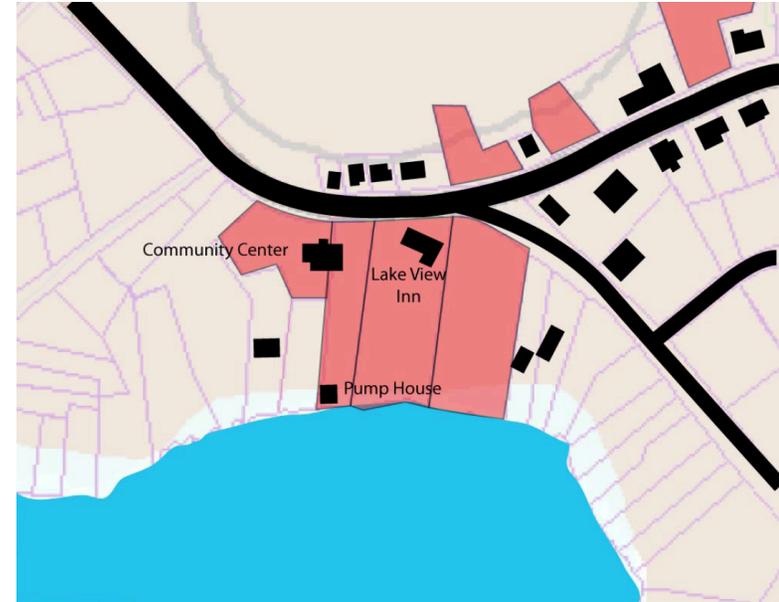
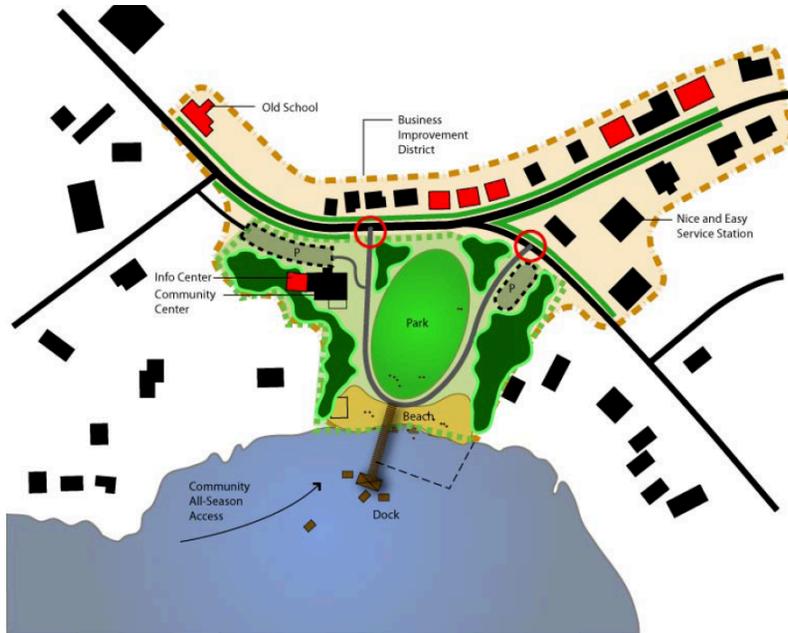


Old Forge – Railroad Ave.

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## PROJECT SCALE – EXPANSION SITES



Star Lake



# *Implementing Expansion*

# Hamlets 3

IMPLEMENTING EXPANSION

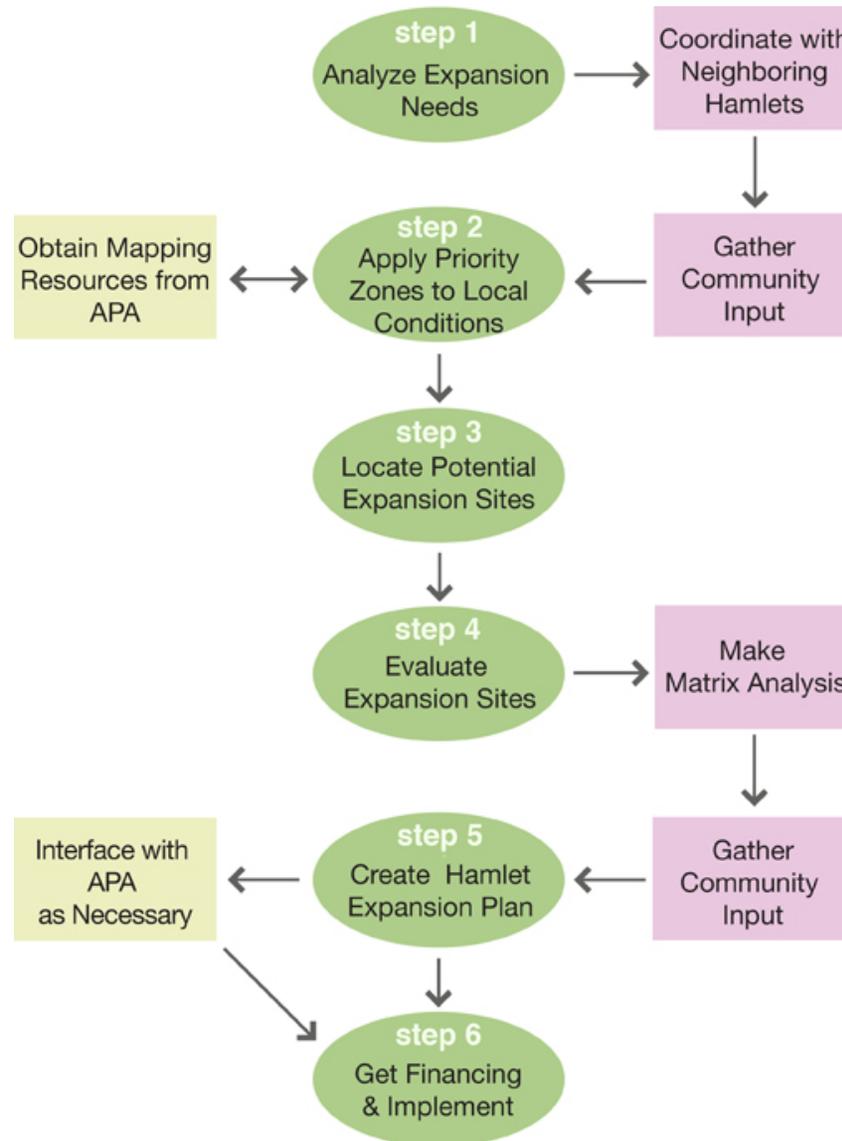
## *Hamlet Plan: FORM-BASED DESIGN GUIDELINES*

*FOR EXPANSION APPROPRIATE TO THE FORM,*

*SCALE AND CHARACTER OF THE ADIRONDACKS*

# Hamlets 3

## IMPLEMENTING EXPANSION



# Hamlets 3

ROGER TRANCIK, FASLA URBAN DESIGN CONSULTANTS INC. ITHACA, NEW YORK

*Thank You!*



...from the Hamlets 3 Team

[www.adkhamlets.org](http://www.adkhamlets.org)