



## New Scotland Road Hamlet Community Charrette: Development Options and Design Studies

Town of Bethlehem, New York

A Project of the Community Partnership  
in association with Lohren Deeg Design and Illustration  
December 19, 2006

# PRE-CHARRETTE STAKEHOLDER INPUT SESSION

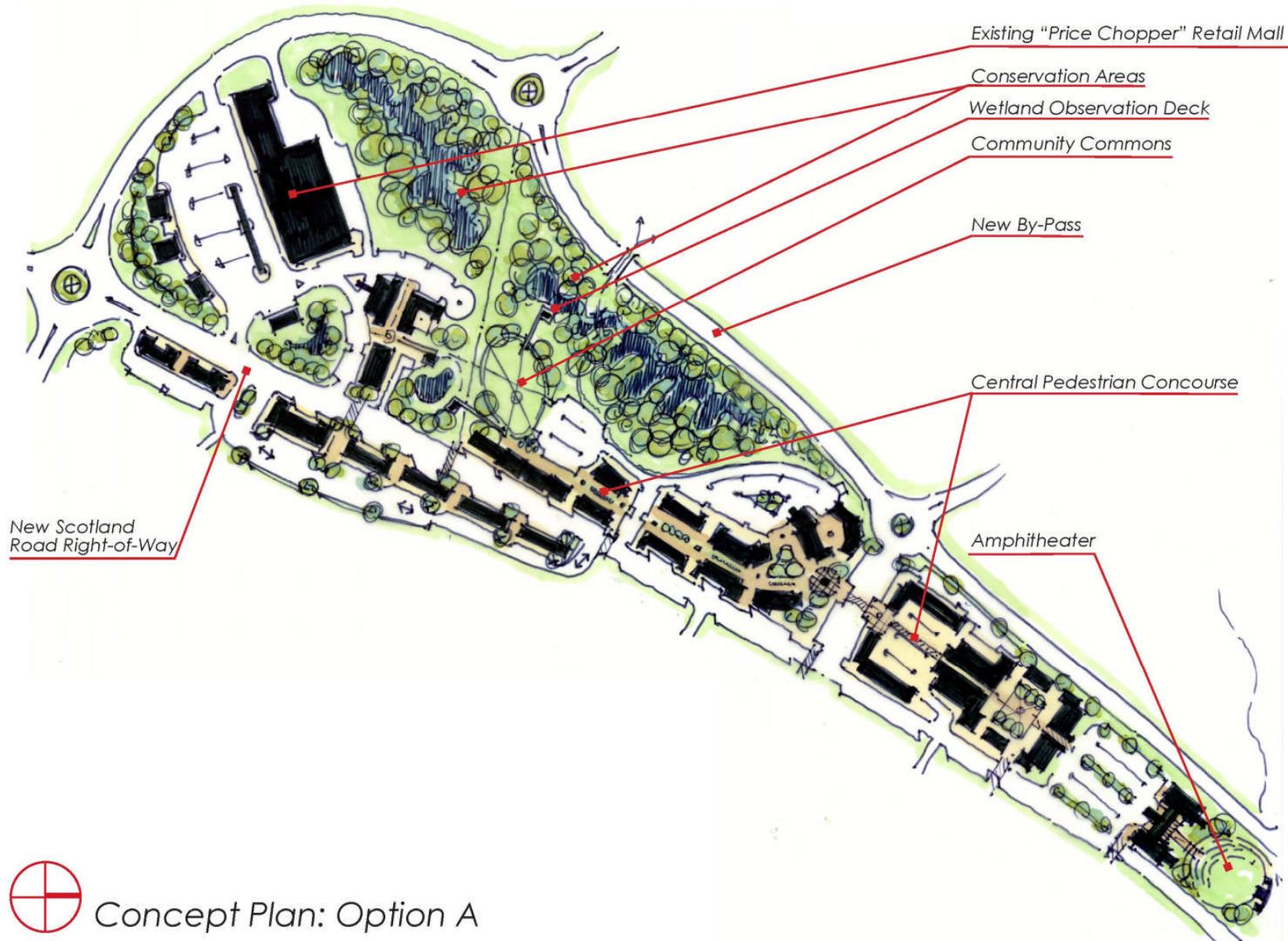
## Key Findings of Facilitated Session

- Develop a traditional town center built for the pedestrian
- Allow current residents to have a say in the final design
- Provide services in the hamlet so that the majority of a nearby resident's personal consumption can occur there
- Utilize centralized heating and cooling systems for the hamlet
- Hamlet design should reflect the unique history and character of the Town
- The hamlet should be very green
- New Scotland Road should be redesigned to calm traffic
- The hamlet should contribute to a reduction of taxes

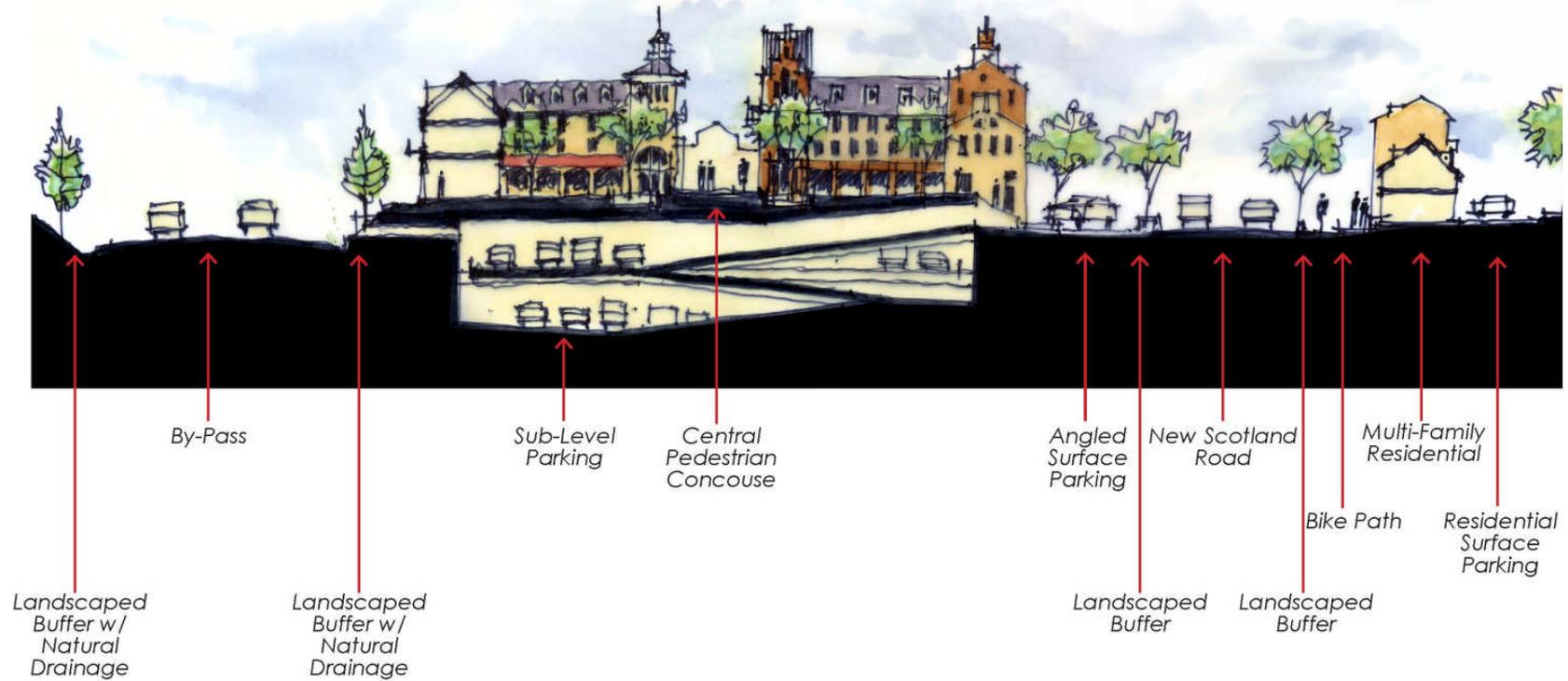


Bird's Eye View from the Northwest: Option A

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



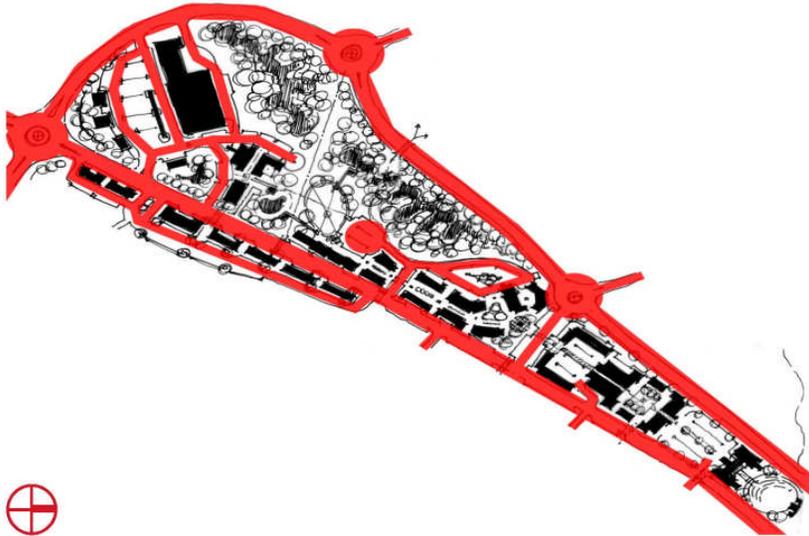
Concept Plan: Option A



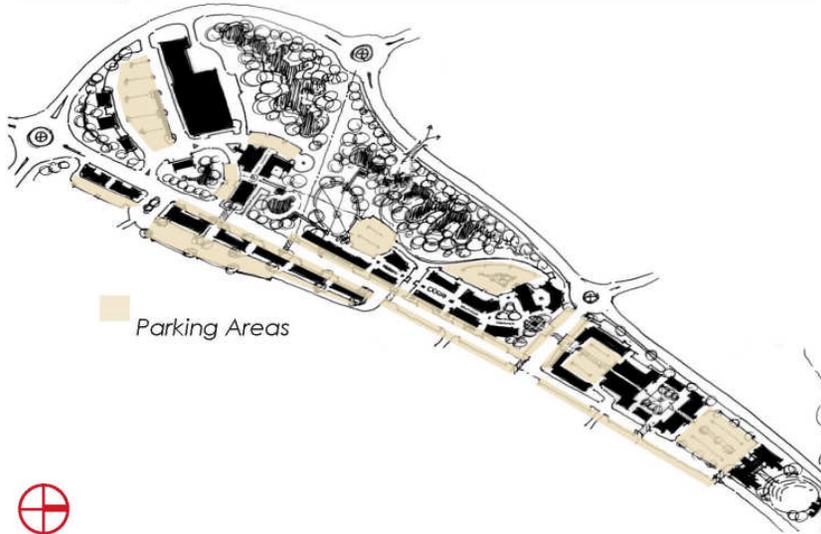
Site Section: Option A

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE

Vehicular Circulation/Access



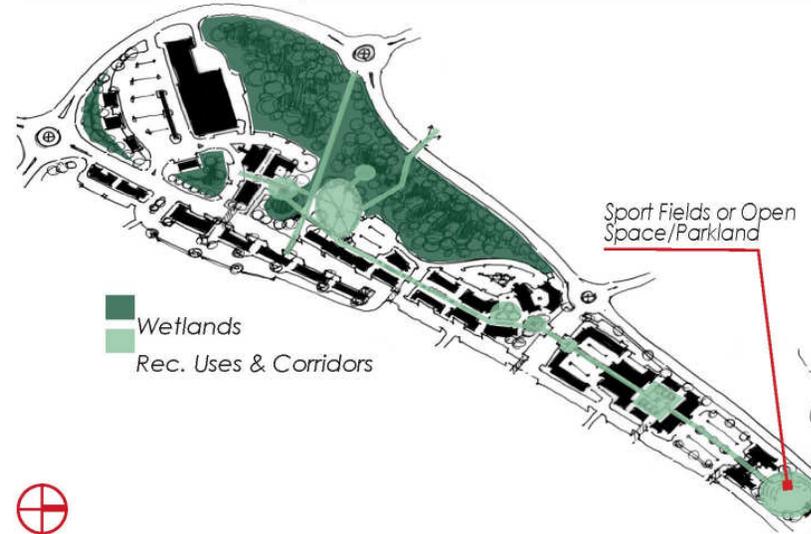
Parking Areas



Proposed Zoning/Land Uses



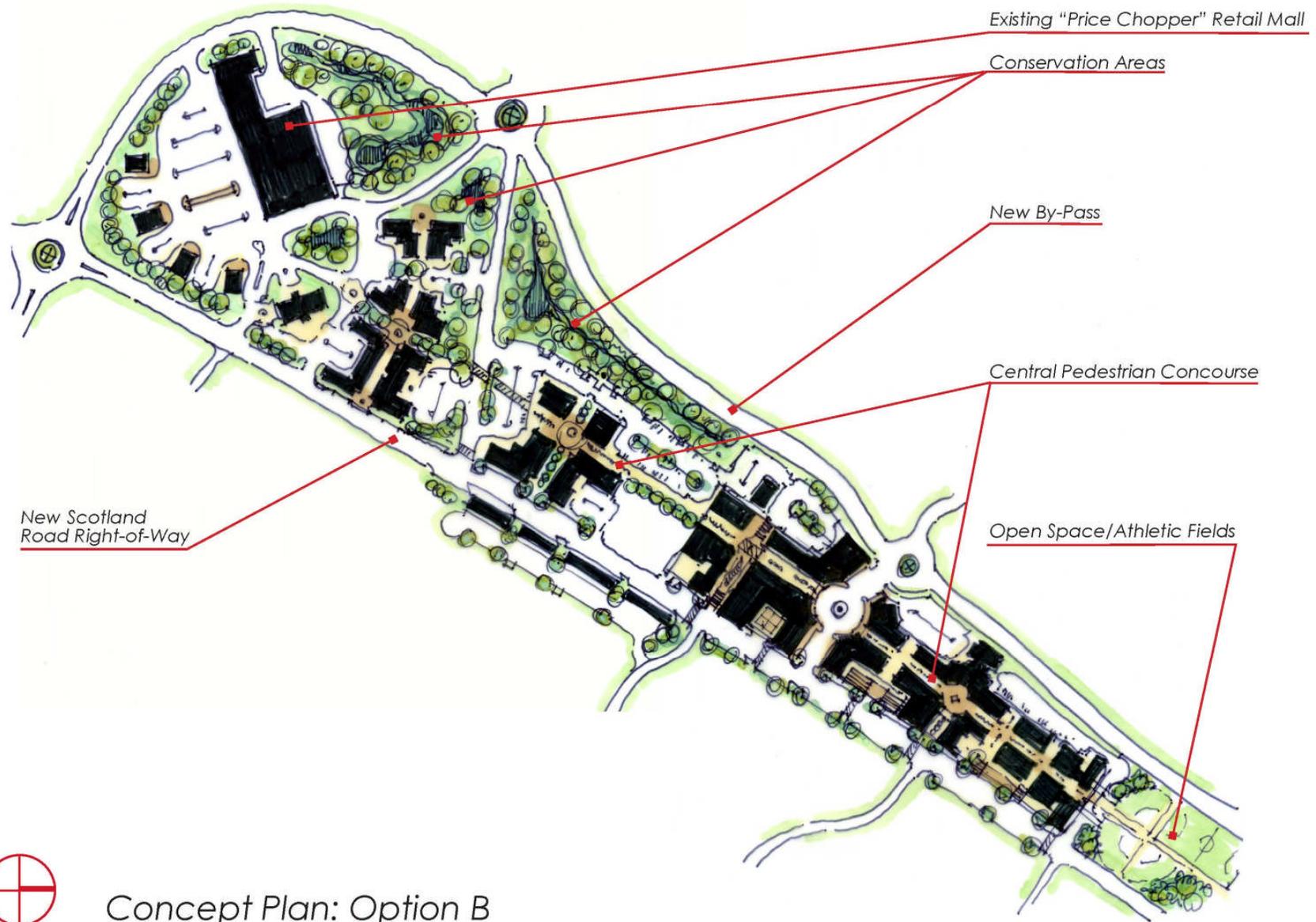
Wetlands, Open Space, Recreational Uses



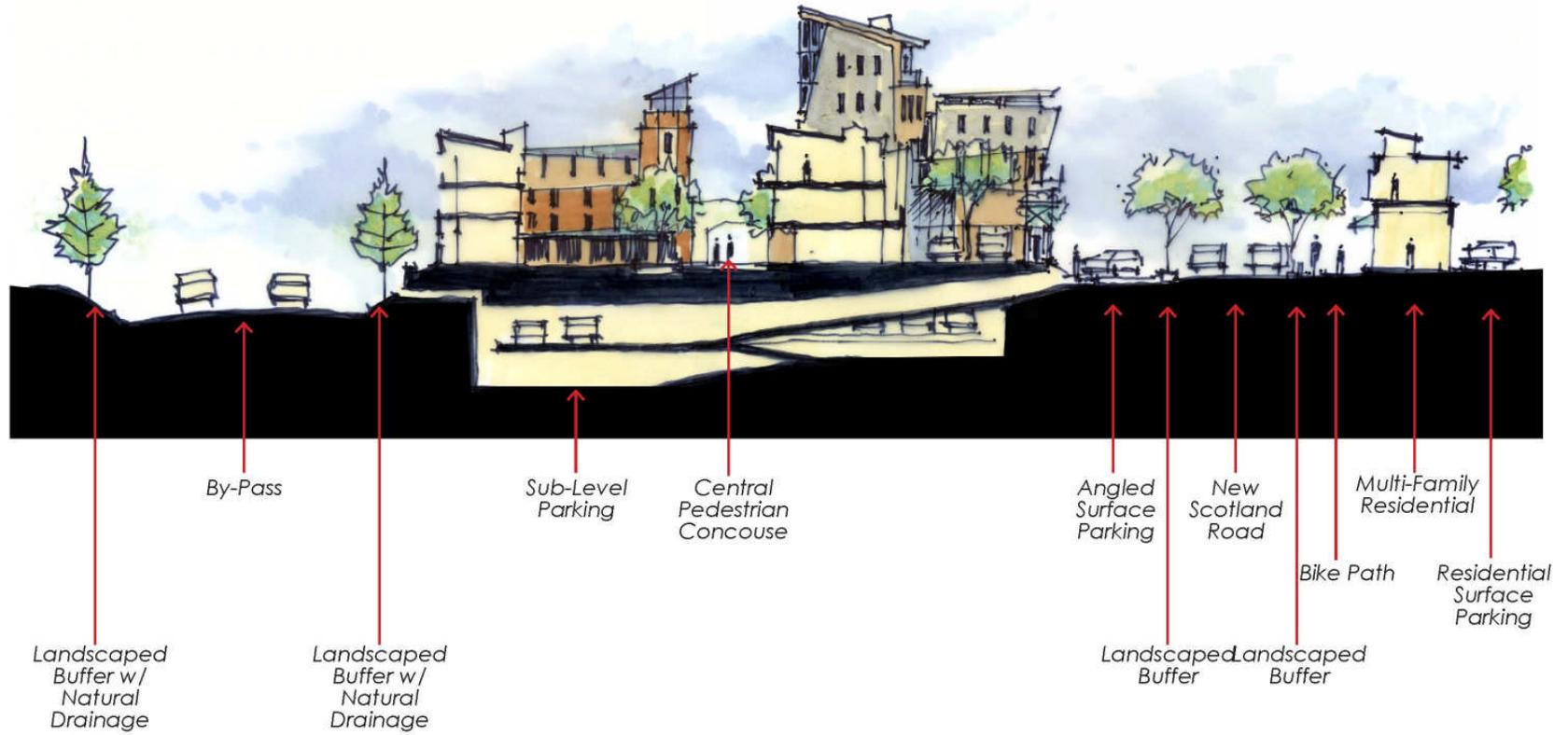


Bird's Eye View from the Northwest: Option B

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



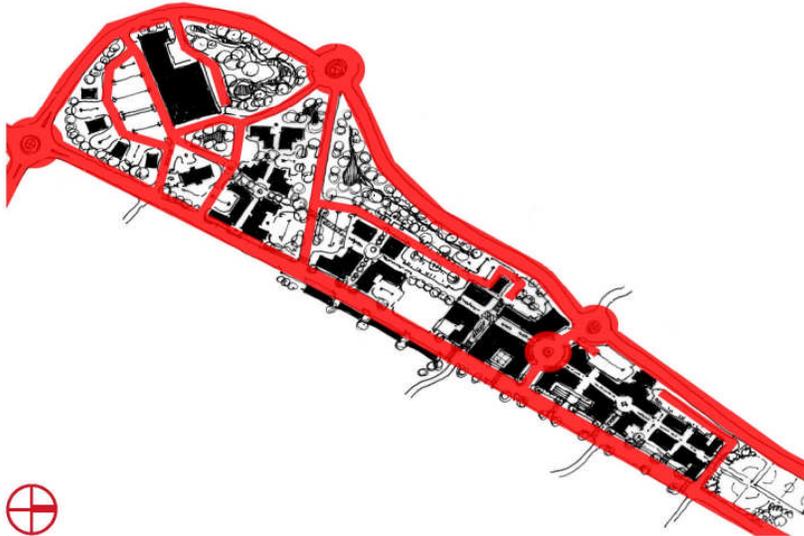
Concept Plan: Option B



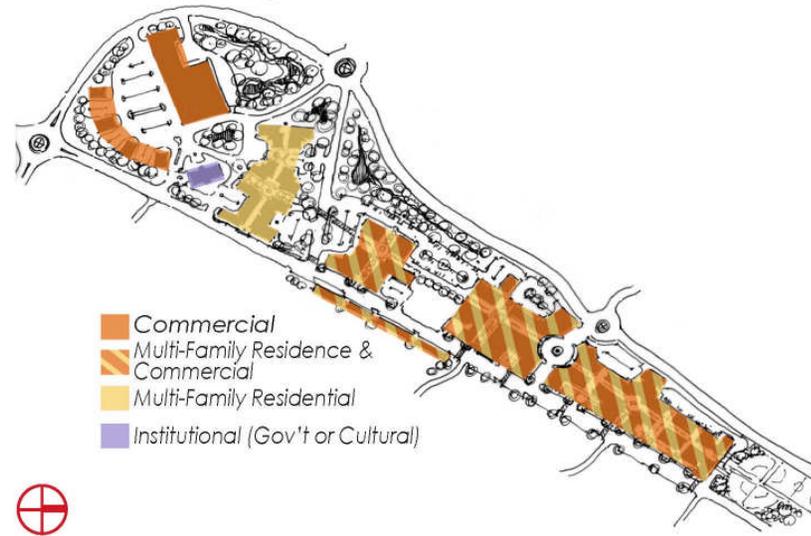
Site Section: Option B

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE

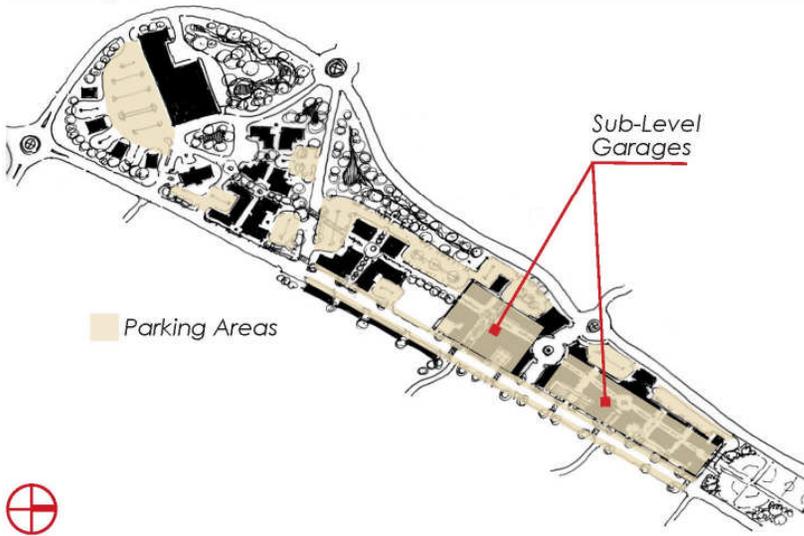
Vehicular Circulation/Access



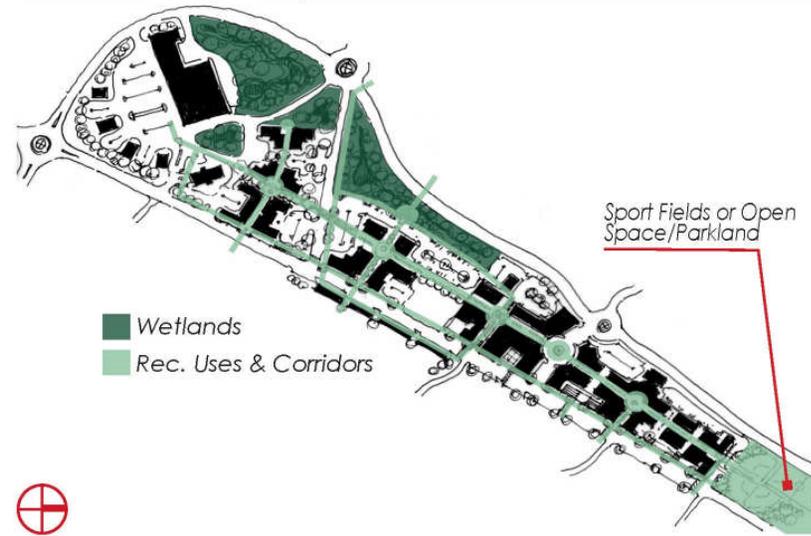
Proposed Zoning/Land Uses



Parking Areas



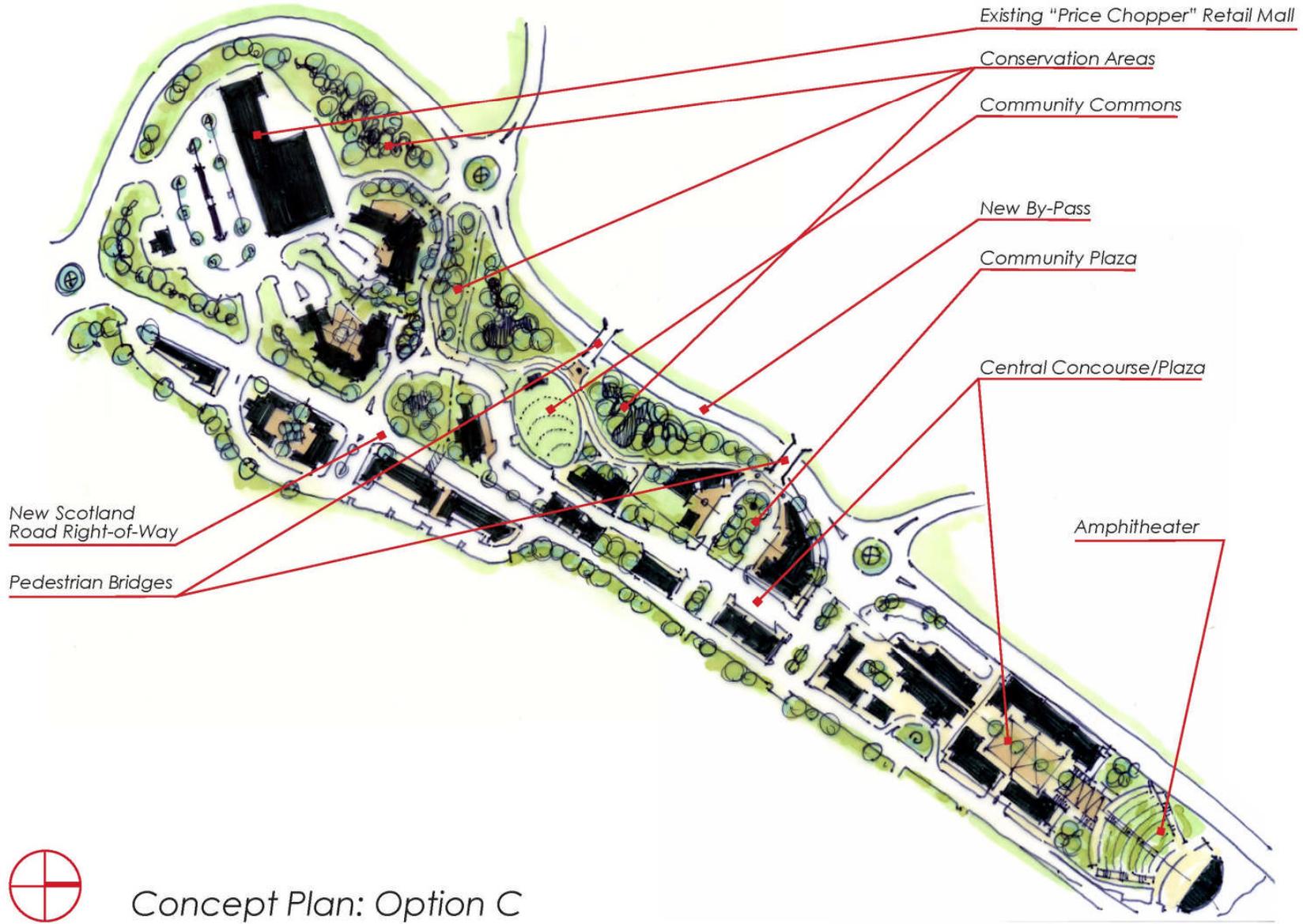
Wetlands, Open Space, Recreational Uses



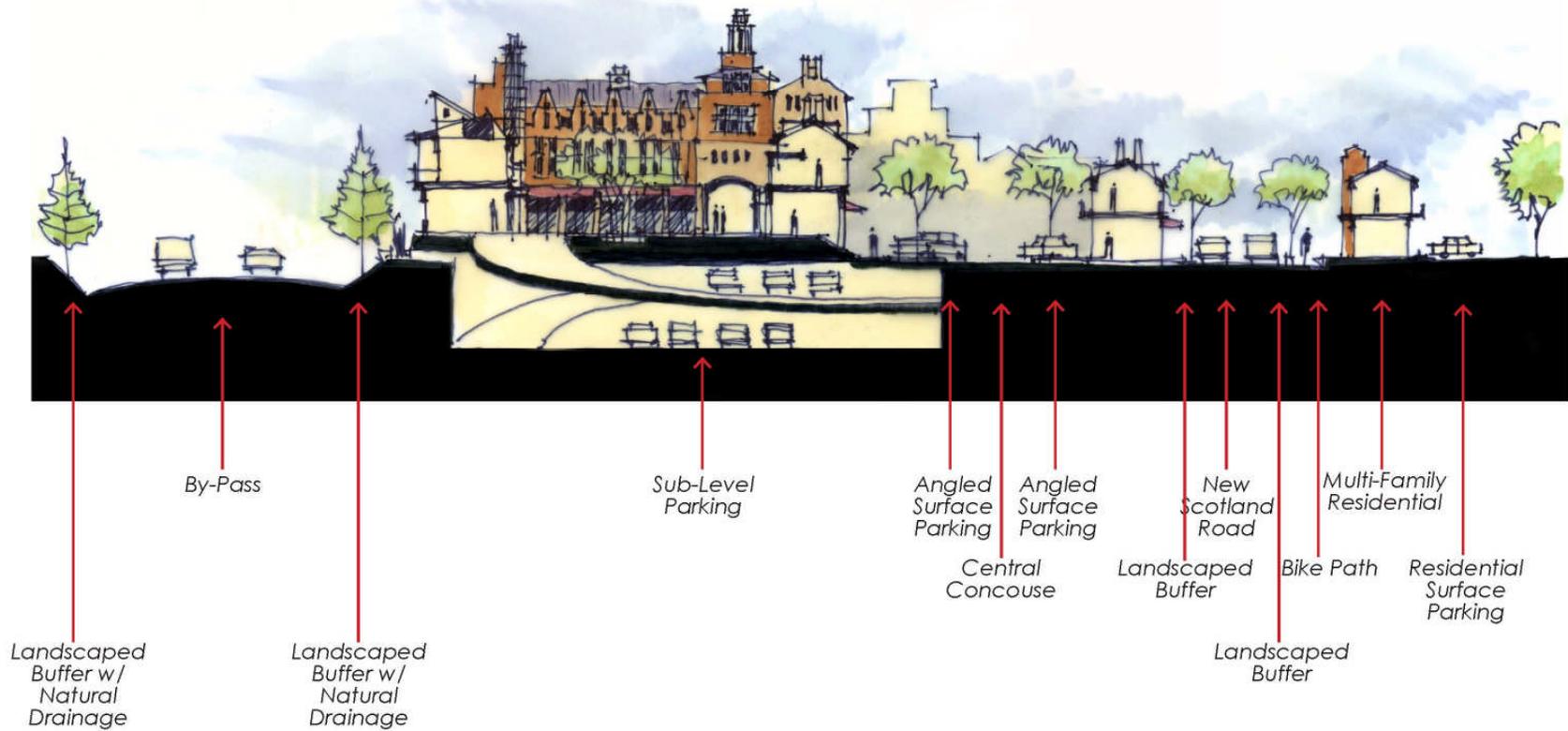


Bird's Eye View from the Northwest: Option C

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



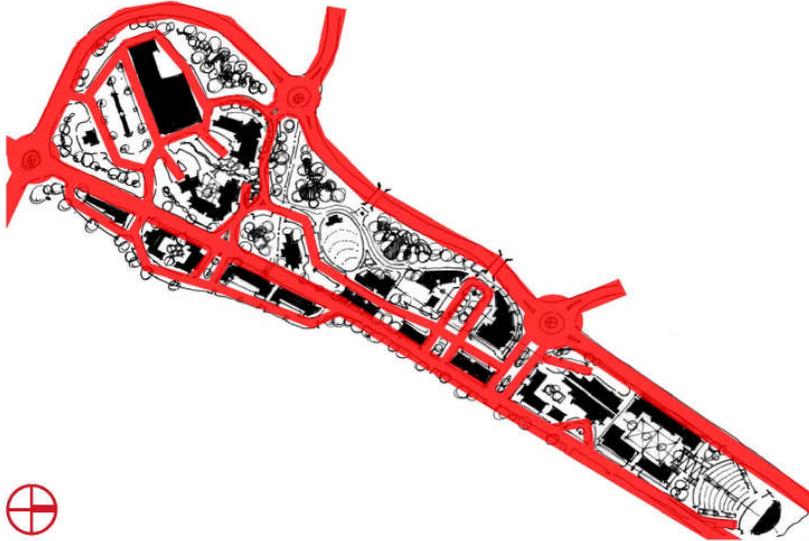
Concept Plan: Option C



Site Section: Option B

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE

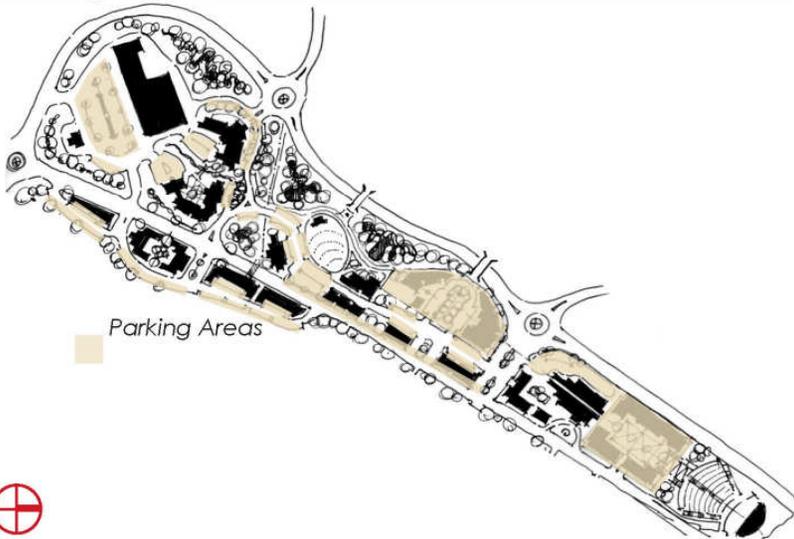
Vehicular Circulation/Access



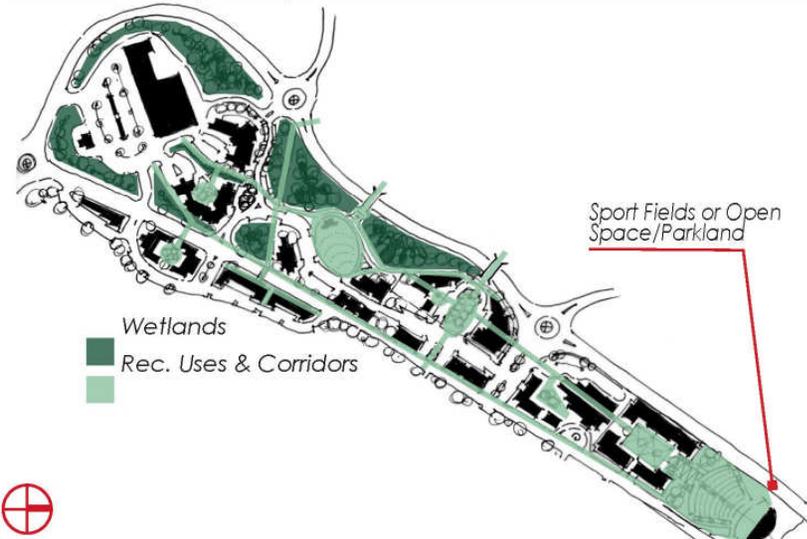
Proposed Zoning/Land Uses



Parking Areas



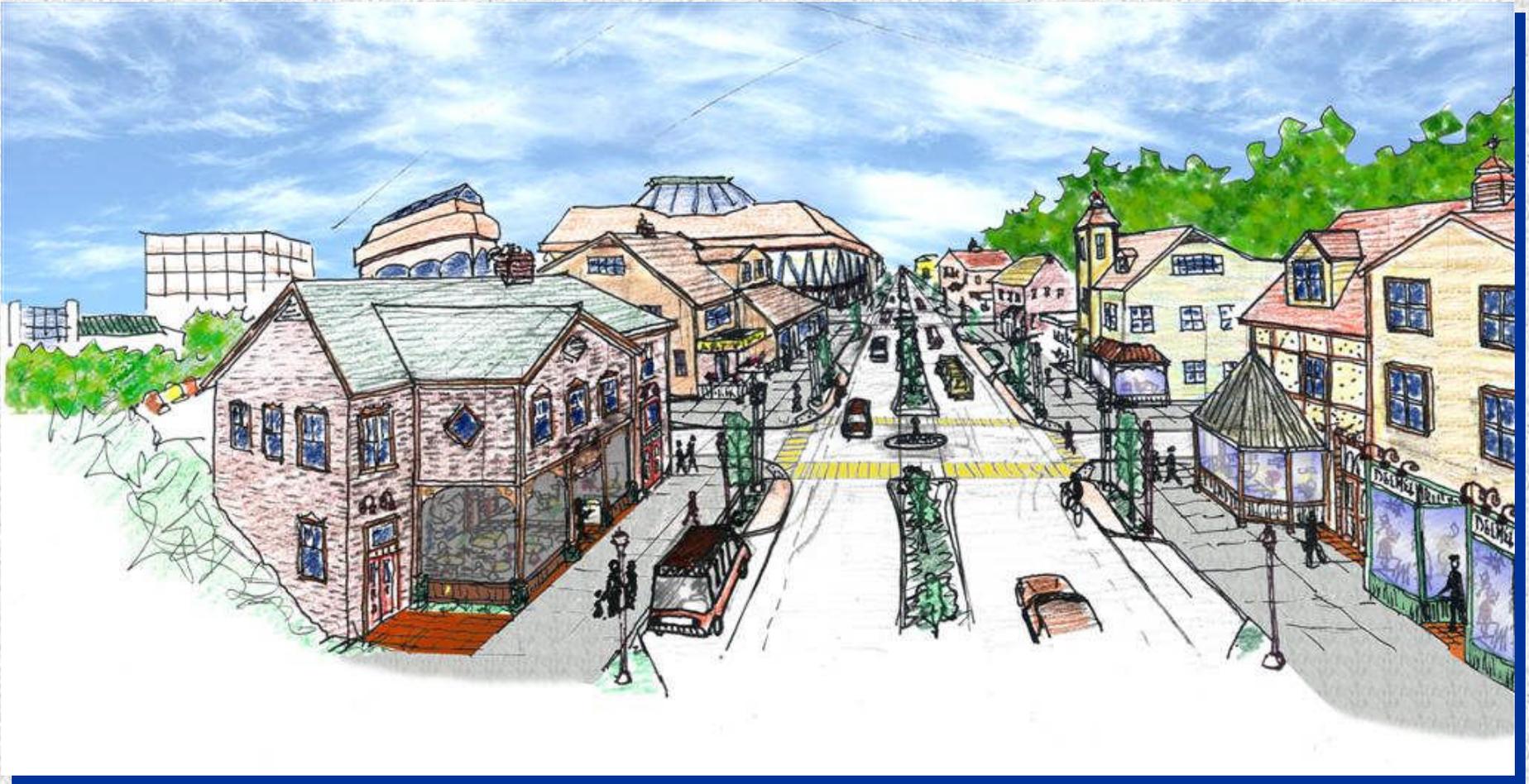
Wetlands, Open Space, Recreational Uses



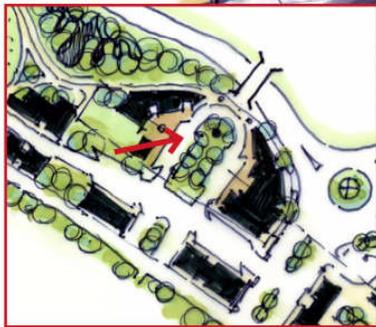
# Slingerlands Hamlet Center Concept



# Slingerlands Hamlet Center Concept



# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



Courtyard/Commons Option: (C)



Courtyard/Commons Option: (A, B, C)

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



New Scotland Road Corridor Option (A, B)



New Scotland Road Corridor Option (A, B, C)

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE

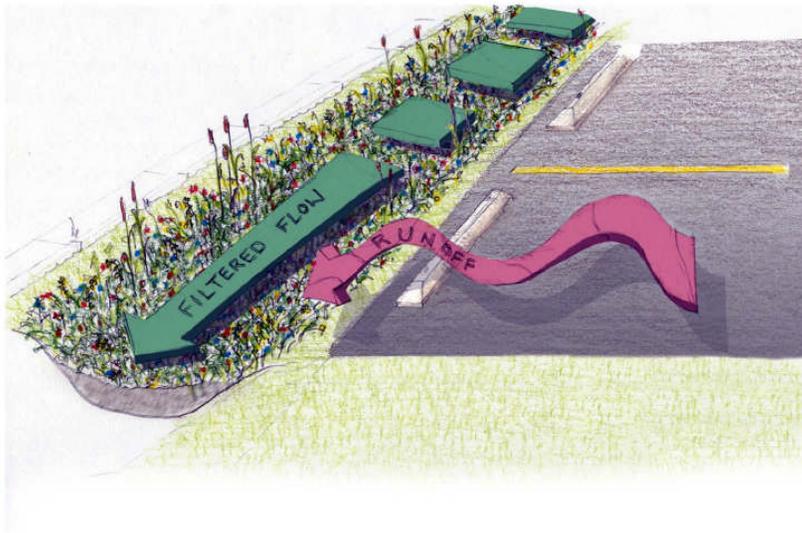


Housing Option (A, B, C)



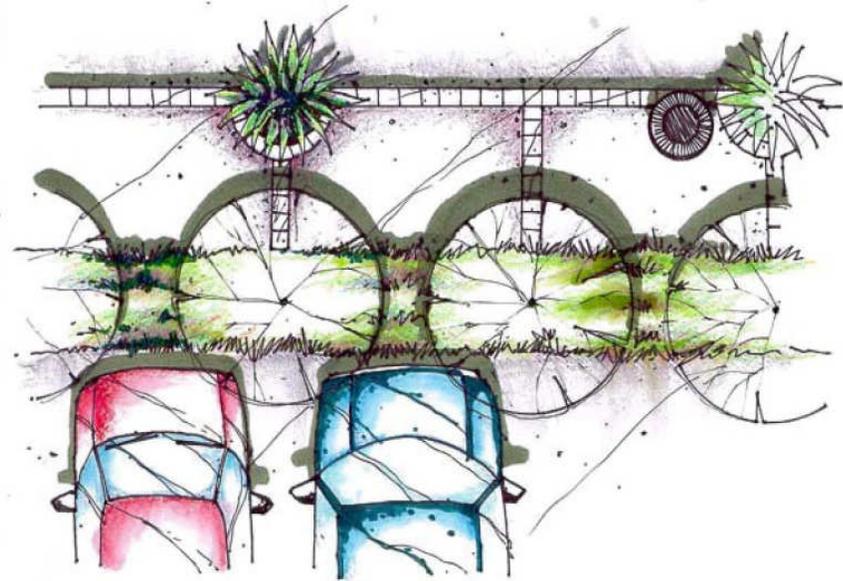
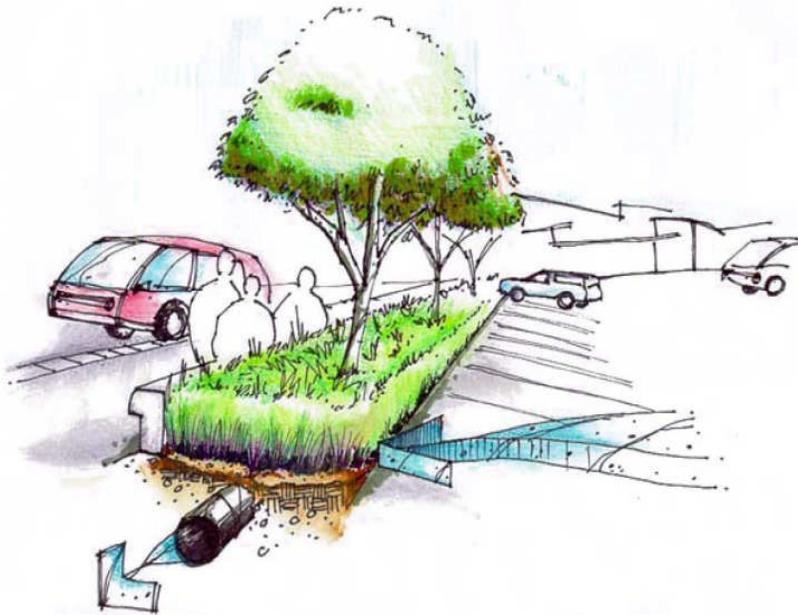
Parking Deck Option (A, B, C)

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



## Parking Bio-Filters

The Hamlet area is an environmentally sensitive area with direct connections to wetlands and Normaskill Creek. To help protect the quality of this important resource and reduce the demand on the municipal stormwater management system, a system of bio-filters should be developed to capture and treat parking lot and other impervious surface run-off.



# DEVELOPMENT PRECEDENTS



## Development Precedents:

The photographs on the following pages represent domestic and foreign examples of buildings, spaces and features identified as appropriate to the desired character for the New Scotland Road Hamlet.

All photos by TCP or LDDI, unless otherwise indicated.



# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



Village of West Clay, Indiana



Village of West Clay, Indiana



Village of West Clay, Indiana



Fulton Market, Manhattan, New York



Fulton Market, Manhattan, New York



Fulton Market, Manhattan, New York



Burlington, Vermont



Burlington, Vermont



Burlington, Vermont

# DEVELOPMENT PRECEDENTS



ByWard Market, Ottawa, Ontario



Saint Roche, Quebec City, Quebec



Amsterdam / Sporenburg, Netherlands



Delft, Netherlands (Parking Deck Below).



Delft, Netherlands



Haarlem, Netherlands



Dresden, Germany



Green Housing, Stuttgart, Germany



Milan / Lambrate, Italy

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



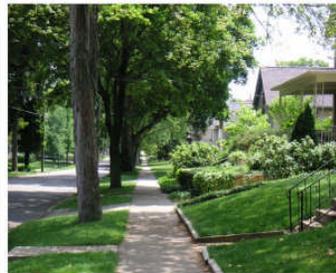
Average Score:..... 1.4  
 Standard Deviation:..... 2.0  
 Highest Score:..... 2  
 Lowest Score:..... -5



Average Score:..... -2.5  
 Standard Deviation:..... 2.7  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... -2.4  
 Standard Deviation:..... 2.5  
 Highest Score:..... 3  
 Lowest Score:..... -5



Average Score:..... 3.5  
 Standard Deviation:..... 1.6  
 Highest Score:..... 5  
 Lowest Score:..... 0



Average Score:..... 1.5  
 Standard Deviation:..... 2.8  
 Highest Score:..... 5  
 Lowest Score:..... -5



Average Score:..... 1.8  
 Standard Deviation:..... 2.2  
 Highest Score:..... 5  
 Lowest Score:..... -3



Average Score:..... 2.2  
 Standard Deviation:..... 2.3  
 Highest Score:..... 5  
 Lowest Score:..... -3



Average Score:..... -2.7  
 Standard Deviation:..... 2.3  
 Highest Score:..... 3  
 Lowest Score:..... -5

# CHARACTER PREFERENCE



Average Score:..... 2.2  
 Standard Deviation:..... 3.0  
 Highest Score:..... 5  
 Lowest Score:..... -5



Average Score:..... 3.2  
 Standard Deviation:..... 2.0  
 Highest Score:..... 5  
 Lowest Score:..... -2



Average Score:..... 1.5  
 Standard Deviation:..... 3.1  
 Highest Score:..... 5  
 Lowest Score:..... -5



Average Score:..... 2.3  
 Standard Deviation:..... 2.6  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... 0.7  
 Standard Deviation:..... 2.1  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... -0.8  
 Standard Deviation:..... 2.3  
 Highest Score:..... 3  
 Lowest Score:..... -5



Average Score:..... 0.2  
 Standard Deviation:..... 2.5  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... 0.2  
 Standard Deviation:..... 3.1  
 Highest Score:..... 5  
 Lowest Score:..... -5

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



Average Score:..... -1.4  
 Standard Deviation:..... 2.2  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... 0.5  
 Standard Deviation:..... 2.7  
 Highest Score:..... 3  
 Lowest Score:..... -5



Average Score:..... 1.7  
 Standard Deviation:..... 2.6  
 Highest Score:..... 5  
 Lowest Score:..... -5



Average Score:..... -0.2  
 Standard Deviation:..... 2.5  
 Highest Score:..... 3  
 Lowest Score:..... -5



Average Score:..... 1.8  
 Standard Deviation:..... 2.6  
 Highest Score:..... 5  
 Lowest Score:..... -5



Average Score:..... 0.8  
 Standard Deviation:..... 2.6  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... 0.1  
 Standard Deviation:..... 2.4  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... 3.3  
 Standard Deviation:..... 1.7  
 Highest Score:..... 5  
 Lowest Score:..... 0

# CHARACTER PREFERENCE



Average Score:..... -0.8  
 Standard Deviation:..... 2.1  
 Highest Score:..... 3  
 Lowest Score:..... -5



Average Score:..... 0.7  
 Standard Deviation:..... 1.6  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... 0.3  
 Standard Deviation:..... 2.1  
 Highest Score:..... 4  
 Lowest Score:..... -5



Average Score:..... -1.9  
 Standard Deviation:..... 2.3  
 Highest Score:..... 0  
 Lowest Score:..... -5



Average Score:..... 2.9  
 Standard Deviation:..... 2.3  
 Highest Score:..... 5  
 Lowest Score:..... -3



Average Score:..... 2.9  
 Standard Deviation:..... 1.9  
 Highest Score:..... 5  
 Lowest Score:..... -1



Average Score:..... 2.8  
 Standard Deviation:..... 2.3  
 Highest Score:..... 5  
 Lowest Score:..... -3



Average Score:..... 3.7  
 Standard Deviation:..... 1.5  
 Highest Score:..... 5  
 Lowest Score:..... 0

# NEW SCOTLAND ROAD HAMLET COMMUNITY CHARRETTE



Average Score:.....-1.0  
 Standard Deviation:..... 2.6  
 Highest Score:..... 4  
 Lowest Score:.....-5



Average Score:.....-1.5  
 Standard Deviation:..... 2.2  
 Highest Score:..... 4  
 Lowest Score:.....-5



Average Score:.....-2.0  
 Standard Deviation:..... 1.9  
 Highest Score:..... 1  
 Lowest Score:.....-5



Average Score:.....-0.3  
 Standard Deviation:..... 2.2  
 Highest Score:..... 3  
 Lowest Score:.....-5

## Character Preference Summary

Based on the responses to the *Character Preference Survey*, there are a wide variety of opinions of what is appropriate character for the New Scotland Road Hamlet:

- Natural vegetation, especially flowers are very positive;
- Pedestrian amenities are very positive;
- Public features, such as Farmers' Markets are very positive;
- Outdoor dining areas are generally considered positive;
- Traditional architectural styling and details are considered very positive;
- Public gathering spaces and open space is very positive;
- Street trees are very positive;
- Traditional neighborhood streetscapes (grass, sidewalks, tree-lined streets are very positive;
- Large streets, even using brick pavers, are generally considered negatively;
- Streets without trees or sidewalks are generally considered negatively;
- "Corporate architecture" is generally considered negatively;
- Large lot residential is generally considered negatively;
- Isolated subdivisions are generally considered negatively.