Ancram Comprehensive Plan

Volume 2

Appendix F: Town Center Revitalization Concept Studies

April 2009

Prepared by the Town of Ancram
Comprehensive Plan Committee

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Ancram Hamlet Center Concept Plans:

Scheme A:

The primary objectives of Scheme ‘A’ are to improve the safety of the Rt-7/ Rt-82 intersection and to create a quintessential Mixed-Use Hamlet Center. It was determined that to significantly improve the safety of the intersection that several existing buildings would need to be removed to enable Rt. 7 to be realigned at the intersection. By removing the Fire House and the Pub building Rt. 7 can be reconfigured to create a perpendicular connection to the intersection that would improve sight lines and turning movements. In addition to greatly enhancing the safety of the intersection; the realignment of Rt. 7 would create a much larger green space between the General Store and Rt. 7 that could function as an iconic Hamlet Square giving the community a unique identity. It is recommended that future development in the Hamlet Center be mixed-use and maintain a high architectural standard of the surrounding colonial vernacular. The future development would necessarily be benched into the existing slope along Rt. 7. This layout will allow for generous sidewalks and on-street parking along Rt. 7 that will create a pedestrian friendly environment in the Hamlet Center. The other benefit of benching the future development into the slope is that it provides the opportunity to access the buildings from the rear at a lower level in the park. This could create a unique multi-level Hamlet shopping experience that offers access from the street above as well as a second layer of shops that are directly connected to an improved Hamlet Park. A grand stair would provide a strong pedestrian connection from the upper level streetscape to the lower level shops and park.

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PROPOSED CONCEPT PLAN-SCHEME A

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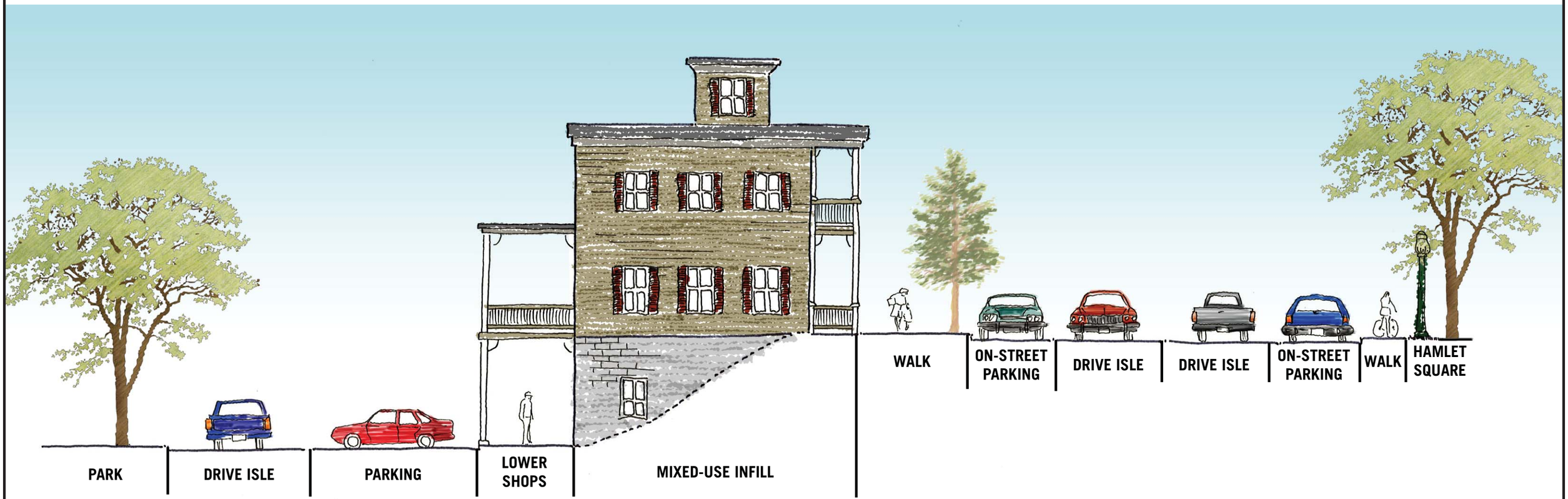

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PROPOSED CROSS SECTION-SCHEME A

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Scheme B:

Scheme ‘B’ maintains the existing buildings at the intersection of Rt. 7 and Rt. 82 and focuses all new development in the perimeter of the existing park area adjacent to Rt. 7. The improvements to the intersection in Scheme ‘B’ are limited by maintaining the existing development and alignment of Rt. 7, however safety enhancements can be accomplished by increasing radii at the corners which will improve sight lines and turning movements. The new Hamlet Center will be located around an improved park. A traditional Hamlet Center will be achieved by placing the new development around the park which will function as an iconic Hamlet Green. The elevated nature of Rt. 7 adjacent to the park will provide a natural vista down into the new Hamlet Center providing a unique identity. Sidewalk connections with street trees and historic lighting will link the surrounding area to the intersection and new Hamlet Center.

Town Hall Recreation Center: ***(Schemes A and B)***

A recreation center would be proposed at the existing Town Hall site with Schemes A and B. Due to the fact that Schemes A and B remove the existing Town Pool Facility a new pool facility could be located on the existing Town Hall parcel. This would provide the opportunity to create a recreation center at the Town Hall parcel that may include a picnic pavilion, playground, basketball courts, sand volleyball court, and possible tennis court locations. In addition, the new recreation center could serve as the trail head to the River Walk nature trail and boardwalk which would link the Hamlet Center to the Town Hall Facilities.

ARCHITECTURAL INSPIRATION

MARCH 19, 2009

PROPOSED CONCEPT PLAN-SCHEME B

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Scheme C:

Scheme ‘C’ plans for the development of a new Hamlet Center on the land surrounding the existing Town Hall Building. This land is relatively flat and open and could accommodate future development without many of the significant topographic limitations associated with the current Hamlet Center. This large parcel could configure the buildings in a traditional Hamlet development pattern overlooking a new Town Green. The existing Town Hall Facility could be integrated into the new Town Green. The development could be a balanced mixture of mixed-use development, civic buildings and senior housing. The new Hamlet Center would have a pedestrian friendly streetscape including street trees, decorative lighting and numerous areas for seating and public gathering. In addition, a pedestrian spine would provide a direct link between the park, the Hamlet Center shops and services and the picnic pavilion and River Walk Trail Head located in the wooded area behind the parcel. Ample parking would be provided in the form of on street parking in front of the buildings with additional parking in the rear of the Hamlet Center. The intersection at Rt. 7 and Rt. 82 would be improved as demonstrated in Scheme B with increased radii to improve sight lines and turning movements.

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PROPOSED CONCEPT PLAN-SCHEME C

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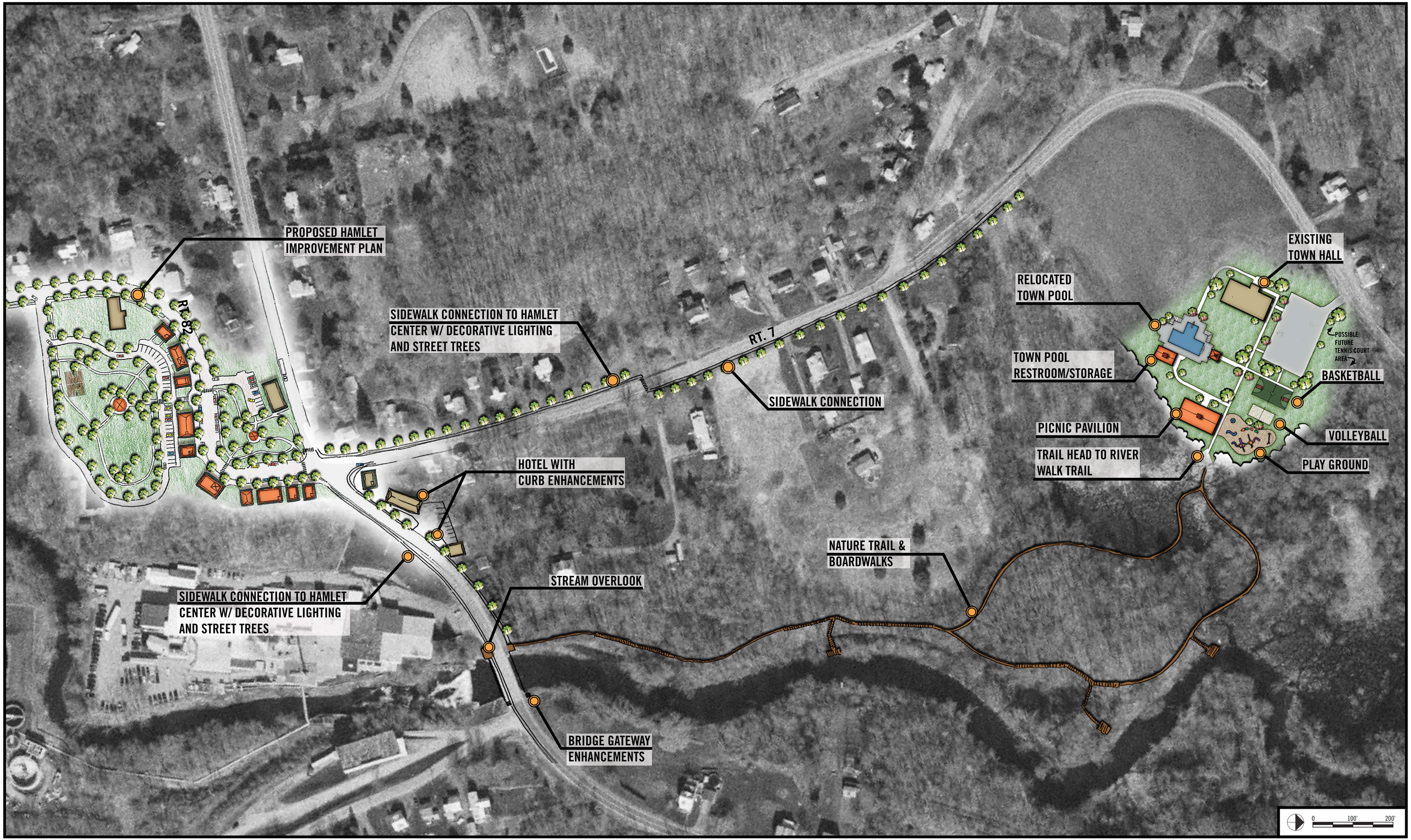

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PROPOSED CONCEPT PLAN-CONNECTIONS

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Ancramdale Hamlet Center Concept Plan:

The main objectives for the Hamlet of Ancramdale focus on reducing unnecessary paved areas to enhance the Hamlets aesthetics, providing additional parking for the Church, providing appropriate areas for possible future development and take advantage of the natural assets that surround the Hamlet. By reducing the pavement along the shoulder of the road and consolidating the access width into the existing parking areas the appearance of the Hamlet Center can be greatly enhanced. The addition of a sidewalk from the Church to the deli will provide a safe and logical connection to many of the Hamlet's assets. A possible future location for future development could be within the large open parcel located across the street from the church. This area could include a few small shops or restaurants and due to its proximity to the Church, Post Office and deli market it is a logical location for Senior Housing. This would also provide an opportunity for additional spill over parking for the Church on Sundays. In addition, the sites location to the adjacent wetland marsh presents a great opportunity for a nature park. The park could include picnic areas, scenic overlooks for observing wetland habitat and nature trails with interpretive signage. This would enable the Hamlet Center to expand to an appropriate scale while providing important pedestrian connections to its unique surrounding landscape.

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PROPOSED CONCEPT PLAN-WEST VIEW

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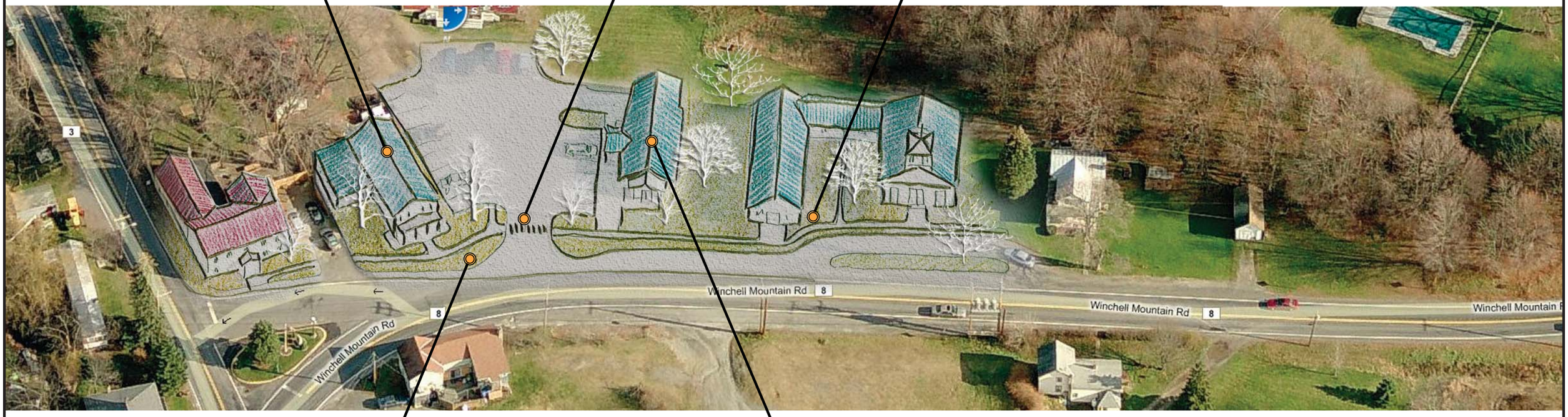
THE FARMER'S WIFE

NARROWED PARKING ENTRY

SIDEWALK



POST OFFICE

EXPANDED GREEN SPACE

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PROPOSED CONCEPT PLAN-EAST VIEW

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Ancramdale - Birdseye East

Ancramdale - Birdseye West

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EXISTING CONDITIONS

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