Streetscape & Gateway Enhancement Plan Town of Ticonderoga, Montcalm Street

CONTRACT NAME: Streetscape & Gateway Enhancement Plan

Th wa

PROJECT FUNDING:

The Town of Ticonderoga's Streetscape and Gateway Enhancement Plan was funded by an award from the 2005 Quality Communities Grant Program, which is administered by the New York Department of State, Office of Coastal, Local Government, and Community Sustainability.

NYSDOS CONTRACT #: C059946

SUBMISSION: Final (03/30/09)

PREPARED BY:

ANNING B DESIGN, INC.



Montcalm Street crossing the LaChute River

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Ticonderoga Montcalm Street, Streetscape & Gateway Enhancements

Town of

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PROJECT INTRODUCTION:

INTRODUCTION TO THE MONTCALM STREET DOWNTOWN ENHANCEMENT PLAN

The goal of this study is to create a downlown streatscape and gateway enhancement plan for Montaella Street from the Liberty Monument at Moses Circle east to the intersection of NYS Rt. 22. The focus of the project is the enhancement of the streatscape along afformation of the intersection of the streatscape along afformation including pathons are considered in the project in the streatscape pathons are considered in the LaChtute Riversalk, potential infill development areas, and the general overall image of the downtown to attract visitors to the downtown Troundengs for an extended visit. The study was developed through a multi-step approach that utilized the following steps.

- Project Kick-Off Meeting with the Project Committee to confirm the project scope, goals, and objectives.
- Public Outrach addressed through a series of committee and public information gathering sessions. The collected background information and the public was twited to attitude their inopes, fears, dreams and desires for enhancing the downtown streetscape.
- Draft Streetscape Plan for street improvements was developed that expressed the physical development opportunities and enhancements consistent with the community vision. The plan was presented and reviewed with the Design Committee and public.
- Final Streescape Plan was provided that is designed to achieve the most desired, highest priority objectives for the streetcape enhancements. An implementation strategy is included that describes the specific actions and projects that must be taken to achieve the desired objectives. The actions are described in priority order that includes short and long term actions that must be taken to redevelop the area or achieve the desired changes.

THE HAMLET and DOWNTOWN SETTING

The Town of Trendengs is located at the eastern edge of the Adirondack Monatains and New York State at the border with the State of Vermont. The Town lies between two of New York's most notable water bodies; to the south is Lake George's northern terminus and to the west its the south shore of Lake Champlain. The LaChinte Nere courses through downtown Trendengt and connectis these two bakes. It is listed water elieves and the connecting land form that gave rise to Trendengt as both an accessible travel route and as an energy source for water powered industry.

The population of the Town is approximately 5,200 residents situated in five population centers that cover 88 square miles. The Hamilet of Ticonderoga is the largest of these five centers and is the regional service location for the town and adjacent onlying communities. Primary whilet routes that converge near the Ticonderoga hamlet center include New York troutes 9N, 22, and 74. The Town hosts an AMTRAK train step that connects New York City to Montreal and points in between. Seasonal ferry service is provided between New York and Vermont at Ticonderoga.





Montcalm Street, the 'Main Street' of downtown, is 1.25 miles in length. Over this distance the street traverses down hills from both its east west gateways into the relatively flat stretch at the canter of downtown. The street alignment alternates between smaight and curved sections. These horizontal and vertical changes of the street correlate directly to the different view-sheds experienced while traveling through downtown, be it on foot or by vehicle. Coincidently the building type and density found within each view-shed are loosely related in scale and style. To define the character of each view-shed the erm district is substituted. Montanian Street has seven districts. The districts are named in sequence beginning at the Moses Circle and continuing east along Montaelin Street to the intersection with Route 14 which is identified as the cast gateway for downtown. The seven districts are described in the following two report sections

THE PHYSICAL ASSESSMENT OF DOWNTOWN

Teconderoga's downtown district is centered on the Montcalm Street corridor. The corridor extends beyond the buildings at the street's edge to include the LaChute River providing a dramatic and scenic backdrop for the downtown. The building character of downtown is historical in appearance and collectively includes architectural styles from various design eras beginning in the mid 1800's to the present.

The length of Montealm Street with its gradient change, subtle curves, and carb-side buildings provides a visually interesting street setting. The streetscape views change when traveling along it because the whole view of the street is not taken in at one time, instead a person is provided a sequence of images which is an enticement to look further and perhaps explore in more detail. These view sheds are described as districts, seven in total. The districts are provided names that define the character or feature of the Montealm Street section in which they define.

- District One Moses Circle; at the west end of Montealm Street District Two - The Hill; From Moses Circle to the Fire Station
- District Three The Crossing; Where the LaChute River crosses Montcalm Street
- District Four Downtown: The most dense concentration of multi-story buildings
 District Five The Heritage Museum; the area surrounding the 1888 House
 District Six Bicentennial Park; The community's festival space and river
- District Seven East Gateway; Entrance to downtown from the east at Rt. 74

At the present, the experience one gets when driving or walking through downsown is the feeling of a tirely place but that posses an ambiance of tremendous design; and commerce opportunity. The sense of opportunity is based on the many positive elements found downtown. These existing elements are the start to the rekindling of Tienordergu's vibrant historical downtown. The important downtown between sar esummarized as follows:

- Ilistoric building and structures; Hancock House, Liberty Memorial, Library, American Legion hal, familiare store building (in process of closing), Glens Falls Bank, The Community Building, 1888 House, and the Aubuchon Hardware (1920's era mission style commercial building).
- Commercial Entities; eight restaurants, four gas and service stations, one convenience store, two liquer and wines stares, four models, a florist, cell phone center, one jewelry store, several art and gift stores, a hardware store, two banks, appliance store, a dollar thrift store, a launder met, several health and beauty service providers, fire station, post office, North Country College, and fraternal organizations.
- Recreational Amenities; Bicentennial Park and outdoor event place, LaClaue
 River and trail, nearly lake access, five miles of walking trail with access points in the
 downtown, visitors information kiosk, spots fields and courts
- downtown, visitors information kiosk, spots fields and courts

 Transportation Options: Converging state vehicle routes, lake ferry service, and
 AMIRAK, vehicle parking is provided at several locations I both on-street and in public parking to domenim Street.



People; Montcalm Street and both sides bordering the downtown district are single family, multi-family and assisted living residences, schools, and churches. The majority of Teonderage's population resides in the immediate walking distance to downtown.

Montcalm Street,

Ticonderoga

Town of

DROFT

Enhancements

Streetscape & Gateway

- Pedestrian Designated Rontes; Sidewalks line both sides of Montcalm Street beginning at the Moses Circle and stopping at the 1888 House, the Bicentennial Park has several walking routes. Designated crosswalks area limited or are in poor condition.
- Downtown Amerities: The downtown district has a mixed style of light standards
 that are mounted on design coordinated poles or onto wooden utility poles. The
 fixture design is appropriate for use throughout the downtown district
 when placed atop its own decorative pole.

INTRODUCTION

PROJECT

Street trees are located along Montealm Street in areas where turf grass strips are located. The street tree program is suggested to continue throughout the length of Montealm Street.

driveways and businesses. Street lighting is a mix of cobra head style fixtures and post mounted period style light standards. The period style fixture installation is limited and not consistent in placement.

The fire station parcel is lugge with the building set back from the street and an expansive naphalt paved parking area located at the front of the station. A sloping green strip with smaller omanaemal trees separates the sidewalk from the parking lot.

MOSES CIRCLE

The approach to downown from the west at Moses Circle is extremely positive, organized and inviting. The elements of Moses Circle contribute to this overall front door experience. The brunze Liberry monument at the center of the notund-about flanked by the Hancock House and a backdrop of green lawn of the hospital hill compose an elegant entrance to downown at Montcain Street. The composition of the south side of the mundahout is unbalanced with the Hancock House and green lawn. The scale and placement of the structures located here; the information but, the house, and we cant lot, require more emphasis to visually balance the outside edge of the round-about.

Moses Cinel is a place of entry and movement, but it has features that inhibit this flow such as the mail drup and an unclear access point to the visitor information building. Missing from the circle are accommodations for pedestrians to traffic crossings, a welcome sign to downtown, and seasonal floral color.

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18 DIVISION STREET, SUITE 304
SARATOKA SPRIVOS
NEW YORK 12866
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EN INC

PROJECT INTRODUCTION:

After traveling through the circle Montealm Street begins with the district identified as "The HIII". This district hosts a mix of uses that includes lodging, restaurants, food and beverage shops, a gas station, the fire station, and residential consisting of single family, apartments and group homes. The street cross section is comprised of two travel large, curb side parking, a green stip with trees and sidewalks. Street crosswalks are limited, in poor condition and/or do not ceists, Sidewalks are interrupted by access points to driveways and businesses. Street lighting is a mix of cobra head style factures and post mounted period style light standards. The period style fature installation is limited and

The fire station parcel is large with the building set back from the street and an expansive asphalt paved parking area located at the front of the station. A sloping green strip with smaller ornamental trees separates the sidewalk from the parking lot.

THE CROSSING

District Three, the "The Crussings" is viewed as the heart of downtown. This district begins at the intersection of Wiley and Montealm Streets, crosses the LaChute River, and continues to Lake George Avenue. This area of downtown has numerous active features that include the river and bridge crossing. The LaChute River Trail, active businesses including a popular sandwich aboy, the Lakes to Locks information panels and plaza, and access points to public parking which is a starting node for people coming downtown.

Fully highlighting this area as the heart of downtown is hampered by several factors that can be improved. The limiting factors include; the hability to see and experience the Lachuse River from the Montain Street bridge due to key on-street parking stall locations and a solid form bridge guide rail; random off street parking in pedestrian areas; River trail access point that is not apparent, pedestrian crossings are poorly identified, access to public parking lot is not well signed and the entranace is not inviting, and pedestrian amenities such as benches, landscaping and area lighting do not exist or are inad-

THE DOWNTOWN

District Four is the section of Montain Street that has the densest concentration of build-ings. The building heights range from one to four stories. This district is bounded by Lake George Avenue to the west and Champlain Avenue to the east.

Visible along this section of Montcolm Street are vacant stores that hamper a message of downtown visible. The first floor uses for several of these buildings has changed from business enterprises to apartment/residential which is not an appropriate first floor use in a business district. Over the years several downtown buildings have been lost due to fire and neglect creating empty lost. These open lost detract from the appearance and the continuity of downtown building facades that negatively affects the overall streetscape image.



Limited efforts are underway to improve the building fiscade appearance which its a key step to the revitalization of the downtown. The building fiscades are the most visible site element downtown and are a backdrop to all other design elements, thus their appearance is of paramount concern.

While the street width in this district appears narrow for a town "main street"; it countibutes to the character of the district by providing a human scale enclosure that is comfortable for pedestrians and assists in slowing veileular traffic. The adjacent sidewalks on both sides of the street are narrow especially for a snowbound community. Sidewalk paying consists of concrete paying which is a dumble material for the local timate, Sidewalk paying one in many locations are fractured, spalling and/or uneven, making for a trip and fall bazard. The sidewalk with does not afford the opportunity to locate street trees in this district, but do to the narrowness of the street corridor trees could appear to clutter the

While the street width in this district appears narrow for a town "main street"; it contributes to the character of the district by providing a human scale enclosure that is comfortable for pedestrians and assists in slowing vehicular mills. The adjacent sidewalks on both sides of the street are narrowice specially for a snowbound community. Sidewalk paying consists of concerned paying which is adultable material for the logal climate. Sidewalk paying consists of contributions of the side of the contribution of the contr

The installed street lights are a combination of colm head and period style standards and fixtures. Utilizing both light standards may or may not be appropriate based on the desired lighting effect. The period style light standards do serve as unifying efferent for both day and night time conditions if correctly placed and can be accommodated in the existing

Public parking lots are located behind the buildings on the north side of Montealm Street. The walkways that connect the parking lots to Montealm Street are difficult to find, are not clearly defined, and are unpayed as are the parking lots making for difficult walking especially in inclement weather.

Pedestrian amenities located along Montealm Street are nonexistent respective of benches, seasonal floral plantings, information kiosk, and trash receptueles.

THE HERITAGE MUSEUM

The fifth district is inclusive of the area immediately surrounding the Heritage Museum also known as the 1888 House. This district runs the length of the block from the Montains Street and Lake Champlain Avenue intersection to the 1888 House. This block contains a mix of luses that include a gas station, hardware store, community building, café, Elk's club, and the Heritage museum, Based on these uses and the districts gateway café. Elk's club, and the Heritage museum. location for downtown and the Bicentennial Park, this area is very active.

Adjacent to the hardware store is the site of a former building(s) now a vocant lot that is used for even parking associated with the park. The earlier hardware store has parking located across the front of the building. The earlie's cottage style architecture provides a porth for outdoor summer dining. The fleringly Museum with its galled end roof and red brick figured entitically terminantes the view along Monteathn Street from downtown. The Community Building is place of activity with access to the building from Champlain.

Streit the sidewalk stops immediately before the hardware store packing. As pedestrians continue on they pass along the backetide of vehicles which poses a safety concern for vehicles backing into pedestrians. Past the hardware store the walk begins again and leads to the 1888 House. The walk way on the south side of Montealm Street concludes at the front of the Community binding. All crosswalks in this district require improvement. Most all 1 walks require repair The pedestrian accommodations in this district are limited. On the north side of Montealm

An ornamental street clock is located at the front of the vacant lots in a location that is not very visible. The street tree plantings in this area are limited and the trees that are planted are of a small ornamental size and do not provide a street canopy as would be desired for this location. Street lighting is limited to large pole mounted eother style sandards. The roadway in this area has an excessive amount of asphalt paving. The paved art directly in front of the 1888 House is designanted as a parking area. It is wide enough that vehicles use this location for U-turns. This large expanse of asphalt paving is imapproprises as the ferral droad servers are as the 1888 House the ferral droad servers. ate as the front door entrance to the 1888 House.

The Bicentennial Park has a vehicle entrance adjacent to the 1888 House. This entrance is necessary to retain as it currently is the only way for larger equipment tracks to enter the park for event set up.



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THE EAST GATEWAY

The Route 74 by-mass mad at the east terminus point of Montealm Street has diverted much needed customers and activity away from towntown, but it has recounted tractor trailer traffic away from this pedestrian centered district to the benefit of the street mane. The Town owns the majority of the property at the northwest corner of the intersection. The other three properties bordering the country of the intersection are privately section. The other three properties bordering the country of the intersection are privately

The Town's parcel has installed upon it "Welcome to Ticonderogy" sign panel constructed of wood. The sign panel is exhibiting signs of old age. Also located on the parcel is a brochure information booth modeled after a lean-to and a vehicle pull-off area. The general view point expressed is that this sife is under utilized in its potential to serve as a gateway to downtown.

THE PHYSICAL DOWNTOWN REVITALIZATION PLAN

The proposed downtown Treonderoga improvements represent both shot and long term improvement efforts. Similarly the proposed improvements flexibly "non on faint" mojects on full buildings with the approach being that not all improvements are expansive and costly but can be accomplished with a valunteer group of citizens. The present state of Ticenderoga's downtown is not unlike the downtowns to other communities across upside New York. Ticonderoga separates themselves from the other downtowns by its history, its local waterield setting, and it may be connection to other places of complimenting qualifies, and it has the people with the interest to make things happen for the betterment of the community. To this end the following physical improvements are recommended for each of the severa districts of downtown Ticonderoga's Montealm Street.

19 DIVISION STREET, SUITE 304 SARATOGA SPRINGS NEW YORK 12966

Ticonderoga Town of PROJECT

Montcalm Street,

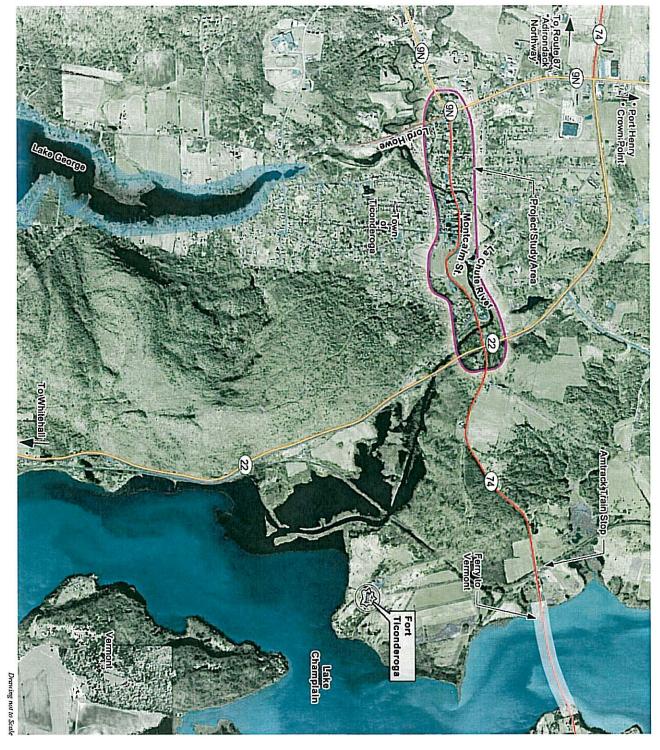
Enhancements

& Gateway Streetscape

PROJECT

INTRODUCTION CONTINUED

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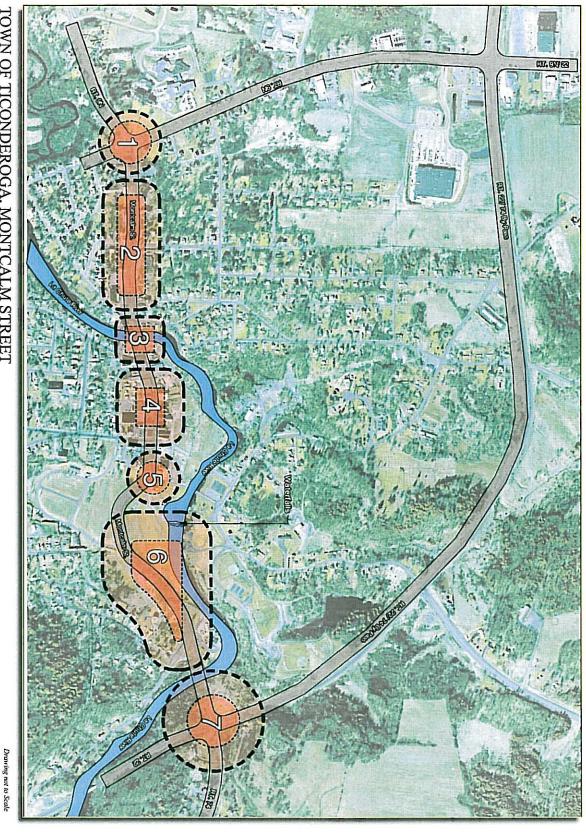


Ticonderoga Montcalm Street, Streetscape & Gateway Enhancements

Town of

OVERALL PROJECT SETTING

PLANTING & DESIGN. INC



STREETSCAPE ENHANCEMENT STUDY DISTRICTS: TOWN OF TICONDEROGA, MONTCALM STREET

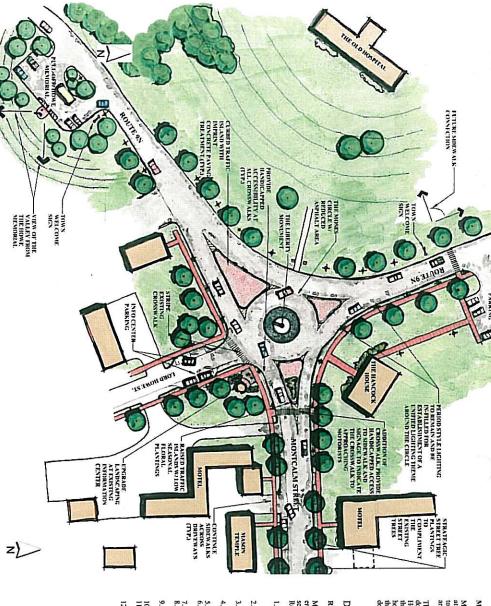
- 1. "MOSES CIRCLE" and the LIBERTY MONUMENT
- 2. "THE HILL" (MONTCALM STREET)
- 3. "THE CROSSING" of MONTCALM STREET over the La CHUTE RIVER
- 4. "DOWNTOWN"
- 5. "THE HERITAGE MUSEUM"
- 6. "PERCY THOMPSON BICENTENNIAL PARK"
- 7. "EASTERN GATEWAY" at the JUNCTION OF RT. 74 & RT. 22

STUDY DISTRICT
DELINIATION

Montcalm Street, Streetscape & Gateway

Ticonderoga Town of

Enhancements



STUDY DISTRICT #1 "THE MOSES CIRCLE" (Scale: 1"=60')

IN-HILL STREET TREE
FLANTINGS TO COMPLIMENT
THE EXISTING STREET TREES

LOCATION FOR TOWN WELCOME SIGNAGE

FROM MOSES CIRCLE PROPOSED DESIGN IMPROVEMENTS LOOKING EAST ON MONTCALM STREET

PEHIOD STOLE LIGHTING TO REMAIN AND BE INSTITUTE OF A UNIFIED LIGHTING THEME ALONG MONICALM STREET

W/LOW SEASONAL FLORAL-PLANTINGS & STAMPED CONCRETE PAVEMENT

ACCESS TO ACCESS TO ACCESS TO

CENTER ENHANCEMENTS AT INFORMATION

DESIGN INTENT NARRATIVE

Moses Circle and Its Benefits to Downtown:

IN DIVISION STREET, SUITE 104
SARATICA SPIEVOS
NEW YERK 12866

Moss Circle is an important downtown gateway because of the confilence of roads that occur at this west terminus of Montcalm Street. At this location the Village's downtown is introduced to motorists traveling north along Route 9N from Lake George, from the cast along Route 74, and those headed south from Port Henry and Vermont along Route 9N.

The traffic runnd-about has a setting that contributes greatly to its role as a front door to downtown. Site features situated at the circle include the privotal Liberty, Monument, Hancock House, visitor's information booth, a street view into downtown, and a view over the walley that at one point in history hosted the encampments of revolutionary armies. The lawn of the hospital hill immediately to the west provides a green backdop to the circle when navigating through it. The round-about by its design slows traffic to allow the consideration for turning to

DESIGN IMPROVEMENT MATRIX

Moses Circle while in the possession of many attributes that identify it as a downtown it can be enhanced to; better provide for pedestrians, reduce visual clutter, and offer a "greener" landscaped downtown introduction.

CEVANNO DIRENTED

Recommended Improvement Summary:

- Relocate fast food restaurant "Turn Left" sign away from the gateway and "Tteen deroga Downtown" sign located at the historical marker viewing point south of the circle.
- Provide an additional "Treonderoga Downtown" sign at the north and east bound roads
- entering the circle.

 Install raised mountable traffic islands within the circle that better direct and slow Install raised mountable traffic, and that visually reduce the extent of sayhalt pavement at this gateway traffic, and that visually reduce the extent of sayhalt pavement at this gateway Provide expanded pedestrian eness walk markings and signs at the traffic circle to enhance pedestrian safety and encourage foot traffic at his starting point to downlown

Montcalm Street

Streetscape & Gateway

Ticonderoga,

Town of

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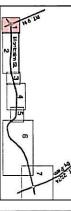
Enhancements

- Diplicate the memorial plaque located at the base of the monument and locate at the flancock thouse yard for safer viwing Intracock thouse yard for safer viwing a Continue Montcalan Street period sayle lighting around the circle perimeter Continue Montcalan Street period sayle lighting the visitor Information Booth with enhanced paint scheme, tree limb pruning, and providing neartly on enterer packing for patrons. Continue the sidewalks across the driveways to establish a pedestrian hierarchy and soft mutte.
- locate the U.S. Postal Service mailbox to safer user location vide street trees at the perimeter of the circle in locations that don't block key
- Provide street trees at the perimeter of the circle in locations that don't block key telements such as the Hancock House At the proposed traffic Island at the traffic circle adjacent to Montcalm Street, utilize the island for season floral plantings to add a burst of color at the front door to down



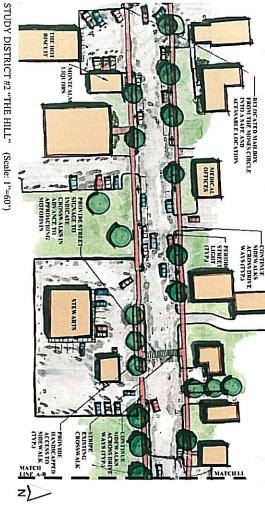
Photograph A(L_6): Example of an existing traffic circle with raised islands and striped crosswalks helps bring definition and order to a large traffic circle intersection.

STUDY DISTRICT LOCATION KEY



<u>Phatagraph BIL-61</u>: View of the Moses Circle and Liberty Monumer with the Hancock House in the background. This targe traffic circle invitable for pedeatrian crussing and is visually excessive respective of the area of asphalt paving coverage.

#1 "THE MOSES STUDY DISTRICT ENHANCEMENT CIRCLE"





lighting theme consistent ughout all the districts. iod Style lighting currently alled at Moses Circle to inplemented throughout listrict as part of a uni-

DESIGN INTENT NARRATIVE

The Montcalm Street "Hill" and Its Benefits to Downtown

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IN DIVISION STREET, SUITE JOA SARATOGA SPRINGS NEW YORK 17866

This portion of Montcalm Street is an introduction to downtown and a vehicular/pedestrian conduit between the Moses Circle gateway and the downtown center. It is primarily a business districe with a nix of residential homes. The businesses located are a benefit to the travel by providing diming, vehicle neetls, and lodging. The street corridors is comprised of two travel lares, adjacent curbside parking, sidewalks, and a narrow, tree planted, green strip that separates the pedestrian from

DESIGN IMPROVEMENT MATRIX

Recommended Improvements

- Continue pedestrian designated walkways across the driveway
- Infill street lighting with the period style lighting Add and enhance and correctly signed pedestrian designated crossings at roadway intersections. Frovide infill street trees where needed Utilize the large expanse of green area in front of the fire station parking area as a location for an event board that is a permanent parking area as a location for an event board that is a permanent
- installation with enhancing landscaping, installation with enhancing landscaping. Reduce the expanse of uninterrupted asphalt paving in the area of the two gas suitions located at the intersection of Montealm and Wiley Streets. To achieve this consider planting strips, payerant material change, and decontive bollands that better define the road edge

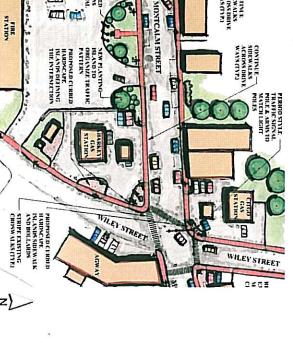
Montcalm Street

Streetscape & Gateway

Ticonderoga,

Town of PROJECT

Enhancements



STUDY DISTRICT

#2 "THE HILL"

ENHANCEMENT



STUDY DISTRICT #2 "THE HILL" (Scale: 1"=60")

MATCHLINE A-0

A

MOUNTED PERSON
STREET LIGHT WERE
NECESSARY

STATION

Photograph DIL-71: Existing view of Wayne Street intersection. The intersection can be made softer and more atractive by effectivly striping the crusswalk, adding sidewalks along Wayne street and enhancing the strorefront with stamped concrete to provide a the strorefront with stamped concrete to provide a paving and the storefront ual separation between the parking, the sidewalk



Photograph E(L-7): Example of proposed striping method for existing and new crosswaks along Montealm Street.



Phonograph F(L-1): New of the Wiley Street intersection depicting a lack of organization and depicting a lack of organization and depicting or planting island to separate the Fire Station raffic from the gas station raffic would increase raffic speedy and reduce the expanse of pavement. Continuation of the side walk re-establishes the pedestrian importance in this

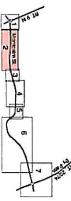


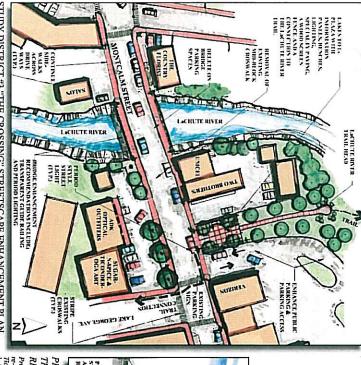


Photograph GL-2): Wiley Street intersection looking west, Improvements to enhance the pedestrian safety: west, Improvements to enhance the pedestrian safety offining the intersection with raised islands, sidewalks and effectively striped sidewalks brings urganization to this intersection and provides separation between the



STUDY DISTRICT LOCATION KEY





STUDY DISTRICT #3 "THE CROSSING" STREETSCAPE ENHANCEMENT PLAN (Scale: 1"=60")



<u>Photograph I(L-8):</u> Existing lakes-to-locks public plata. Design improvements in this area will describe Teonderoga's connection to the water, bring organization to the space and create a mit-block public space in the heart of downtown

THE -

LaCHUTE RIVER TRAIL

TRAFFIC LANE

SIGN TO PUBLIC PARKING

DESIGN INTENT NARRATIVE

The Crossing and Its Benowntown:

Recommended Improvements:

IB DIVISION STREET, SUITE 304 SARATOCA SPRINCIS NEW YORK 12866

Highlight the bridge and the LaChute River that passes beneath it
Delete four parking stalls that are situated on the

DESIGN IMPROVEMENT MATRIX

This area section of Montcalm Street is the center of downtown from both a physical and activity perspective. This place is a hub of activity for the following reasons:

- The buildings are situated closer to the street to enhance the "downlown feel"
 The LaChule River passes Montealm Street at this point.
 This bridge crossing adds drama to the area
 The Lakes to Locks information and public space is situated here
 The Lakes to Locks information and public.

assing river

edestrian activity is high in this area The LaChute River trail begins at this point
This is the site of the trail linkage to the south that is being planned
some of downtown's most active business are situated here



Develop a public parking directional signage logo to better direct motorist to available parking Enhance the Lakes to Locks panel setting with the development of a courtyard with trees, benches, and seasonal floral plantings. Promote the LaChute River Trail at this location

rovide seasonal floral baskets to the themed light ontinue sidewalks across drive entrances to stablish a hierarchy of pedestrians first ontinuation of period lighting theme along the mprove the pedestrian crosswalks with applied urther highlight the bridge with clusters of the eriod style lights installed at each end of the mprove pedestrian walkways at the bridge rovide unencumbered views to the river teplace the existing bridge guide rail with a more ansparent structure that affords views of the

(long term goal)

elocate overhead utilities underground Define and enhance the entrance points to the

RIVER'S PRESENCE IN THE DOWNTOWN THE BRIDGE AND RE-ESTABLISHING THE LaCHUTE PROPOSED DESIGN IMPROVEMENTS CELEBRATING

Proposed design improvements to the bridge will help and re-stabilish he presence of the LaChune River in downtown Teonderoga. Period lighting fatures flanking each end of the bridge will celebrate the bridge, while the use of a transparent guide rail will afford views of the river. Delete the on-bridge



Montcalm Street

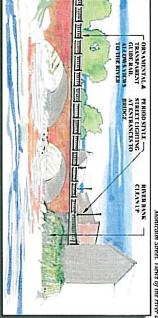
Ticonderoga,

Town of

Enhancements

& Gateway Streetscape

<u>Photograph H(L-8):</u> Existing view looking east where the LaChute River passes underneath Montcalm Sneet. Flews of the river are blocked by the solid concrete bridge rails.



PROPOSED DESIGN IMPROVEMENTS TO THE BRIDGE



Ebatograph KU-8). Existing view of Monicalm Street bridge from the LaChute river looking south. Note solid nontransporen bridge guardrail

PROPOSED IMPROVEMENTS AT THE LAKES-TO-LOCKS PUBLIC PLAZA.

EXISTING LAKES TO -LOCKS PANELS

PLAZA ENHANCEMENTS
THAT INCLUDE CIPATED
PAVING THEATMENT,
HENCHES AND A SLASONAL
FLORAL DISPLAY

CONNECTIONS

STRIPE EXISTING



YOUTS

Photograph III—81. Example of abrectional public parking signage that directional public parking signage that is easy to read in multiple directions is key to promoting the use of under utilized public parking lots. This example of a public parking lots. This example of a

STUDY DISTRICT LOCATION KEY





Montcalm Street

Ticonderoga,

Town of

DICH

Enhancements

Et Gateway Streetscape PLANTING IN DESIGN, INC

18 DIVISION STREET, SUITE 304 SARATDGA STRENGS NEW YORK 12866

THE DOWNTOWN TYPICAL SECTION OF STREETSCAPE IMPROVEMENTS IN (Scale: I"=20")

DESIGN INTENT NARRATIVE

Montcalm Street's "Downtown" and Its Benefits to Overall Downtown:

This section of Montcalm Street brings to vision what a downtown is envisioned to be, defined by a compacted building configuration, multistory buildings with a mix of business types and upper story residences. The streetscape is characterized by building fendeds of five and three stories situated uniformly along the back edge of a sidewalk that is ornamented with period stylestered lights and trees. The closeness of the buildings and the narrowness of the street lights and trees. The closeness of the street lights are street lights and trees. The closeness of the street lights are street lights and trees.

STREET TREE
PLANINGS HAVE
NOT BEEN
HECOMMUNDED
DUE TO THE
NARROW
SIDFWALKS

TO PROVIDE DEPTH AND INTERIST

STORE/BUNNESS
SIGNS
PERPENDICULAR
TO THE FACADE PERIOD STYLE STREET LIGHTING W/FLORAL BASKETS

RENOVATE.

BUILDING

DRIVING LANES

BUILDING

SIDEWALK PARKING

PARKING

KIVABUIS

The downtown district while centered on the street is very much a pedestrian place, but the vehicular rafile entering this downtown area adds a critical vibrancy to the street.

DESIGN IMPROVEMENT MATRIX

ENHANCEMENT

DOWNTOWN"

DISTRICT #4

YOUTS

Recommended Improvements

The building facades in this district are the most important design clement and as such there improvement, respective of renovation, needs to be a priority of the enhancement plan

Promote street level activity by populating vacant storefront windows with current displays business related or other. Explore business sign improvements to provide for a more dynamic

concrete paving sections

Enhance existing and add additional designated pedestrian cross walks to promote the walk-ability of downtown mprove sidewalk paving condition by replacing broken and tilted

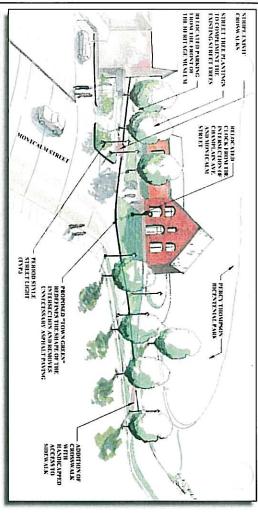
Continue sidewalks across driveways and parking lot entrances Add street trees only where it makes design sense, avoid uniform

rovide a standard directional sign to public parking areas and

walkways to and from these parking areas with ADA compliant paving and adequate levels of light Continue period style lighting program as a unifying element for Journal of the program Consider seasonal floral baskets from the period style lighting poles as a way to define this sector of downtown from others As a long view improvement, provide an in-fill building at the site of the former theater

Photograph (IL-2): Existing view of the downtown streetscape showing the dominance of the focacles and narrow sidewalts in the downtown and the need to highlight and rehabilitate the faceales rather than covering them up with street tree plannings. The immediate foreground demonstrates an area to continue the sidewalk acruss a driveway entrance to bolster the pedestrian experience.

STUDY DISTRICT LOCATION KEY



PROPOSED "VILLAGE GREEN" AT THE HERITAGE MUSEUM

A "Town Green" is prepased for the paved area at the front of the 1888 House. The post mounted clock from the Champlain Avenue intersection is relocated to the new "Town Green". The town green benefits this genewy into the downtown and a focal point at the terminus of Montcalm street. The parking that exists at this tocation is relocated adjacent to the North facade of the futilding and accessed from Tower Road.

DESIGN INTENT NARRATIVE

The Heritage House (1888 House) and Its Benefits to Downtown:

TANAMA S DESIGN, NO

IO DIVISION STREET, SUITE 304
SARATOGA SPRINGS
NEW YORK 12866

The setting of the Heritage House provides both a gateway to the heart of downsown when arriving from the east and a terminus of the downsown district when headed east. The configuration of buildings that includes the 1888 House, Community Building and the Olde Mill Cafe provides an introduction to the period style architecture that is found throughout the Town. This triangular configuration of building and the surrounding setting affords an opportunity to develop a Village green. The open lots next to the hardware store can best contribute to downtown by affording an area for future building in-fill.

DESIGN IMPROVEMENT MATRIX

Recommended improvements:

- Create a Village Circen at the front of the 1888 House by reducing the amount of sashalt paving, and relocate the needed parking to the area north of the building. Create a green lawn as the front door to the 1888 House and relocate the pole mounted clock (currently beared near the bank intersection) to the

- new gren.

 Provide an uninterrupted walkway across all driveways

 Provide strategic tree plantings to enhance the streetscape

 Locate parking directions signage.

 Continue the period syde street lighting infill

 Enhance the precision for enswalk with striping and signage at all intersections and crossing point

 Enhance the precision crosswalk with striping and signage at all intersections and crossing point

 As a long term project, provide find haldings at the now vacant lots. Locate the buildings adjacent to

 the Montcalm Street sidewalk so as to provide for a continuous facade condition along the street.

map it compare generated using pared by Ban Flarring it Design warrant source and is intended



<u>Planagraph ML-18):</u> The Tower Avenue and Moncolin-Street intersection is not pedestrain friendly yet it is the podestrian like from downtown to the parke. By improving the spaced adjointion of the intersection and effectively striping crosswalds, this area will become much more user friendly.

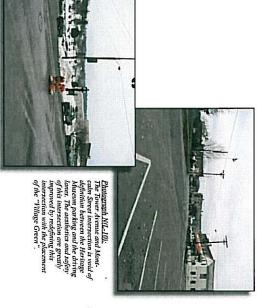
MontcalmStreet

Ticonderoga,

Town of

Enhancements

& Gateway Streetscape



FROM CHAMPLAIN
AVE INTERSECTION

BENCH (2)

FALLS GOINED-

PARKING FROM
IN-FRONT OF THE
HERITAGE MUSEUM

Photograph OLL-10): Existing empty lots at the Champlain Avenue intersection create a disconnect of the stretscape between the downtown and the Heritage Museum. The decurritive post mounted clock on this corner is isolated and counted be utilized in a more prominent location at the 1886 house.

BICENTENIAL PARK

ACCESS

TESH ENTRY TO
ACCOMMODATE
MANTENANCE VEHICLES
AND HANDICAFFED
ACCESS

STUDY DISTRICT #5 "THE HERITAGE MUSEUM"

(Scale: 1"=100")

ACROSS DRIVE WAYS (TYP)

CHAMPLAIN AVE.

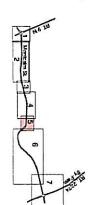
WRECKED SWIN

MONTCALM STREET

HARDWARE

STREET TREE PLANTINGS AND PERIOD STYLE STREET LIGHTING

EXISTING PUBLIC PARKING



STUDY DISTRICT LOCATION KEY

"THE HERITAGE DISTRICT #5 YDUTS

ENHANCEMENT MUSEUM"



STUDY DISTRICT #6 "PERCY THOMPSON BICENTENNIAL PARK" (Scale: I"=100')

DESIGN INTENT NARRATIVE

Bicentennial Park and North Country Community College Corridor and Its Benefits to Downtown:

PLANCING & DIESIGN, INC

18 DRVISION STREET, SUITE 204 SARATIOCA SPRINCIS NEW YORK 12866

This district of downtown is both a destination and a travel corridor. The park provides an area for hosting large festival gatherings, that a tremendous water feature coursing through it, allows for distant views into downtown, and is a recreational ancienty that links to an extensive trail system. The drive on Montealm Street along the park is an impressive introduction to downtown.

The North Country Community College located on the south side of Montcalm Street is an architectural element that has the necessary size and height to fill the hillside setting. The building and use are compatible with its gate

DESIGN IMPROVEMENT MATRIX

Recommended improvements:

- Improvements to Montealm Street proper include defining the edge of asphalt pavement installing a gavel parking lane, and replacing the boulder edge with a low timber barrier that is approximately two for the factors of the control of the control
- Provide a pedestrian sidewalk that connects the college building to the sidewalk in the area of the Community Building and to downlown. Extend the park malkways to connect with the Montcolm Street parking strip and to the sidewalks located Extend the park malkways to connect with the Montcolm Street parking strip and to the sidewalks located the park provide a new vehicle accessible drive that allows for equipment to access the At the west end of the park provide a new vehicle accessible drive that allows for equipment to access the below strip and the park provide a new vehicle accessible drive that allows for equipment to access the below the park provide a new vehicle sciminates the pedestrians/vehicle conflict point near the located that the park provide a new vehicles climinates the pedestrians/vehicle conflict point near the located that the park provide a new vehicles climinates the pedestrians/vehicle conflict point near the located that the park provide the park provide and the park provide that allows for equipment to access the park provide the park
- rovide pedestrian crosswalks for safe access to the park across the street from the treatment plant continuation of the period style lighting program along Montealm Street to the east bridge crossing the
- ide Street tree plantings along both sides of Montealm Street to provide a sense of enclosure and to reomeet the street as being a component of the park



walking distance to the downtown business district that defines the edge of downtown. Park is a great amenity to have within

NA SIDEMALK WITHCHSH — NA WITH SHADIK CHISK WALK PRONTH — CHISKWALK WITHCHSH — CHISKWALK WITH



Photograph S(L-11): Interior park trail and interpretive signage. Poposed is a trail/ road connection to the Moncalm Street at this location



Montcalm Street

Streetscape & Gateway

Ticonderoga,

Town of

Enhancements

and the College. Photograph P(L-11): Pedestrian connections the North Country Community College will prompte conductivity between the downtown



ENHANCEMENT

BICENTENIA

PARK"

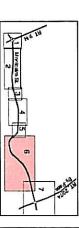
THOMPSON

"PERCY

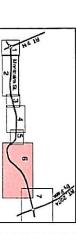
DISTRICT #6

YOUTS

side parking and an unpleasant introduction to downtown. Photograph RLL-111: Large imposing boulders and undefined parking areas create a confusin transition between the roadway and the road-



STUDY DISTRICT LOCATION KEY



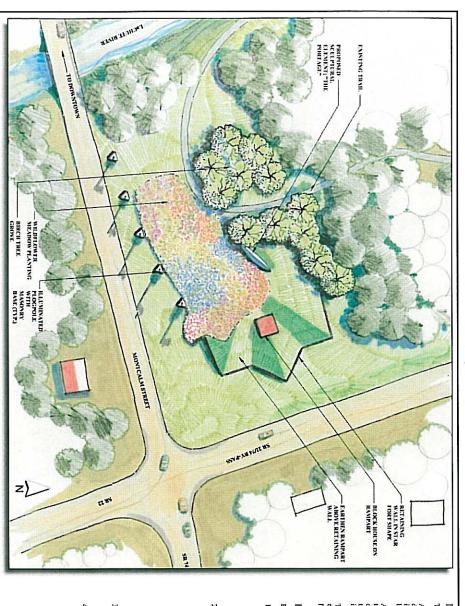
STUDY DISTRICT #6 "PERCY THOMPSON BICENTENNIAL PARK" (Scale: 1"=100")

RAIL TO REPLACE HOULDIES PERIOD STYLE STREET LIGHTS GRAVEL PARKING STRIP GROUPINGS (TYP)

PROPOSED PAVED PATHWAY WIDTH TO ACCOMMODIATE MAINTENANCE AND EVENT RELATED VEHICLES

STREET LIGHTS PLANTINGS

EXISTING PARKA WITH SIDEWALK ACCESS



STUDY DISTRICT #7 "THE EAST GATEWAY"

(Scale: 1"=60")

DESIGN INTENT NARRATIVE

The East Gateway and Its Benefits to Downtown:

TANAMA IN BESIGN, INC

A visible gateway element at this roadway intersection will further the enhancement and promotion of downtown Treonderoga. It will accomplish this by remotely linking the downtown, which is not visible from the intersection, to this seasonally busy roadway that earries visitors from the Fort and from lake- side routes.

A gateway element at this intersection is intended to offer a hint to the character and quality of down-town with the goal to site enough interest for a traveler to want turn onto Montalm Street and visit downown. The parcel of land on which the gateway feature would be built is a large parcel that forms the nonthwest courter of the intersection. Based on old drawings of the area when Ticonderoga was in its first stage of town development, the site has not changed significantly over time.

The proposed concept for the gapeway is a combination of regional historical features that are abstracted in design as way to make a connection with the rich history but yet depict Teonderoga as dynamic place in the present.

DESIGN IMPROVEMENT MATRIX

Recommended Improvements

- The proposed gateway will address the following items
 I will provide a statement as to what Ticonderoga is about as described through
 design from and material selections.
 Depict a level of quality
 I will portup the community character
 It will be visual link to downtown from the road intersection
- The Gateway concept utilizes a combination of features to compose the overall design theme. The design will utilize a massnry block house form as would be used at the fort. This block house form is approximately wenty feet long on each side and eight feet in height. The stone used in its construction would be the same as was used to build the fort.

The block house would be positioned stop of a grass covered earthen berm that is in the shape a star shaped fort's rampart. At the lower edge of the rampart is a stone wall that outlines the

Applied to three of the walls of the block element are the words in script, "Welcome to Historic Ticonderoga". Uplighting will wash the masonry walls and script with accent

Montcalm Street

Ticonderoga,

Town of

PROFET

Enhancements

& Gateway Streetscape

- As one turns the corner onto Montealm Street driving grass the earthen rampart, a series of five flag poles with trapezoidal masonry bases that parallel the street and lead the way into downtown along Montealm Street.
- The backside of the rampant earthen embankment is planted with a large swath of wildflowers that provide a summer time burst of color at this front door to downtown.



ENHANCEMENT

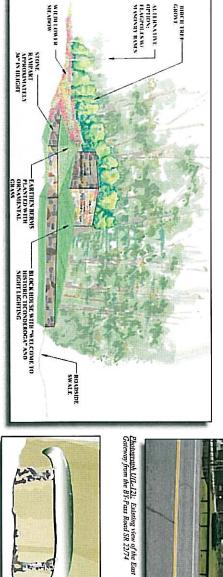
DISTRICT #7

YOUTS

"THE EAST

GATE"

otograph T(L-12): This image shows a turf grass m that is lower to the ground and would require



SCULPTURAL ELEMENT: "THE PORTAGE"

PROPOSED CONDITION PERSPECTIVE SKETCH OF THE EAST GATEWAY DESIGN

STUDY DISTRICT LOCATION KEY

