

The three Rings.

Smart Growth Rings

The expansion model developed for *Hamlets 3* is organized around three concentric Smart Growth Rings centered on a common point in the core of a hamlet. The radius of each Ring is determined by approximate travel time to the hamlet center where goods and services are located and where the majority of household trips are taken. Travel times are relative within a particular hamlet, and will vary from hamlet to hamlet depending on conditions such as topography, the presence of water bodies, road and walkway connectivity, and other physical characteristics. When the Rings are applied to the APA Land Use and Development Map, they locate and prioritize potential sites for hamlet expansion. The Rings provide the framework for smart growth planning of new development within or near existing hamlet centers, encouraging a physical form that is walkable, compact, and energy efficient.

Locating the Rings at the correct hamlet center is essential for proper application of the model; the proper hamlet center will usually be at a major intersection or in the middle of a hamlet's main street or commercial district. In some cases choosing a hamlet center offers an opportunity for a community to decide what its core is. Deciding on a center point is an opportunity to engage the public in discussion and incorporate resident feedback into the decision-making.

THE EXPANSION MODEL IS ORGANIZED AROUND THREE CONCENTRIC RINGS.

GROWTH RINGS

RINGS

Ring A: Inward Growth – has a one-quarter-mile (1320') radius that approximates a five-minute walk. For many Adirondack hamlets this Ring will encompass most, if not all of a hamlet's central area. Expansion within the existing hamlet footprint should happen in Ring A and should be prioritized when feasible. Sites not classified on the APA Map as Hamlet in Ring A may be suitable for an upgrade through the APA map amendment procedure. Total acreage of Ring A is 126 acres.

Ring B: Outward Expansion – has a one-mile (5280') radius or roughly a five-minute bike ride or 20-minute walk to the hamlet center and is appropriate for either inward or outward expansion, depending on hamlet size. Expansion in this Ring may involve contiguous sites at the hamlet's edge or linear corridor extensions, but it is critical to prevent linear strip sprawl. It is sometimes appropriate to upgrade portions of land in Ring B to promote denser, more compact development. Total acreage of Ring B is 1,884 acres.

Ring C: Hinterland Growth – has a two-mile (10,560') radius corresponding to a 10-minute bike ride or a 40-minute walk from the hamlet center. A four-minute drive makes Ring C appropriate for low impact, open space-oriented expansion that may require vehicular access by hamlet residents and seasonal users. Special care should be taken not to disrupt ecological functions, wildlife habitat, or landscape views and vistas when expanding into Ring C. Density upgrades are not generally recommended. Total acreage of Ring C is 6,028 acres.

APA LAND USES

Hamlet – These are the growth and service centers of the Adirondacks where limited permit requirements encourage development. Only development of select expansions of buildings and uses, large projects, or those in or near sensitive areas require APA approval. Hamlet boundaries typically extend beyond established settlements to provide room for future expansion. No density limit. APA Map Color: Brown.

Moderate Intensity Use – Most uses are permitted; relatively concentrated residential development is most appropriate; 1.3 acres per principal building. APA Map Color: Red.

Low Intensity Use – Most uses are permitted; residential development at a lower intensity than hamlet or moderate intensity is appropriate; 3.2 acres per principal building. APA Map Color: Orange.

Rural Intensity Use – Most uses are permitted; residential uses and reduced intensity development that preserves rural character is most suitable. 8.5 acres per principal building. APA Map Color: Yellow.

Resource Management – Most development requires an Agency permit; compatible uses include residential, agriculture and forestry. Special care is taken to protect the natural open space character of these lands. 42.7 acres per principal building. APA Map Color: Green.

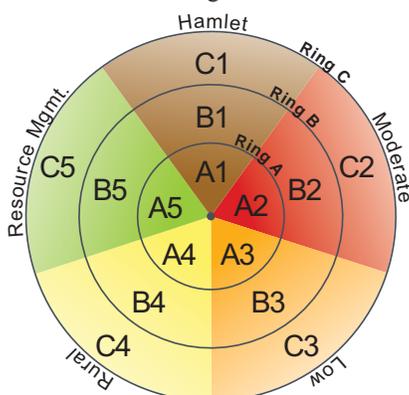
Industrial Use – Industry exists or has existed or may be suitable for future industrial use. Industrial uses are also allowed in other land use area classifications. Non-industrial uses are not permitted. No density limit. APA Map Color: Purple.

Overlaying the Smart Growth Rings on the APA Land Use and Development Map derives expansion overlay zones. This process yields 15 unique expansion zones, each characterized by its Smart Growth Ring location and APA land use classification. The expansion zones that emerge from this overlay have specific locational characteristics and design development potentials for smart hamlet expansion.

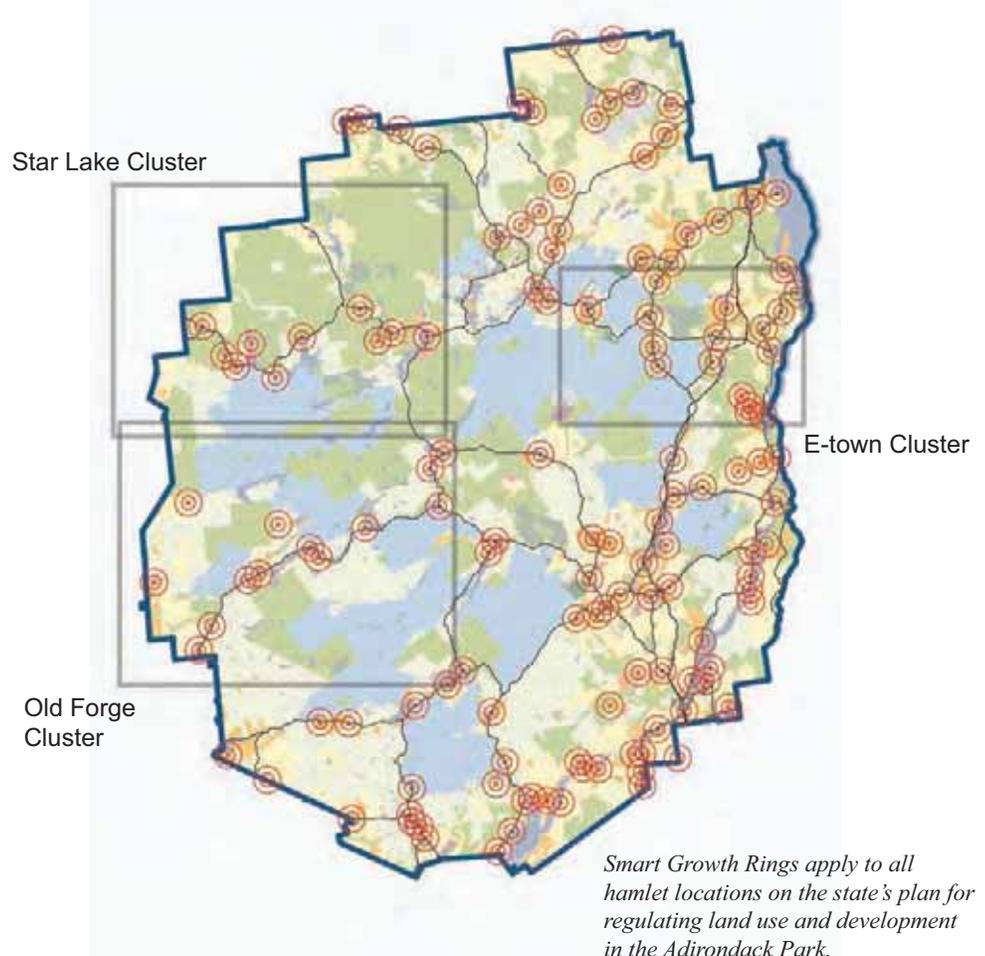
The model can help communities locate, describe, evaluate, and prioritize possible expansion site opportunities so that projects fit into an overall planning framework for smart growth. An evaluation scorecard and smart design scenarios for inward and outward expansion projects are incorporated into the model.

The *Hamlets 3* expansion overlay zones are intended to be used with existing APA private land use and intensity classifications. Overlay zones are commonly applied when special rules or guidelines are needed for areas of unique natural, historical or cultural significance, scenic resources, or planned development projects.

The expansion zones are utilized only in connection with the APA classifications of Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, and Resource Management. Other APA designations fall outside the realm of the model because of their unique characteristics. These zones include Industrial Use and those pending classification. APA guidelines should



APPLYING RINGS



Smart Growth Rings apply to all hamlet locations on the state's plan for regulating land use and development in the Adirondack Park.

Expansion overlay zones are derived from where the three Smart Growth Rings meet the five APA land classifications.

	APA Classes				
	Hamlet 1	Moderate 2	Low 3	Rural 4	Resource Management 5
Ring A 1/4 mile	A1	A2	A3	A4	A5
Ring B 1 mile	B1	B2	B3	B4	B5
Ring C 2 mile	C1	C2	C3	C4	C5

be followed for development in these zones. New York State Forest Preserve Forever Wild lands are undevelopable and therefore omitted from the smart growth expansion model, although they are still essential to consider in hamlet expansion.

It is possible for Smart Growth Rings to overlap when hamlets are located close together. In these instances intersecting Rings are joined at their points of intersection. The overlay zones are not necessarily regulatory, but could be incorporated into code at a municipality's choosing.

Overlay zone descriptions

The descriptions and guidelines for each of the 15 overlay zones were developed using the ten smart growth principles. These zone descriptions should be consulted when examining possible expansion zone sites and project proposals. Each zone is distinct but may share similar characteristics with other overlay zones. In general, zones closer to the hamlet center that have less restrictive APA land use classifications are better suited for denser development of residential and commercial uses than zones further from the hamlet center, which have more restrictions.



Zone A1:
1/4 mile / Hamlet



Zone A2:
1/4 mile / Moderate

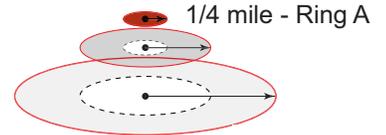


Zone A4:
1/4 mile / Rural

Adirondack views of select expansion zones in Ring A.

OVERLAY ZONES

RING A



A1: 1/4 mile / Hamlet

Greatest potential for smart inward growth because of its close proximity to hamlet center and its land use classification; appropriate for a mix of urban uses including year-round housing, commercial, residential, and cultural development; reuse of obsolete buildings and vacant land; dense, tight fabric and compact, walkable spaces; priority funding area for infrastructure and business improvement.

A2: 1/4 mile / Moderate (1.3 acres)

Very suitable for significant inward growth of moderate-density residential and retail development; a second priority (with good proximity to hamlet center) when sites in A1 are unavailable; areas may be prime candidates for upgrade to Hamlet brown; A2 has high potential for re-dividing or reconfiguring lots, accessory units and bike-bus transportation options.

A3: 1/4 mile / Low (3.2 acres)

Suitable for inward, lower-intensity residential expansion near intersections and nodes in hamlet center or institutional uses, such as schools, churches, municipal office space, or local resource-based industry; possible smart growth upgrades of sites contiguous to Moderate or Hamlet as a means of consolidating density and preventing inner-hamlet sprawl.

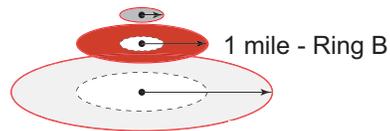
A4: 1/4 mile / Rural (8.5 acres)

Best suited for inward, rural-density expansion uses that preserve landscape character; sensitive treatment of wetlands and steep slopes; open space conservation projects and trusts; active recreation for hamlet residents; urban farming, community gardens, and food production; key areas could receive density transfers for smart growth in special cases.

A5: 1/4 mile / Resource Management (42.7 acres)

Resource Management land within hamlet core; unique opportunities for recreation greenways, greenbelts, parklands and access to waterfronts and nature trails for hamlet residents; small, unobtrusive structures associated with conservation education and information, agriculture, forestry or recreation; not recommended for significant building construction or intensity upgrades.

RING B



B1: 1 mile / Hamlet

Very high potential for smart inward or outward growth (depending on hamlet size); urban uses include residential and commercial, retail, and employment centers; compact patterns of growth encouraged by targeted priority funding for infrastructure and site improvements.

B2: 1 mile / Moderate (1.3 acres)

Appropriate for inward or outward growth, including compact, energy-efficient development of single and multi-family housing and non-residential uses associated with recreation, tourism, and resorts; linear expansion along roadways requires careful planning to prevent unsustainable strip sprawl; sites contiguous to existing development most ideal.

B3: 1 mile / Low (3.2 acres)

Not a high priority zone for extensive residential or commercial expansion; in larger hamlets portions of B3 land, if linked to existing hamlet, may be suitable for low intensity expansion or density transfers to support outward cluster development; potential hamlet sprawl zone; careful planning required to prevent extensive low-density development at the hamlet periphery, contiguous sites to existing development most appropriate for expansion.

B4: 1 mile / Rural (8.5 acres)

Very low priority for residential expansion but highly appropriate for agricultural or recreational land and water-related activities (i.e. skiing, hiking, golf, boating) and reuse of existing rural structures; sites in B4 may be suitable to upgrade for eco-village type residential clusters.

B5: 1 mile / Resource Management (42.7 acres)

Residential expansion not appropriate in B5 due to environmental restrictions; suitable expansion projects include forestry, agriculture or natural resource-based recreation; new buildings should be of very low-impact; seasonal outdoor uses encouraged, i.e. trails, farmers markets and open space for shared community events.

OVERLAY ZONES HELP LOCATE THE POTENTIAL FOR GROWTH IN THE APA MAP.

ZONES CLOSER TO THE HAMLET CENTER HAVE LESS LAND USE RESTRICTIONS AND ARE BETTER SUITED FOR DENSER DEVELOPMENT.

Zone B1:
1 mile / Hamlet



Zone B2:
1 mile / Moderate

Zone B5:
1 mile /
Resource Mgmt.



Adirondack views of select expansion zones in Ring B.

APPLYING RINGS TO CLUSTER HAMLETS SHOWS THE MODEL'S ADAPTABILITY.



Zone **C2**:
2 mile / Moderate



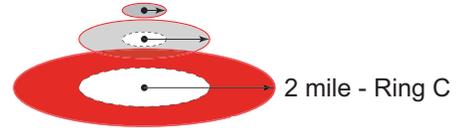
Zone **C3**:
2 mile / Low



Zone **C5**:
2 mile /
Resource Mgmt.

Adirondack views of select expansion zones in Ring C.

RING C



C1: 2 mile / Hamlet

Applies mainly to larger, linear hamlets and is well suited for residential and commercial expansion, but lower priority than A1 or B1 due to increased travel time to and from hamlet center; Inward expansion should respect ecological conditions within hamlets, especially near waterways.

C2: 2 mile / Moderate (1.3 acres)

In smaller rural hamlets, C2 land is generally inappropriate for expansion, but in large hamlets, suitable for significant outward residential and recreational development; commercial growth is discouraged because of increased distances from the hamlet center; best practices should be incorporated to prevent strip development along roadways in C2.

C3: 2 mile / Low (3.2 acres)

Ecologically sensitive yet suitable for minor, well-planned outward residential development and open space expansion. Unchecked development in this zone will result in hamlet sprawl. In larger hamlets, discrete sites may be upgradeable to Moderate to encourage pocketed, compact development; sustaining wildlife habitat and natural resources critical in C3.

C4: 2 mile / Rural (8.5 acres)

Sites limited to agricultural, forestry and outdoor recreational expansion projects; building construction should be minimized and take advantage of pre-existing structures whenever feasible; special consideration given to the ecological conditions of the site with land remaining predominantly for rural uses.

C5: 2 mile / Resource Management (42.7 acres)

Distance from hamlet center and natural resource constraints make this land the lowest priority for hamlet expansion involving building construction; in special cases development could occur on discrete sites with a strong relationship to unique natural amenities and resources of the park; visitor accommodations in the form of well-designed and ecologically sensitive recreational lodges or camps are possible.

EXPANSION ZONES CODIFY URBAN-TO-RURAL PLACES IN THE PARK.



Hamlet

Moderate

Low

Rural

Resource Management

Rings applied to cluster hamlets

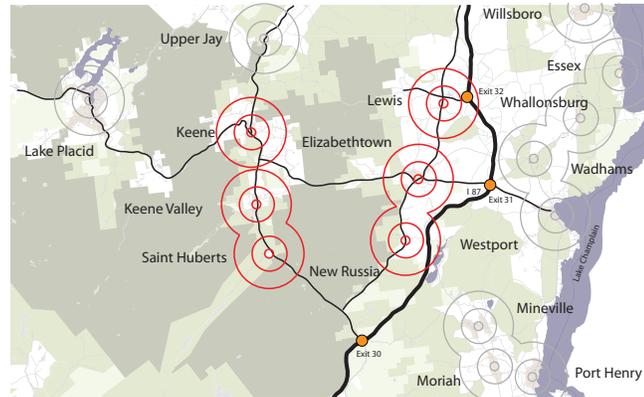
The following examples reveal a cross-section of results when the model is applied to actual hamlets, while also demonstrating how the model responds to various hamlet conditions. Wide variations exist in the size and diversity of zones found within each hamlet’s Rings. For example, Wanakena has only four overlay zones while Keene Valley has twelve. The shape of zones and their location relative to the hamlet core also differ. Some hamlets have an extensive amount of Forest Preserve Forever Wild land within their Rings whereas others, such as Lewis, have none or very little.

SMART GROWTH RINGS WERE TESTED ON THE SIXTEEN CLUSTER HAMLETS STUDIED IN THE FIELD.

E-TOWN CLUSTER RINGS

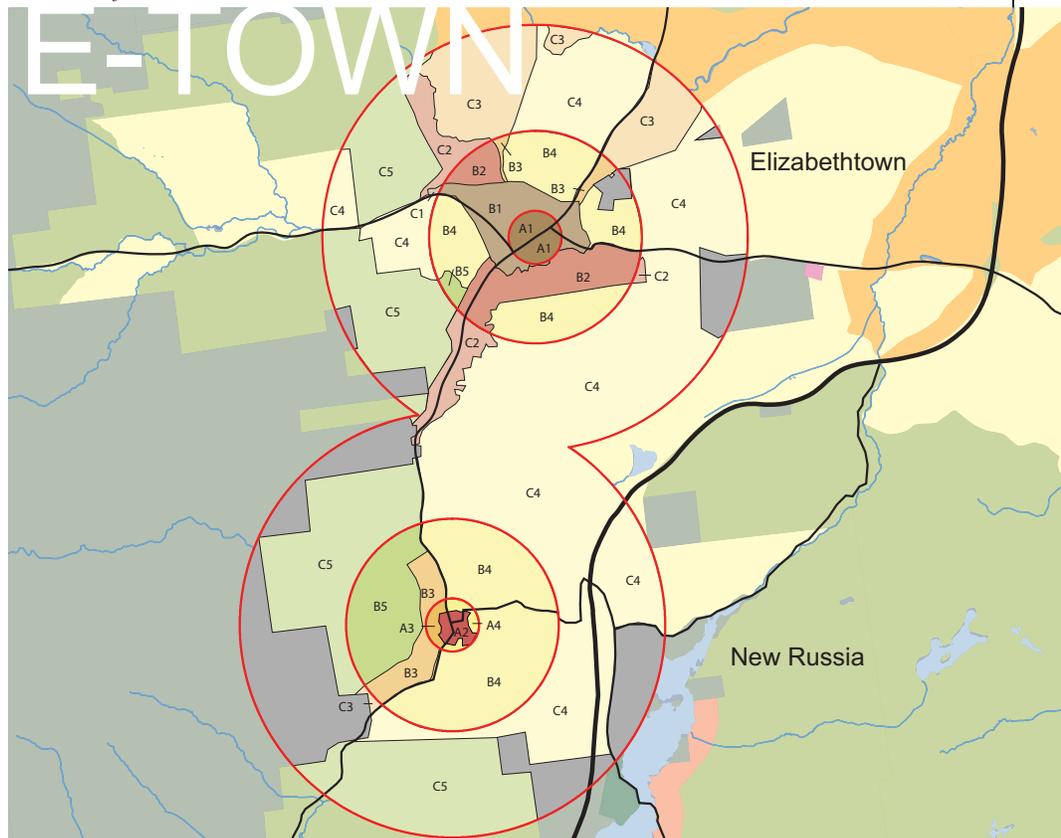
The Elizabethtown cluster features two pairs of hamlets with intersecting Smart Growth Rings – Elizabethtown/ New Russia, and Keene Valley/ St. Huberts. Each pair comprises one larger hamlet with goods and services and a smaller, more residential hamlet. In these situations understanding the relationship between hamlets is essential for choosing proper expansion projects of mutual benefit and for finding opportunities for collaboration. Elizabethtown and New Russia have intersecting C Rings that merge to form a large, contiguous outer ring. The two communities represent an APA land

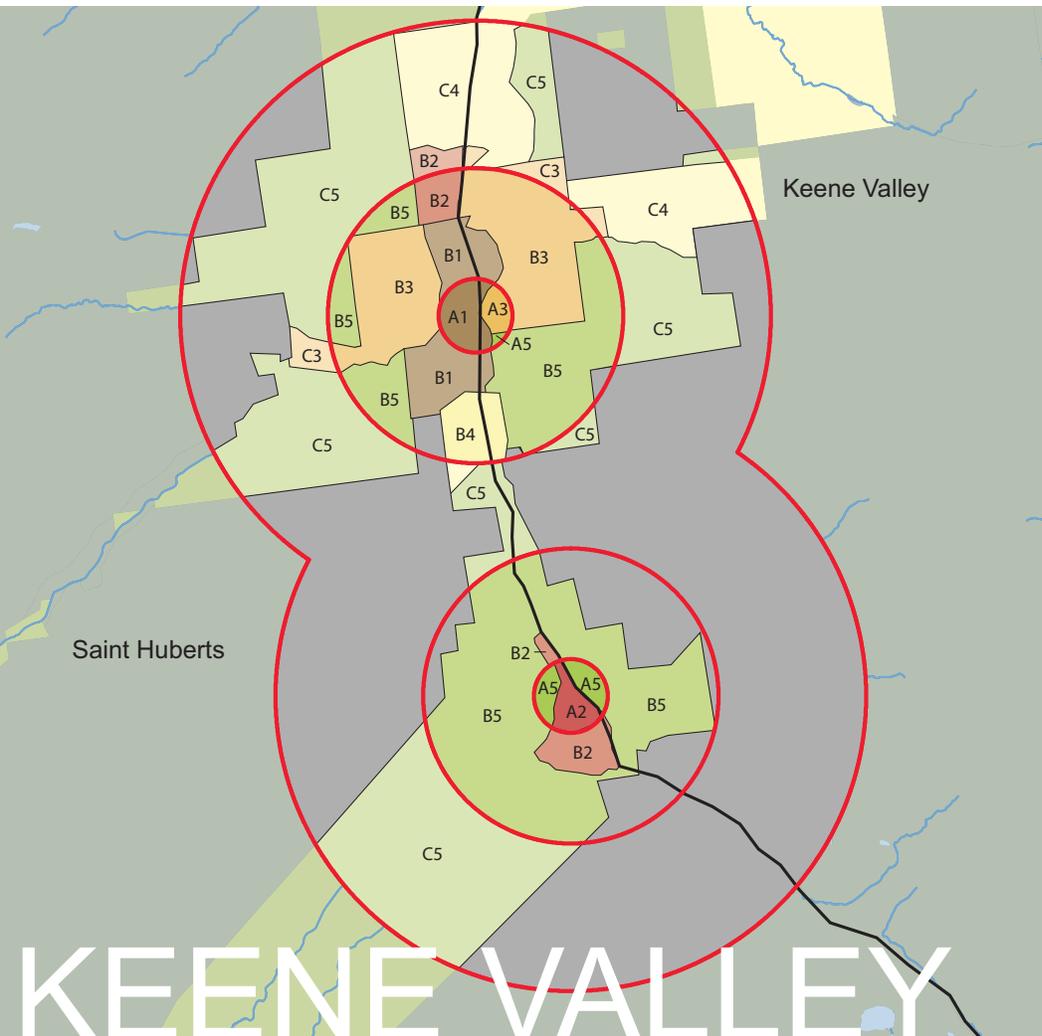
E-TOWN RINGS



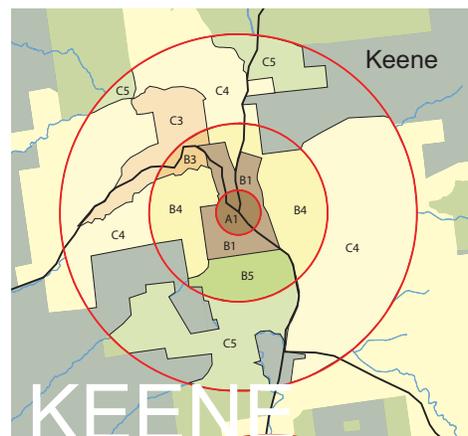
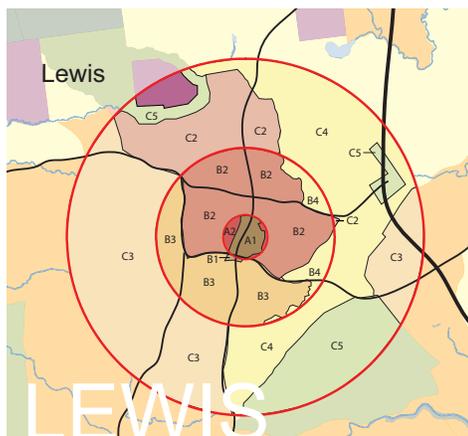
Smart Growth Rings are applied to hamlets in the E-town cluster showing their relationship and position over the APA Map. Expansion overlay zones are derived from this process.

Note: The radii of Rings on the following maps are properly scaled to smart growth distances of ¼ mile, 1 mile, and 2 miles.





Keene Valley hamlet provides goods and services while Saint Huberts is smaller and predominantly residential. Their Smart Growth Rings overlap.



use-designated Hamlet (Elizabethtown) and a hamlet without any Hamlet-designated land (New Russia). The model reveals appropriate expansion options for each, despite their size differences. New Russia features more areas that should be preserved to maintain rural character while the existing built area in zone A2 offers infill opportunities. Elizabethtown features more zone area appropriate for outward expansion (classes 2-Low and 3-Moderate).

The Elizabethtown model reveals two potential areas of undesirable strip sprawl development along road corridors in zones C2 and C3. Strip development might also develop in zone B3 in New Russia because of its relatively smaller size.

Keene Valley and St. Huberts also share a common Ring C. Both hamlets have large amounts of Forest Preserve land in zones B5 and C5, making recreation and open space-based projects highly suitable. Keene also has similar characteristics, creating the potential for community connector trails at the cluster scale between these hamlets to link recreation amenities. It is crucial to build a strong center in the A1 zone of Keene Valley, to prevent inner hamlet sprawl in its linear B1 zones.

Because Lewis has large amounts of class 2 and 3 land in Rings B and C, it is important to focus on these areas to prevent large-scale sprawl, especially in Ring C. As a linear hamlet facing potential strip sprawl development along road corridors in zones B2 and B3, Lewis should prioritize building a strong center node in zone A1.

SOME HAMLETS HAVE FEWER ZONES THAN OTHERS, BUT STILL CAN EXPAND.

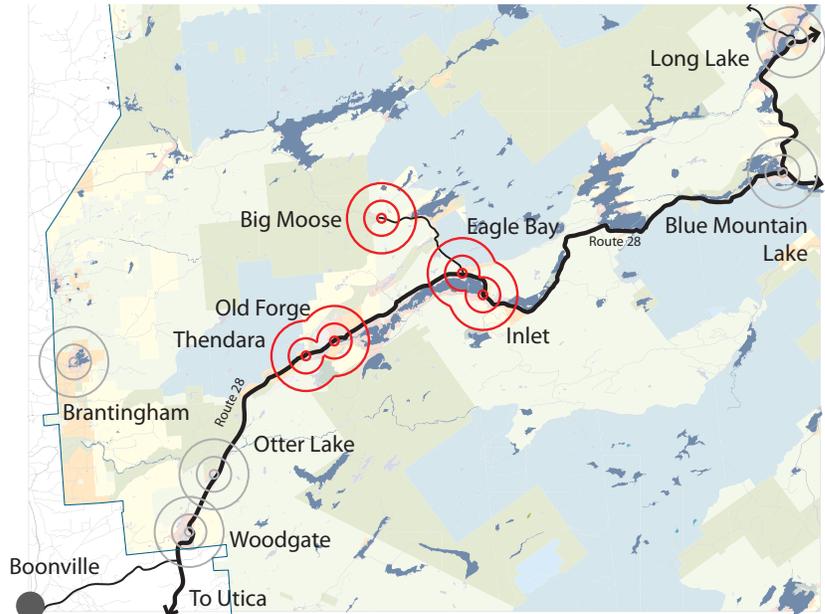
OLD FORGE CLUSTER RINGS

The Smart Growth Rings of the Old Forge cluster emphasize the way the hamlets are strung out on a line like beads on a necklace. Two pairs of hamlets with intersecting Rings provide opportunities for collaborative projects. The concentration of expansion zones at opposite ends of a road corridor offers the opportunity for potential transportation links as part of hamlet expansion. Expansion sites, even in different hamlets, along the same corridor have the potential to complement one another. This potential can be realized with strong collaborative efforts at the cluster scale.

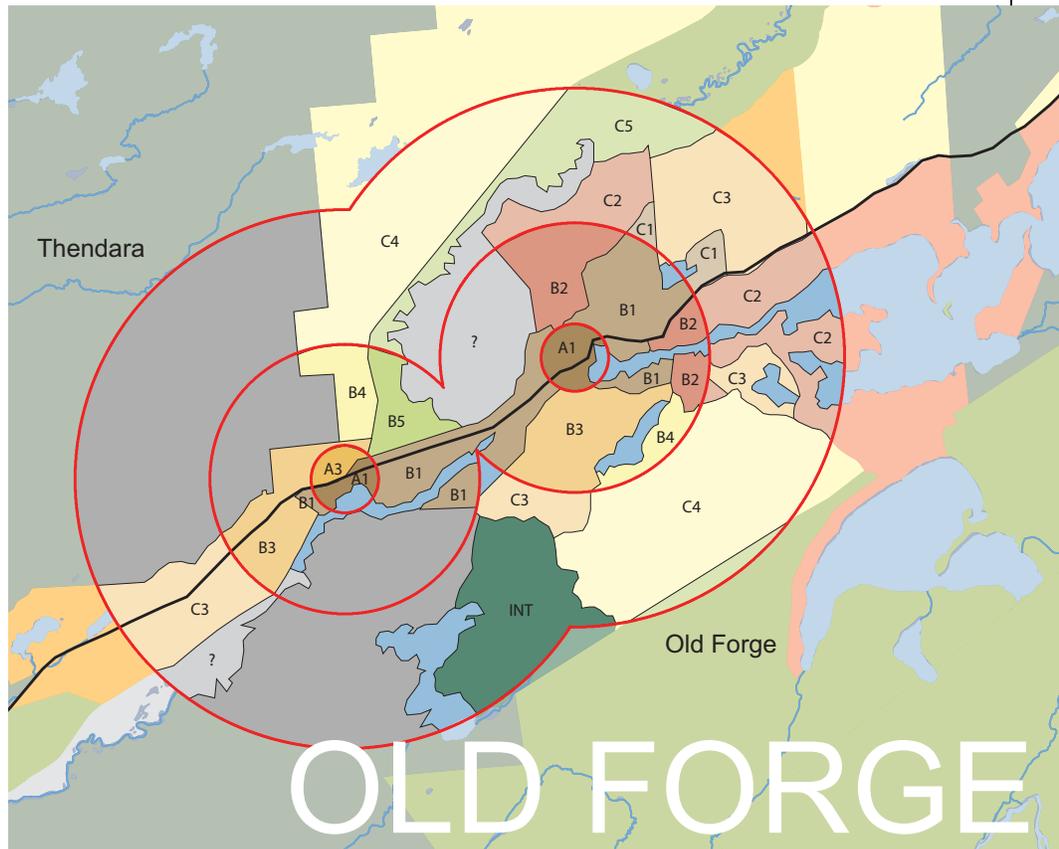
EXPANSION ZONES ALONG THE SAME CORRIDOR HAVE THE POTENTIAL TO COMPLEMENT ONE ANOTHER.

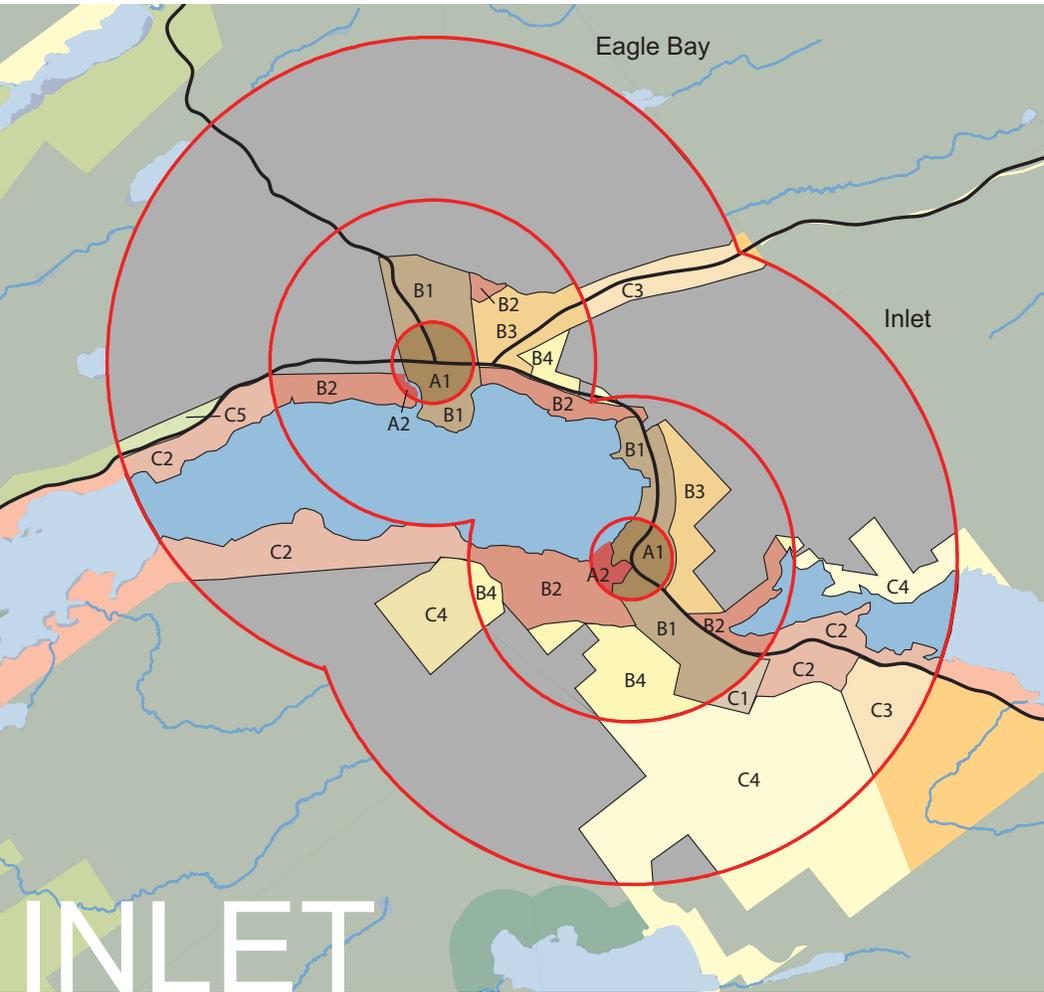
Old Forge and Thendara are so close that they appear to blend into one another. In such cases it is important for each hamlet to maintain a strong center with infill expansion projects in their respective A1 zones. Their close proximity also provides different opportunities for each. Thendara's expansion zones, coupled with a high percentage of Forest Preserve land, are best suited for recreation and open space-associated expansion. Old Forge has more area suitable for expansion and is therefore a better location for medium and large-scale commercial expansion projects.

OLD FORGE RINGS

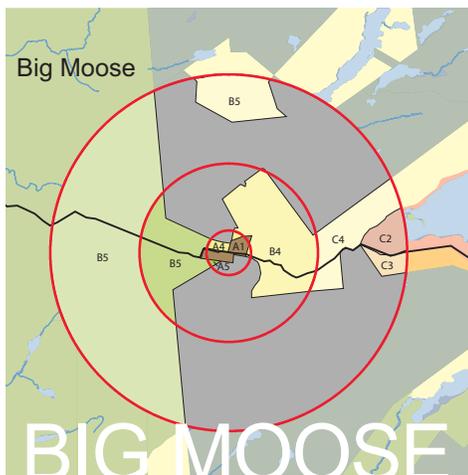


Rings of the Old Forge “necklace” offer projects unique to smart, collaborative expansion of hamlets along Route 28 corridor.





Inlet and Eagle Bay Rings are joined together by extensive green systems and waterways.



A Great Lot Line (from historic survey plats) is clearly visible west of Big Moose hamlet. Big Moose has zones favorable to open space and recreation-based expansion.

WHERE RINGS OVERLAP, HAMLETS SHOULD LOOK FOR SHARED EXPANSION OPPORTUNITIES.

Inlet and Eagle Bay have Smart Growth Rings containing a large proportion of water. An extensive waterfront offers unique recreation-based expansion opportunities, but also requires careful planning for compact patterns of expansion due to the limited availability of land close to the hamlet core. Coupled with considerable amounts of Forest Preserve land, constraints on expansion appear severe, but careful implementation of inward expansion strategies can alleviate development pressure. In such restrictive cases, Class 1 or 2 zones in Ring A or B might be appropriate for upgrade.

EVEN THE MOST REMOTE HAMLETS CAN USE THE MODEL TO GROW SMART.

STAR LAKE CLUSTER RINGS

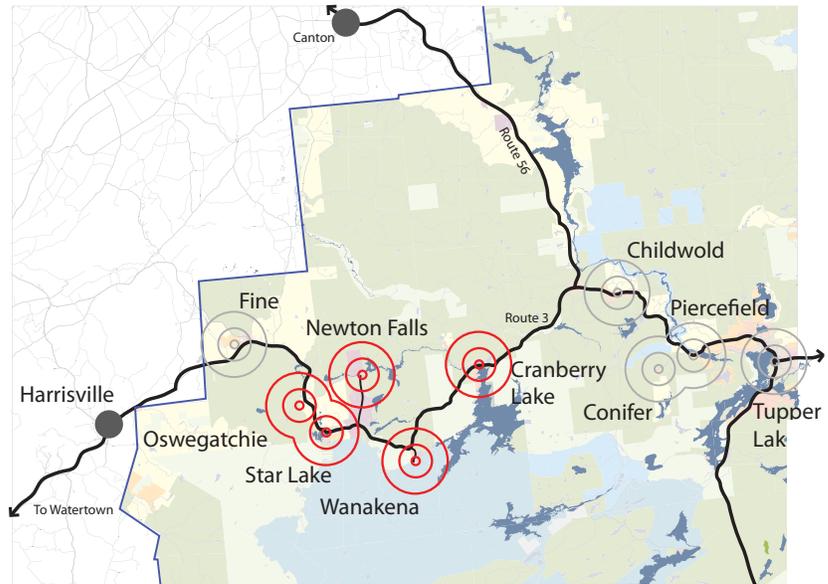
Applying Smart Growth Rings to the Star Lake cluster hamlets creates a large proportion of Class 5 land. This class is rich in natural resources that should be protected for both ecological and economic reasons. At the fringe of development, these edge lands are the most threatened by unplanned outward expansion, especially as locations for second home development. Careful planning can protect the natural environment, while capitalizing on the scenic qualities, recreation potential, and natural resources of these zones.

UNPLANNED OUTWARD EXPANSION THREATENS EDGE LANDS.

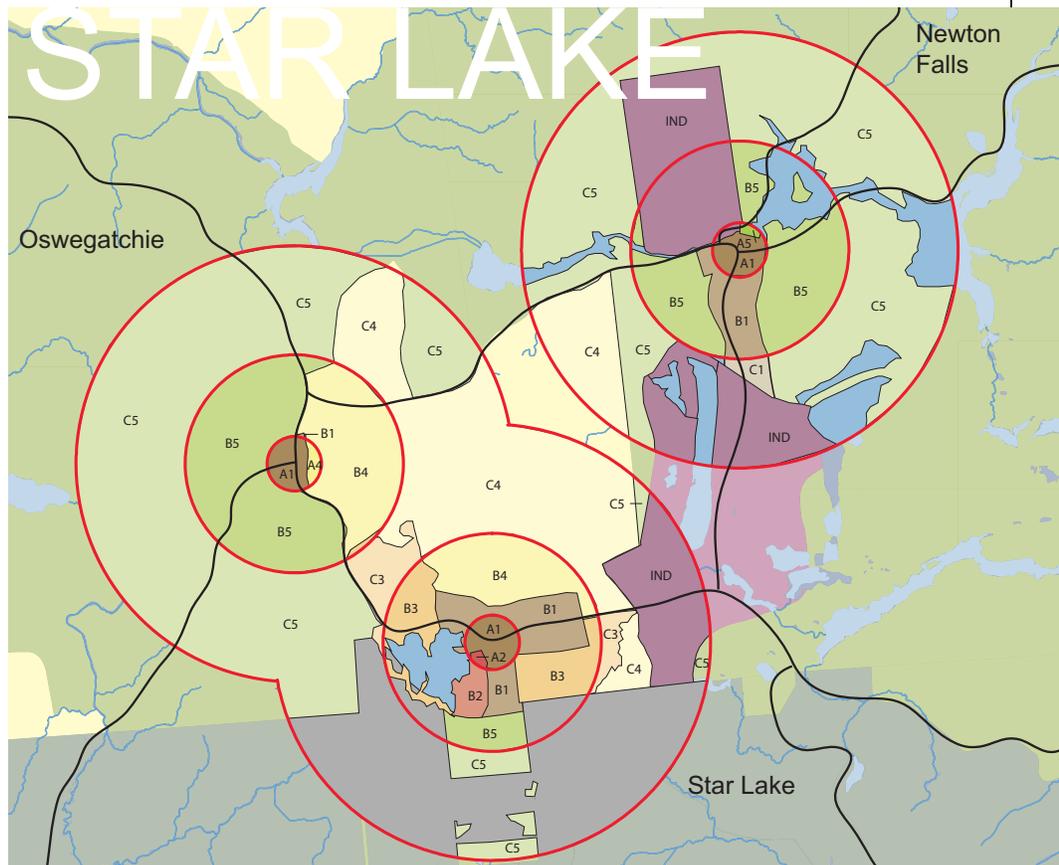
Oswegatchie and Star Lake have intersecting C Rings that also extend close to Newton Fall's Ring C. While each of the three hamlets has zone A1, their B and C Ring overlay zones present different expansion opportunities. Oswegatchie has significant amounts of zones B4 and C4 that are important for maintaining its character while offering agricultural and open space expansion potential.

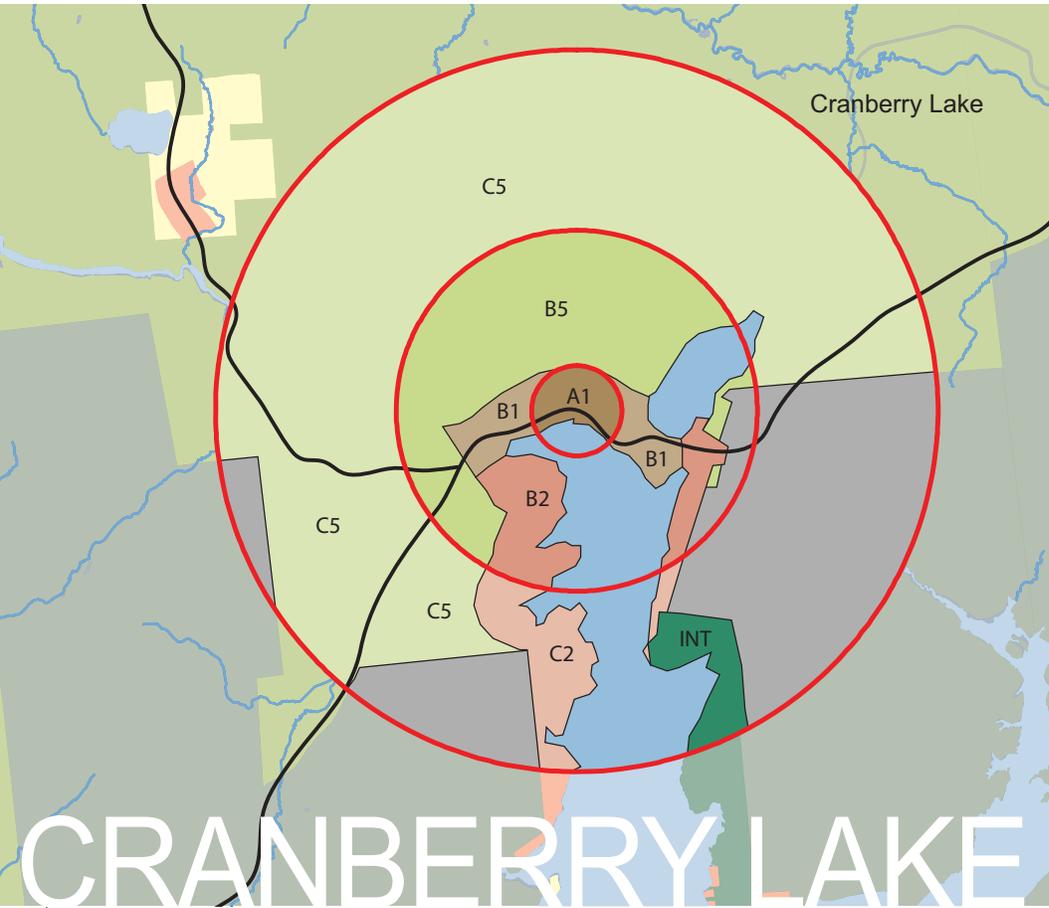
Star Lake has more area suitable for expansion, including its relatively large B1 and B3 zones. The extent of these zones emphasizes the importance of inward expansion strategies in A1 as a way to prevent inner hamlet sprawl. The lake adjacent to the A Ring of the hamlet of Star Lake creates unique opportunities for waterfront expansion projects with strong connections to the hamlet core.

STAR LAKE RINGS

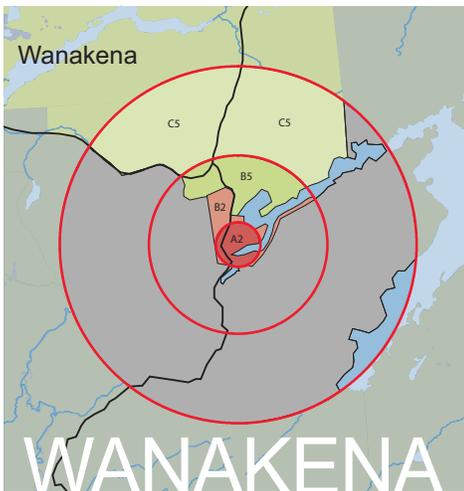


Large wilderness landscapes and resource-based industrial areas intersect within Smart Growth Rings of the Star Lake cluster.





Cranberry Lake and Wanakena Rings are situated on the frontier of vast forestlands, making these hamlets vital gateways to trails and recreation amenities.



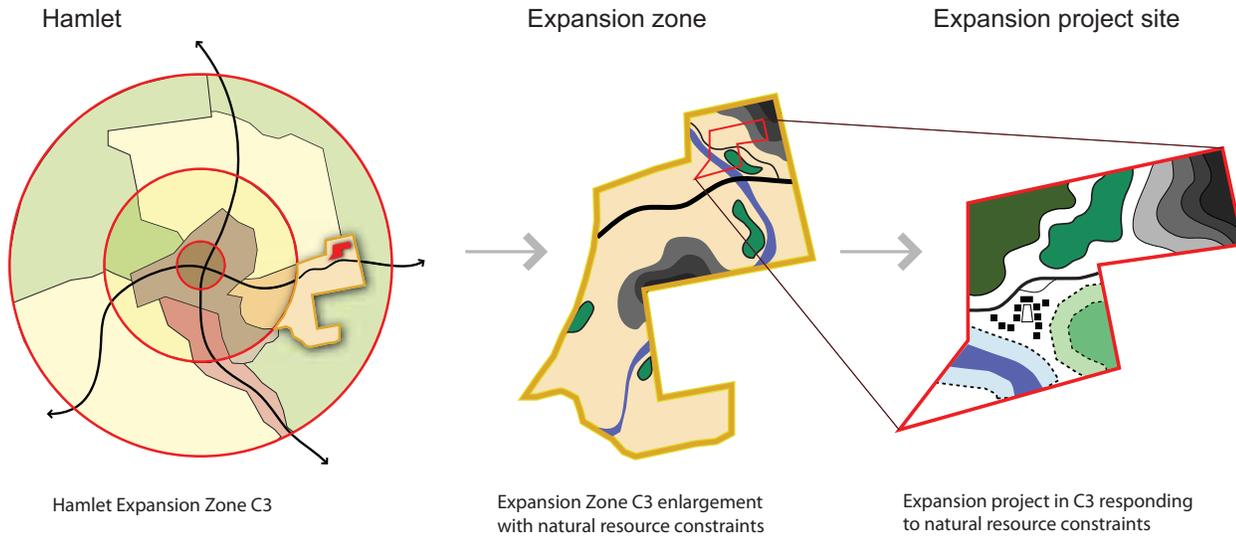
MOST HAMLETS WILL FIND EXPANSION ROOM WITHIN THE INNER TWO RINGS.

HAMLETS RICH IN NATURAL RESOURCES SHOULD PROTECT THEM FOR ECOLOGICAL AND ECONOMIC PURPOSES.

Newton Falls is one of a small group of hamlets in the Adirondacks that have Industrial Use classified land. Such hamlets can capitalize on the opportunity this classification offers. A cluster scale analysis helps determine proper industrial use projects that build on the competitive advantages of a region, such as the extensive area of Resource Management (class 5) land in and around the Star Lake cluster. Projects related to processing local natural resources and creating value-added goods are ideal uses for these sites.

Cranberry Lake wraps around the water's edge and also has significant amounts of C5 and B5 zones within its Rings. This combination of natural resources so close to the hamlet's core makes recreation-based expansion ideal. Since the prime expansion zones for residential and commercial development wrap around the lake, expansion planning should emphasize maintaining or creating new public access to the shoreline. A1 and A2 zones located on a lake provide special opportunities for public waterfront amenities with strong pedestrian links to the hamlet core.

STEP-BY-STEP GUIDE



Using the model step by step

The expansion model is one element of the hamlet expansion planning process. A hamlet expansion plan follows a series of steps that engage the cluster, hamlet, expansion zone, and expansion site scale.

expediting the implementation process. Page 63 offers more information on the public participation process.

Collaboration among hamlets in a cluster should also begin at this step. Coordinating resources, sharing collected demographic and economic information, and discussing each hamlet’s needs and assets makes best use of a cluster’s resources.

This hypothetical example shows how the expansion model locates a possible site for growth in an overlay zone; the six steps guide the planning process for the site to become a tangible smart growth project.

STEP 1

Identify expansion needs

The need for physical growth can be determined through market studies of demographic and economic projections along with analysis of the existing supply of developable land and the demand for its usage. The community may also need affordable housing, new open space, or a specific good or service not currently available. The need for such specific expansion can be explored through public participation.

Effective outreach leads to a community-wide brainstorming process that identifies the specific needs for hamlet expansion. Public participation also fosters a sense of ownership, thus

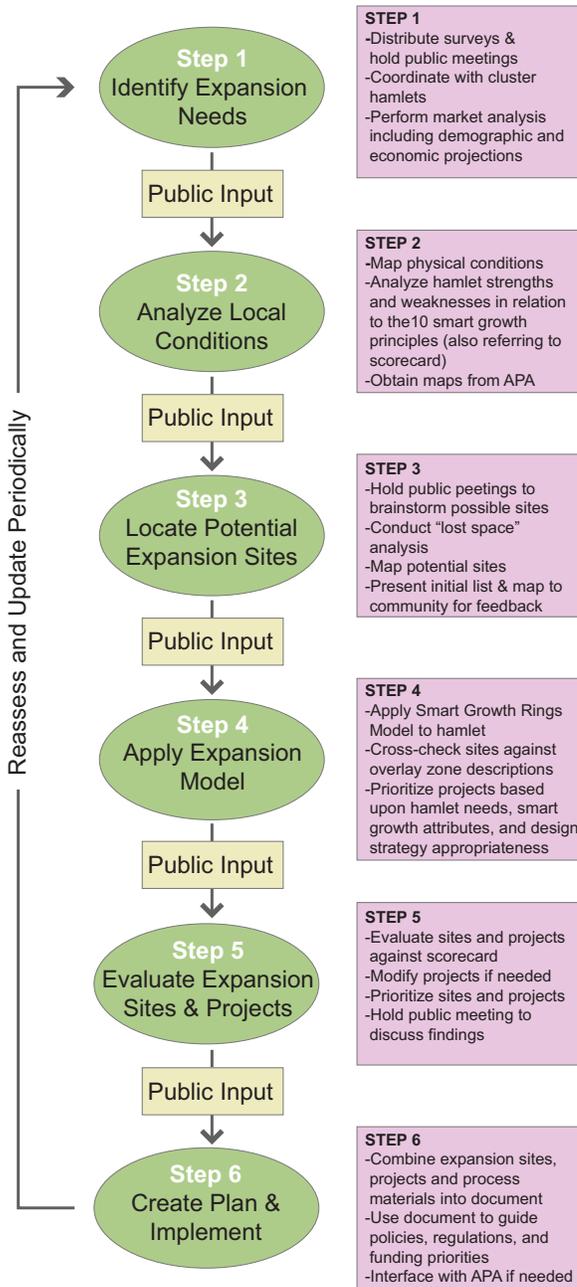
STEP 2

Analyze local conditions

On-the-ground inventories can be conducted to document the strengths and weaknesses of the community in relation to the ten smart growth principles. Field sketches, photographs, diagrams, checklists, and APA maps all help in understanding hamlet frameworks and land use situations.

EXPANSION PLANS SHOULD BE FOCUSED PRIMARILY ON SATISFYING IDENTIFIED COMMUNITY NEEDS.

PROCESS DIAGRAM



Incorporating public input at each step of the way will determine the type of project best suited for a particular site.

STEP 3

Locate potential expansion sites

Aerial images, maps, public participation, and ground inventories help identify potential sites for development in a hamlet. Expansion opportunities include individual parcels (used as a whole or reconfigured), a collection of parcels, or even a street district.

Hamlets should be analyzed for lost spaces – generally leftover, underutilized, vacant and empty spaces, with or without structures – that make no positive contribution to the character and well-being of a community. These hidden resources are excellent opportunities for redevelopment and hamlet expansion.

STEP 4

Apply expansion model

The model describes, categorizes, and prioritizes expansion sites. A site is examined in the larger context of its overlay zone for natural constraints and protected resources. Overlay zone descriptions and community needs help to determine what type of project best suits a particular site. Inward and outward design strategies determine a physical form for the new development that respect the site's specific natural constraints such as wildlife habitat, slopes, soils, wetlands, rivers, and their respective regulations.

STEP 5

Evaluate expansion sites and projects

A hamlet smart growth scorecard (see page 58) evaluates expansion projects against smart growth principles. Projects are rated on a series of categories covering site characteristics, project use, project design, relationship to the environment, and other issues

related to smart growth. Expansion projects should be judged both relative to, and independent of, one another to determine priorities or to see if the project requires adjustment to proceed.

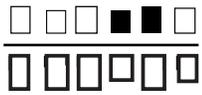
STEP 6

Create plan and implement

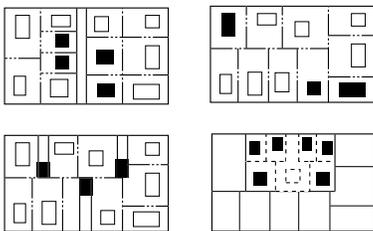
The expansion projects, with supporting materials from all steps, are collected into a hamlet expansion plan document. This plan reflects a vision for the community that local officials, leaders and residents can use to guide policies, regulations and funding priorities and to successfully initiate hamlet expansion. Communities may choose to invite a professional consultant familiar with the expansion model to assist them in their efforts.

THE STEPS ARE STRAIGHTFORWARD AND FACILITATE SMART GROWTH OF HAMLETS.

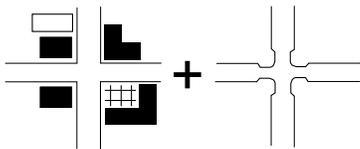
DESIGN TOOLS
OFFER PRACTICAL
AND “SMART”
SOLUTIONS.



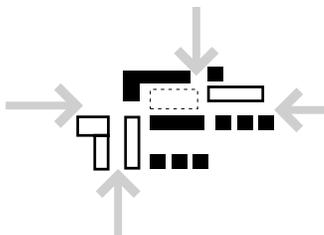
Hold Street Wall: Consistent setbacks enclose the street, creating outdoor rooms.



Fill Block: Reconfigured lots and infill make the case for improving infrastructure.



Anchor Corners: Sites at intersections provide important visibility.



Push Spaces Together: Compact development uses hamlet land more effectively.

DESIGN TOOLS



Before



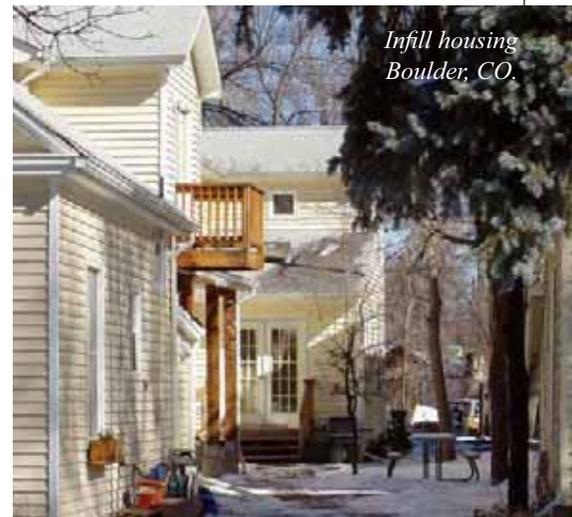
After

Building on a vacant lot, creating internal accessory units, constructing an addition, or reconfiguring lot lines are all ways to increase density in a residential neighborhood.

Design tools

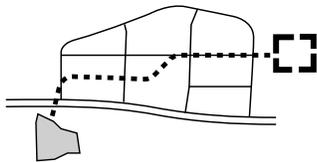
The design of new development impacts the way people live and has a long-lasting legacy. The following design tools offer practical and smart solutions that can easily be applied to hamlets across the Adirondacks. They will help prevent scattered development and reinforce the hamlets as cohesive places.

Infill growth uses existing infrastructure and adds density to hamlet centers. New buildings that are well designed and consistent with existing architectural styles will strengthen public spaces and enhance local businesses by drawing more residents and visitors to the commercial core.

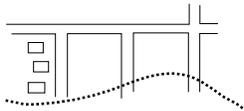


*Infill housing
Boulder, CO.*

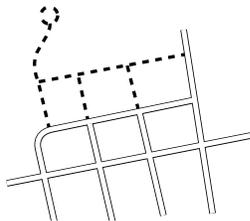
DESIGN TOOLS



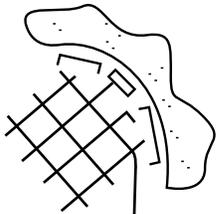
Connect Places: Pedestrian paths connect important destinations.



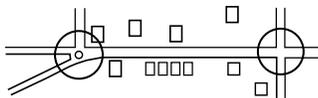
Walk and Bike: Trails provide safe routes and public access.



Extend Grid: Grid patterns slow traffic and are easily extended.



Hold/Wrap Edge: Defined edges prevent scatter development.



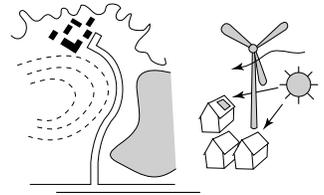
Intercept Strip: Landscaped rotaries break up the strip.

DESIGNING IN HARMONY WITH NATURE IS ESSENTIAL.

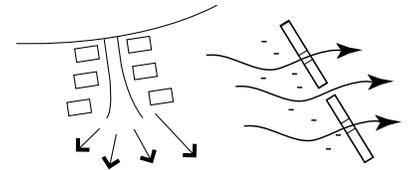
Hamlet expansion should promote a variety of movement options. Connecting places with new streets, greenways, and trails for walking and biking allows people to choose among means of local travel. Grid patterns, whose layout can be extended easily, serve pedestrians well by offering alternative routes to destinations and reducing traffic speed at intersections. Street design features such as safe crosswalks and sidewalk bulb-outs command attention and protect pedestrians. Landscaped rotaries are an effective way to intercept linear strip development. Wrapping hamlets with agricultural or wilderness greenbelts helps differentiate hamlets from surrounding lands and holds development to planned edges.

Smart growth projects take advantage of the views, vistas, mountains, and wetlands of the Adirondacks, while at the same time respecting sensitive ecologies. Public access to lakes and rivers should be kept open. On-site renewable energy should be produced whenever possible.

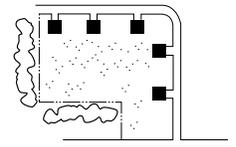
DESIGN TOOLS GET YOU STARTED ON EXPANSION PLANS.



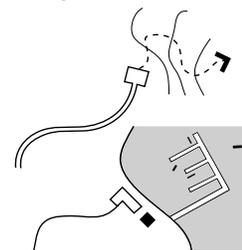
Design with Nature: Landscape informs design, protecting sensitive ecologies.



Views and Vistas: Good site design protects views and vistas.



Off the Field: Smart outward development tucks buildings along natural edges.



Front Amenities: Waterfronts and trailheads create growth opportunities.



Conserve and Reuse: Adapted buildings retain a hamlet's sense of place.

You can visually compare patterns of black (buildings) to white (open areas) in these three figure-ground maps.



Existing figure-ground – shows the random pattern of a typical hamlet with buildings in undefined open space.



Unplanned figure-ground – shows the spreading out of buildings and fragmentation of open spaces as hamlet growth occurs.



Smart growth figure-ground – shows the compact organization of hamlet growth, with the possibility of human-scale spaces inside and greenbelts at the periphery.

LOST SPACE



This fictional Adirondack hamlet, constructed in 3D on the computer, highlights lost spaces in red, which are growth opportunities. See corresponding plan upper left.

A FIGURE-GROUND DIAGRAM IDENTIFIES UNDERUTILIZED PARCELS WITHIN THE HAMLET.

Lost space

A figure-ground diagram can identify underutilized parcels within the hamlet. By simplifying buildings and open spaces into two colors: black (existing structures or “figure”) and white (vacant lands or “ground”), communities can see unused developable lands. Gaps in the fabric are clear.

Lost space analysis stems from the figure-ground studies by identifying undeveloped lots and under-functioning buildings. Lost spaces include surface parking lots, vacant or unused parcels, and hamlet core buildings with interior vacancy or unrealized vertical potential such as one story commercial buildings or retail buildings with vacant second and third levels. Lost spaces are critical for redevelopment because of their important location in hamlet centers.

The fictional Adirondack hamlet above has many readily identifiable lost spaces,

ranging from a former industrial building to waterfront parcels in the hamlet core. Numerous vacant parcels exist in the hamlet center and a larger undeveloped parcel lies just outside the core. The figure-ground analysis identifies street walls along several neighborhood roads and an underutilized parcel at a main intersection.

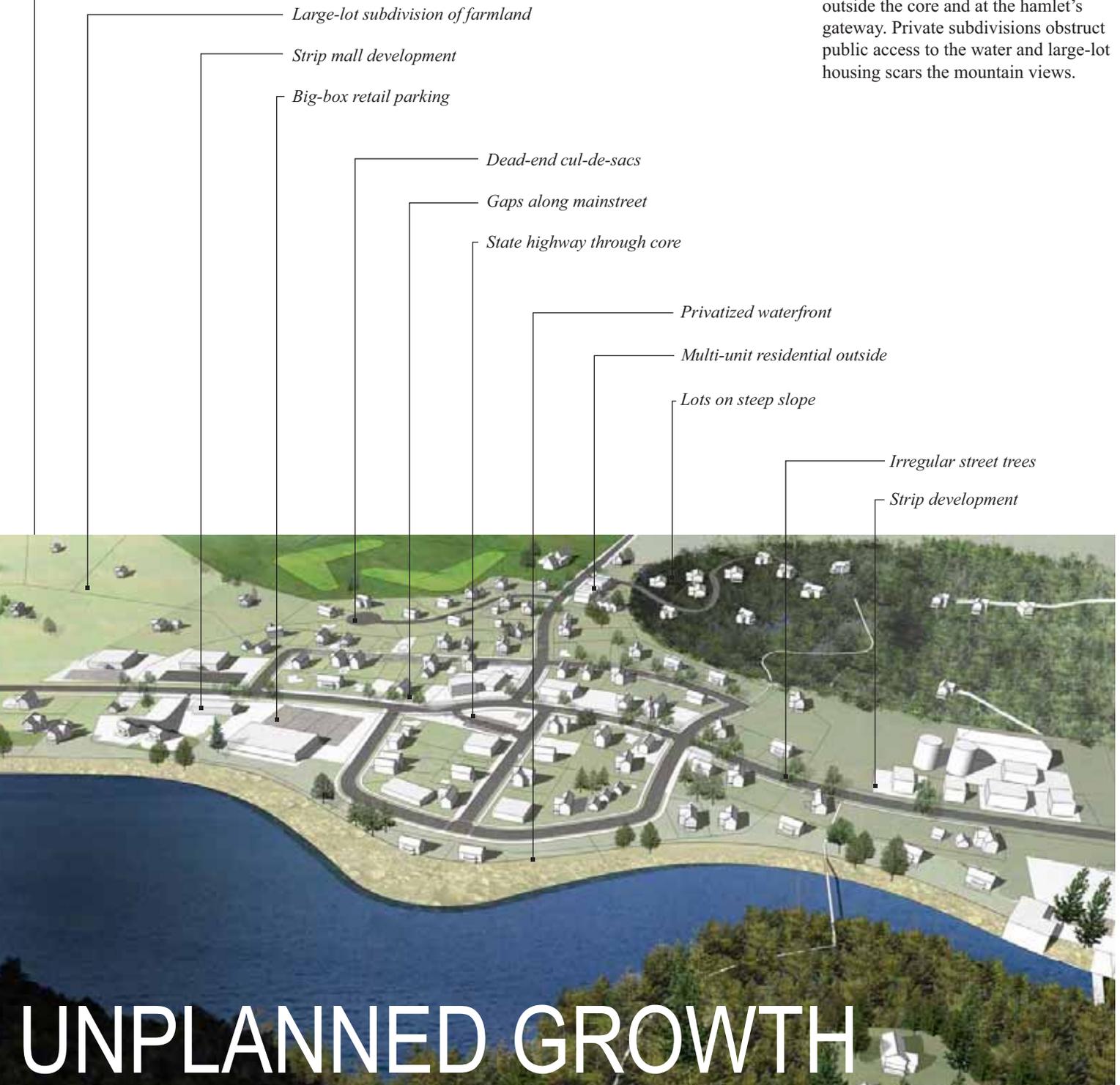
Lost space in Old Forge core.



COMMON MISTAKES

Common mistakes

3D computer visualization shows a hamlet that is the victim of unplanned growth. Large-format retail along its edges erodes the hamlet's character. Sprawl housing occupies a large parcel outside the core and at the hamlet's gateway. Private subdivisions obstruct public access to the water and large-lot housing scars the mountain views.



APPLIED STRATEGIES

Applied strategies

In this visualization smart growth is brought inward. Local businesses front a new public green in the hamlet center while a green spine solidifies an axis down to the waterfront park. Infill housing preserves the neighborhood's street spaces and a new subdivision ties into the existing fabric. A greenbelt with its associated farmland and wilderness preserves the hamlet's rural character.

Agriculture greenbelt

Multi-unit expansion on public waterfront

Industrial reuse community center

Grid extension and infill

Waterfront park, kiosk, and boardwalk

Water / sewage treatment on golf course

Hamlet green and pavilion

Refurbished hydroelectric

District biofuel plant



SMART GROWTH

SCORECARD

Evaluation scorecard

The scorecard systematically evaluates potential expansion sites and projects, reflecting smart growth principles. Choosing projects and sites that score highly on these categories will encourage smart hamlet expansion.

Hamlets 3 Smart Growth Scorecard

Expansion Zone

1. Site Location and Infrastructure

Category	Great	Good	Fair	Poor	N/A
Existing buildings on site can be reused					
Ground clean up is not required					
Adjacent to existing development					
Existing or planned water service at or near site					
Has road access					
In sewer district or planned sewer district					
On-site sewage treatment capabilities					
Doesn't require expansion of municipal services					

2. Project Use

Category	Great	Good	Fair	Poor	N/A
Encourages appropriate mix of uses					
Provides housing types priced to different income levels					
Adjacent to existing development					
Responds to identified community needs					
Contributes to activity & vitality in hamlet center					

3. Movement Systems

Category	Great	Good	Fair	Poor	N/A
New roads connect efficiently to existing street system					
Provides adequate sidewalks, footpaths, bikeways					
Could leverage public transit (i.e. bus service)					

4. Community Character and Design

Category	Great	Good	Fair	Poor	N/A
Project is spatially well-defined					
Layout promotes appropriate density & compactness					
Adds to public realm (i.e. parks, plazas, open spaces)					
Building orientation maintains street edge					
High visual quality architecture integrates with hamlet					
Creates a sense of place					
Incorporates best practices in green design (i.e. LEED)					
Protects/enhances historic form and historic resources					

5. Natural Resource Analysis

Category	Great	Good	Fair	Poor	N/A
Avoids sensitive ecological & wildlife areas					
Provides on-site stormwater management/treatment					
Avoids development on working agriculture or forest					
Does not block view corridors and scenic vistas					
Provides public access to nature and open space					

6. Social Benefits

Category	Great	Good	Fair	Poor	N/A
Stakeholder participation conducted early in process					
Maintains/enhances public health, safety & security					
Encourages social interaction					

7. Economic Development

Category	Great	Good	Fair	Poor	N/A
Provides job opportunities in the hamlet					
Contributes to local tax base					
Provides education, entertainment or recreation					