



# TOWN OF BETHLEHEM, NEW YORK DRAFT DELAWARE AVENUE HAMLET ENHANCEMENT PLAN

The Town of Bethlehem and Hamlet of Delmar are livable places. Delmar is a great place to buy a home and raise a family. It enjoys strong schools, an attractive main street, and the wealth - both financial and human - that comes from a diverse tax base, diverse local businesses, and stable property values. The Town of Bethlehem's Delaware Avenue Hamlet enjoys a mix of uses and amenities as well as historic and modern buildings. In 2008 the Capital District Transportation Committee (CDTC) provided funding to the Town of Bethlehem to conduct the Delaware Avenue Hamlet Enhancement Study. This brochure summarizes the key themes in two resulting reports: The Delaware Avenue Hamlet Design Standards and the Delaware Avenue Hamlet Transportation Improvement Plan (see [www.townofbethlehem.org](http://www.townofbethlehem.org)).

The plan focuses on improving the transportation environment and creating design and streetscape standards that can lead Delaware Avenue to develop with a combination of variety and cohesion that creates its own aesthetic - an aesthetic of this time and place, different from its past, but one that will generate the same kind of appreciation years from now. The plans are designed to respect and strengthen, both functionally and aesthetically, the surrounding residential neighborhoods along the corridor, stimulate a vibrant business environment and provide for safe and convenient corridor travel and access for walkers, bicyclists and transit users, while promoting sustainable green solutions. The study is a joint effort between the Town of Bethlehem and CDTC. The Study Advisory Committee includes residents, business owners and planning partners from CDTC, NYS DOT, CDRPC, Albany County and CDTA, have overseen the planning process.



Review draft reports at:  
[www.townofbethlehem.org](http://www.townofbethlehem.org)

## Hamlet Transportation Improvement Plan

### PEDESTRIANS ARE KEY

- Complete Streets: Improve access to drivers, transit riders, pedestrians and bicyclists
- Create linkages between residential, commercial and community uses like schools, parks and especially the rail trail
- Create a pedestrian network with wider sidewalks, ADA complaint features and traffic control devices

### TRANSIT SUPPORTIVE ENVIRONMENT

- Partner with CDTA and CDTC to improve transit service and coordinate bus stop and streetscape improvements including bus stops at the Four Corners and at Elsmere

### SAFE ROUTES FOR BICYCLISTS

- Use "Share the Road" (sharrow) markings on Delaware, Hudson and Elsmere and Kenwood Ave, Adams St. and Adams Pl.
- Adopt bicycle parking regulations and rack requirements

### PARKING IN A MULTI-MODAL SYSTEM

- Define on-street parking and allow shared use parking
- Plan for possible future connections between Kenwood Avenue Municipal Parking Lot and Paddock Place
- Provide coordinated way-finding signage

### DESIGN ATTRACTIVE STREETSAPES

- Integrate green infrastructure solutions into future designs
- Improve landscaping and beautification
- Promote the railway underpass as a gateway
- Continue development of parks and commons
- Develop Delaware Avenue Hamlet Zoning Overlay

### INTERSECTION TRAFFIC CALMING OPPORTUNITIES

- Restrict left turns from **Grove Street** during Peak PM Hours
- At Delaware Avenue and **Adams Street** add "yield to pedestrians in crosswalk" signs
- At Delaware Avenue/**Kenwood Avenue/Paddock Place** install textured asphalt to highlight intersection and consider new signal equipment
- Plan for possible mixed use development at **Grove Street, Hallwood Road and Becker Street**
- At Delaware Avenue and **Becker Terrace** add "yield to pedestrians" signs
- At Delaware Avenue/**Howard Place** and Delaware Avenue/**Oakwood Place** consolidate driveways to reduce conflicts
- At Delaware and **Hudson Avenues** manage traffic flow at Tools Restaurant
- At Delaware Avenue/**Elsmere Avenue/Grosbeck Place/Booth Road** plan for traffic impacts of redevelopment, use "no turn on red" LED signs to increase safety, upgrade school crossing, signage and speed indicators, and add transit stop
- At **Kenwood Avenue and Adams Street** monitor for future need for traffic control device and use textured crosswalks
- At **Kenwood Avenue and Adams Place** add new stop sign at northeast corner, realign crosswalks to provide more direct street crossings and better sight distances



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## Hamlet Design Guidelines & Standards

### HAMLET CHARACTER

- Use existing building form and layout
- Match existing architectural hamlet features
- Respect existing historic character
- Design building components (façade, walls, windows, doors, roofs) to have proper proportions
- Encourage mixed use and multi-story buildings
- Buffer residential from commercial uses
- Improve gathering areas and Veterans Park
- Maintain neighborhood scale

### BUILDING RELATIONSHIP TO THE STREET

- No minimum front setback
- Place buildings at the front of the site parallel to the street
- Orient easily recognizable entrances to the lot frontage
- Service areas should be screened, enclosed and shared whenever possible

### WALKABILITY

- Separate pedestrian and vehicle circulation
- Use trees and design elements to define the street edge
- Provide five foot sidewalks whenever possible
- Provide pedestrian routes between buildings
- Ensure ADA compliance at all intersections
- Incorporate decorative sidewalk treatments and perhaps use of the “yellow brick road” theme
- Minimize curb cuts and driveway widths to avoid conflicts between cars and bicyclists/pedestrians
- Manage drive thru facilities, service stations and shopping plazas and other auto-intensive uses

### ARCHITECTURAL DESIGN

- Detail building facades with architectural elements
- Ensure massing, scale, rhythm and design remain proportional
- Roof shape should be similar in proportion, form and character to nearby buildings
- Use high quality natural-appearing materials that complement the existing character and provide variety in color
- Provide weather protection (awnings and canopies)
- Require adequate windows for storefront transparency
- Screen all mechanical equipment and utility connections
- Use building and landscape lighting to highlight features

### SIGNAGE

- Maintain existing Town signage standards
- Control sign quality, legibility and content
- Make signs comply with new standards at change of use
- Use complimentary colors, styles, and materials
- Use trade images creatively

### LANDSCAPING

- Retain current Town landscaping standards
- Use drought resistant plantings and recommended trees
- Require parking lot landscaping
- Meet proper planting and selection standards
- Vary plant selection to provide visual interest
- Screen incompatible uses

### LIGHTING

- Retain current Town lighting standards
- Meet established standards for glare prevention
- Use lighting fixtures that complement the streetscape

### MULTI-MODAL TRANSPORTATION AND PARKING

- Require bicycle parking and racks
- Retain current Town parking standards
- Require parking located at side or rear of lots
- Meet all ADA requirements for parking spaces and lots
- Encourage shared parking
- Minimize stormwater impacts on parking lots using vegetative or grassy swales
- Provide pedestrian linkages within parking lots and between uses



Review reports online at:  
[www.townofbethlehem.org](http://www.townofbethlehem.org)

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