



Town of Lexington  
**Hamlet Revitalization:**

***Presentation of Final Illustrations***

October 30<sup>th</sup>, 2018



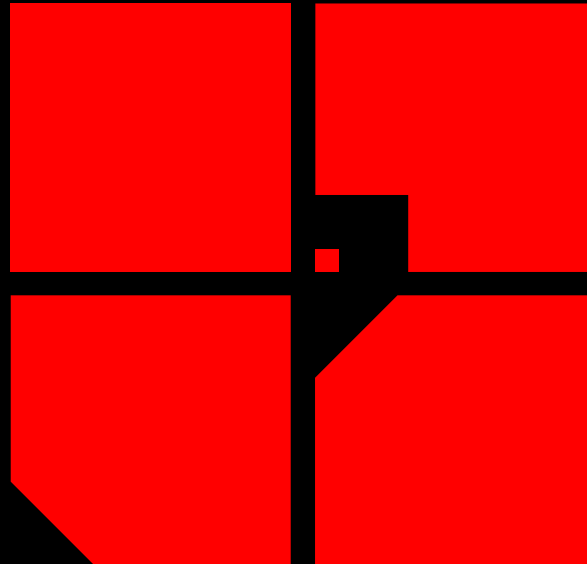
PLACE  
alliance



RIVER  STREET  
PLANNING & DEVELOPMENT

# Design team:

## Who We Are



PLACE Alliance

Ian Law

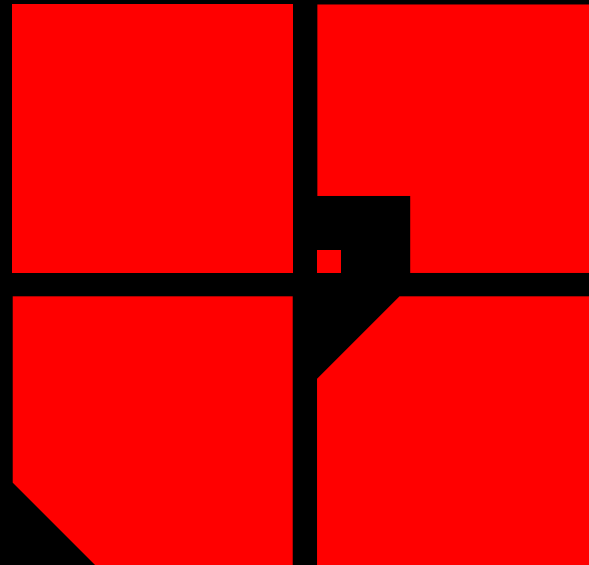


Michael Frederick



# Design team:

## Why We Are Here



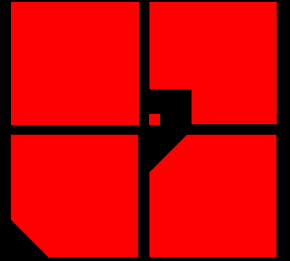
PLACE Alliance

### **We've Been Hired by the Town of Lexington to...**

- Look at strategies to revitalize the Hamlet in a resilient and sustainable way
- Explore opportunities within the Hamlet area, outside the floodplain, to encourage investment of commercial and residential uses
- Pursue opportunities to relocate residents within the Hamlet that are currently residing in floodprone properties

# Public Presentation:

## Agenda



### Public Presentation of Final Illustrations

- Re-Introduction
- Brief Overview of February Design Review Presentation
- Presentation of Graphic Package
- Breakdown of Priority Projects
- Description of Anticipated Deliverables
- Next Steps



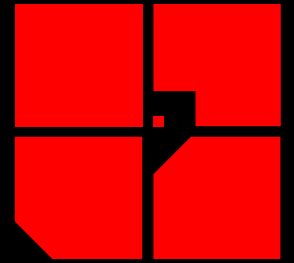
# Public Brainstorming Session:

## Community Input & Analysis



# Public Brainstorming Session:

## February Public Design Review Meeting

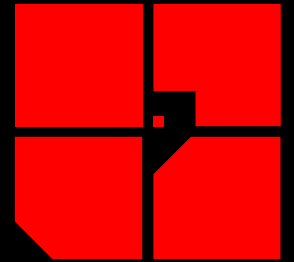


### What We Heard

- “High-Speed Hamlet”
  - We need to give people a reason to slow down and stop within the Hamlet
- Increased activity and economic presence will help slow cars down
- What does Walkability really mean?
  - Feeling comfortable enough to walk from one place to another within the Hamlet, with or without sidewalks
- Paying homage to the artisan community that made Lexington famous needs to be at the core of any economic ‘ventures’
- “Honor the past, embrace the future”
- Relocating ‘critical care’ or civic oriented buildings to the heart of the Hamlet District could lead to spinoff economic activity

# Public Brainstorming Session:

## February Public Design Review Meeting

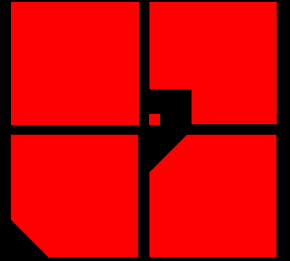


### What We Heard

- Opportunity for a “constellation of centers” within the Hamlet
- The introduction of design guidelines within the Hamlet for home and business owners
  - Participants felt that is necessary to achieve a shared community vision
  - Design Guidelines vs. Design Standards – which has more ‘teeth’, but has to be done in a way that isn’t oppressive enough to detract future investment
  - Hunter has an architectural review board that has been crucial in instilling a collective standard
- The Hamlet needs “just enough” to be able to function in a sustainable way

# Site Selection:

## Understanding the Process



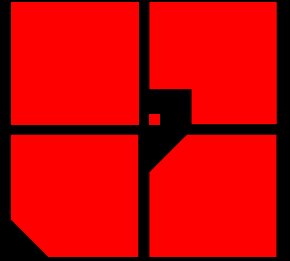
### Factors That led to Site Selection

- 5-minute walk to the Hamlet Core



# Site Selection:

## Understanding the Process

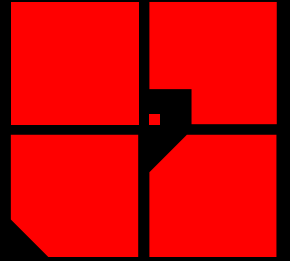


### Factors That led to Site Selection

- 5-minute walk to the Hamlet Core
- Out of the flood water

# Site Selection:

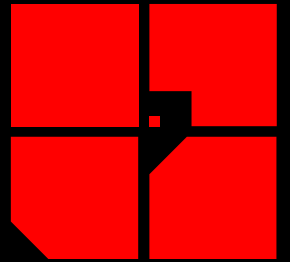
## Understanding the Process



### Factors That led to Site Selection

- 5-minute walk to the Hamlet Core
- Out of the flood water
- Close proximity to Hamlet residents and Town residents on the fringe of the Hamlet Core

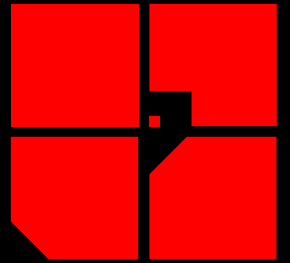
# Site Selection: Hamlet Context





# Site Selection:

## Hamlet Context



**Proximity to the Core of the Hamlet**

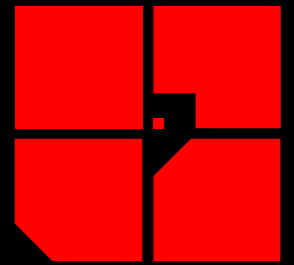
***5 minute walk***





# Site Selection:

## Hamlet Context



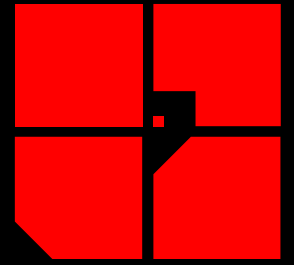
**Extent of Hamlet Flooding**  
*Floodway and 100 Year Flood*



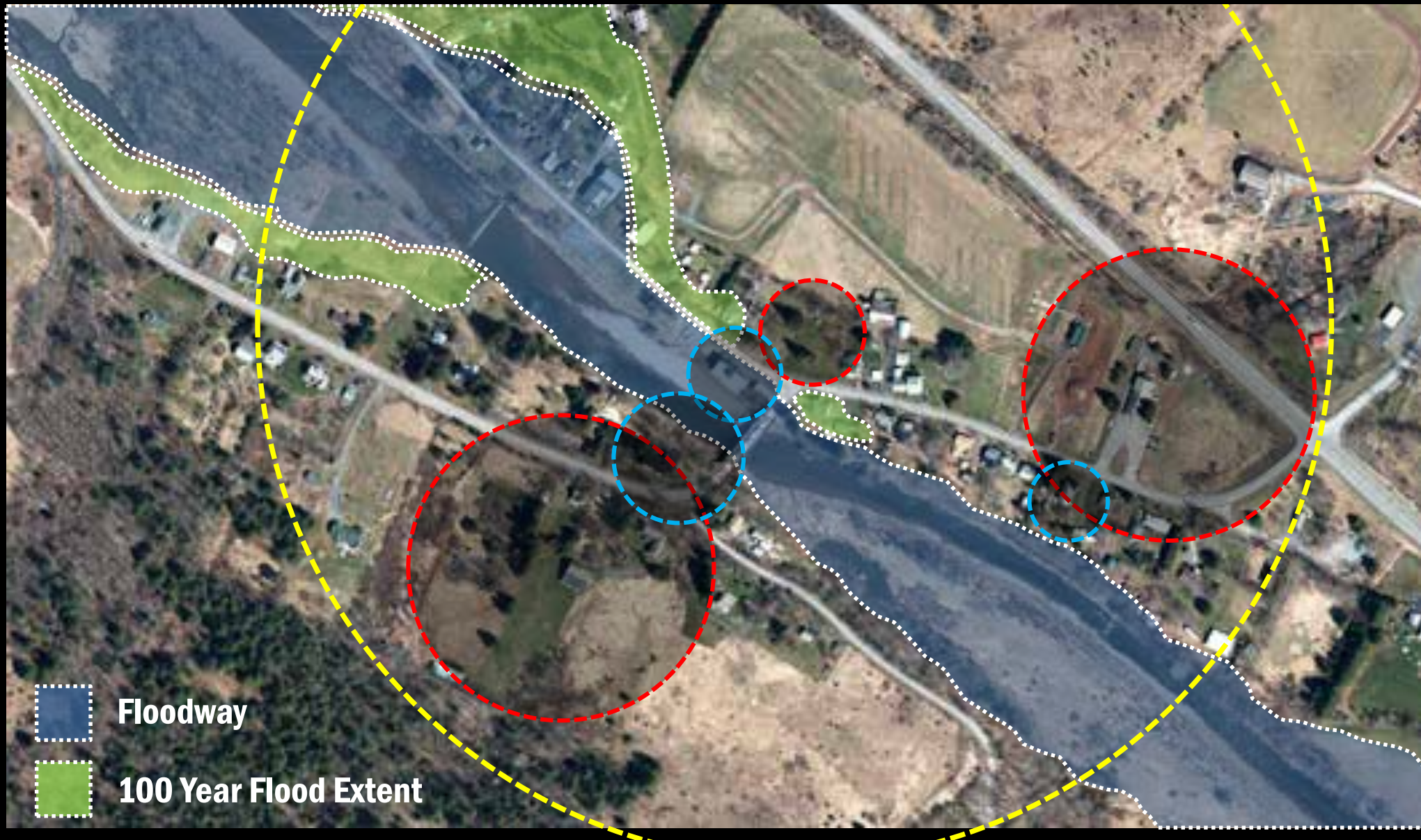


# Site Selection:

## Hamlet Context

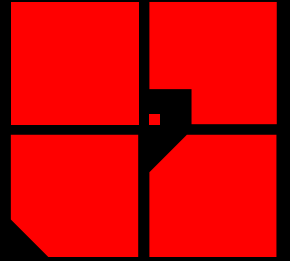


**Proximity to the Core of the Hamlet**  
*Areas of Intervention*



# Site Selection:

## Understanding the Project Sites



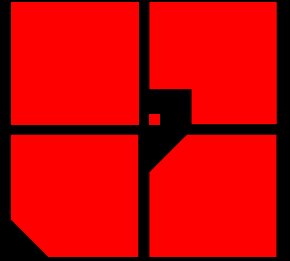
### Underutilized Private Property

- It is important to note that given the criteria, each project site exists on privately owned land
- For that reason, our role is to capture the vision of the community and provide a rough framework of how to reach that vision over time

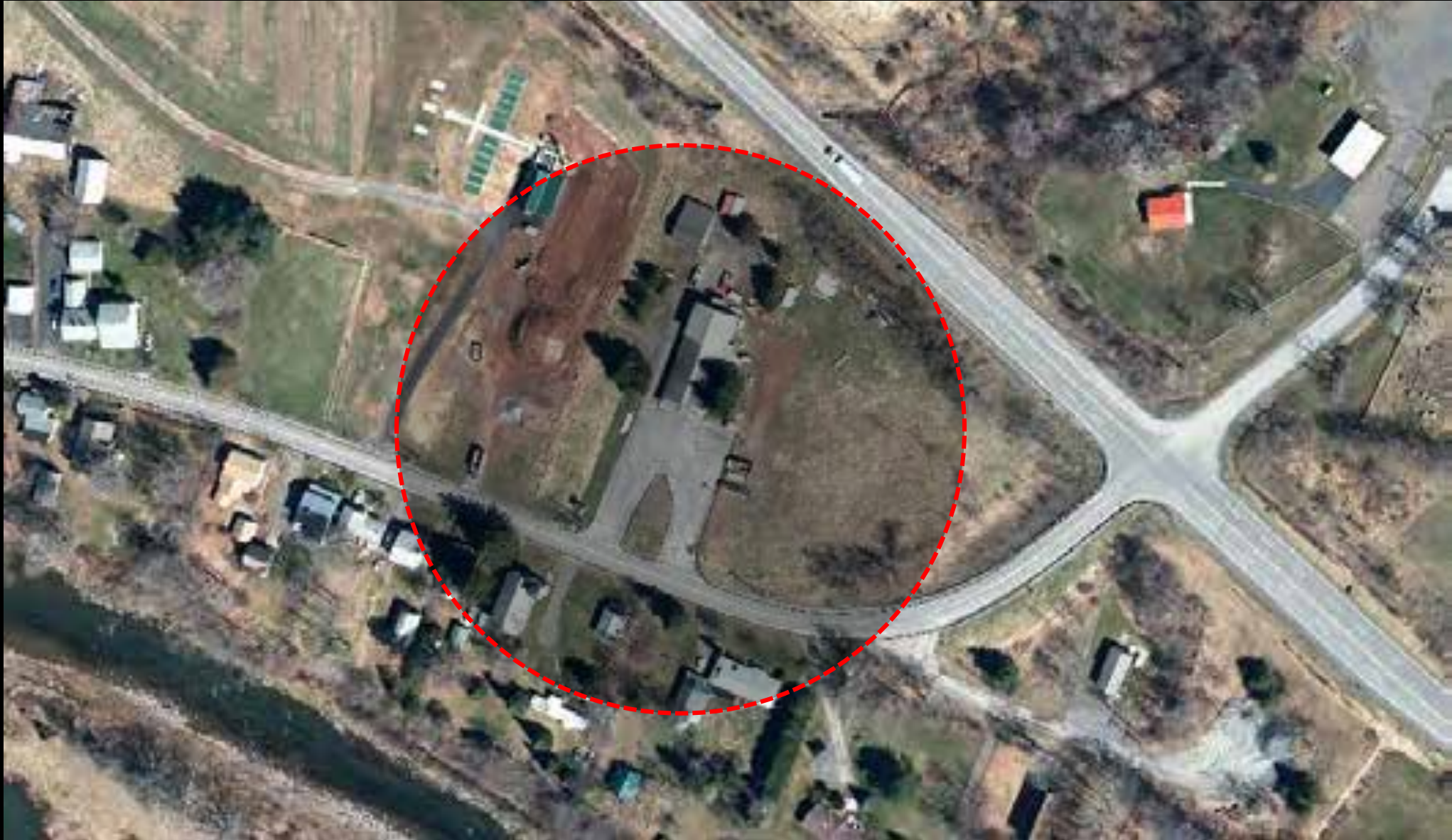


# Identified Site 1:

## Post Office + Rt.23a/Rt.42 Intersection

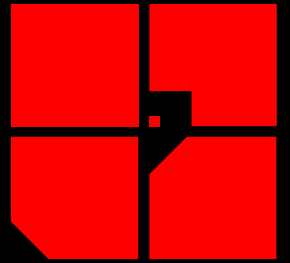


**Existing Condition**



# Identified Site 1:

## Post Office + Rt.23a/Rt.42 Intersection



**Existing Condition**

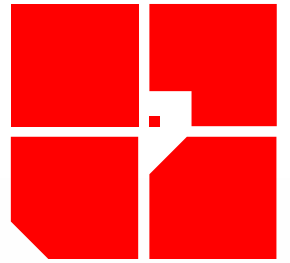




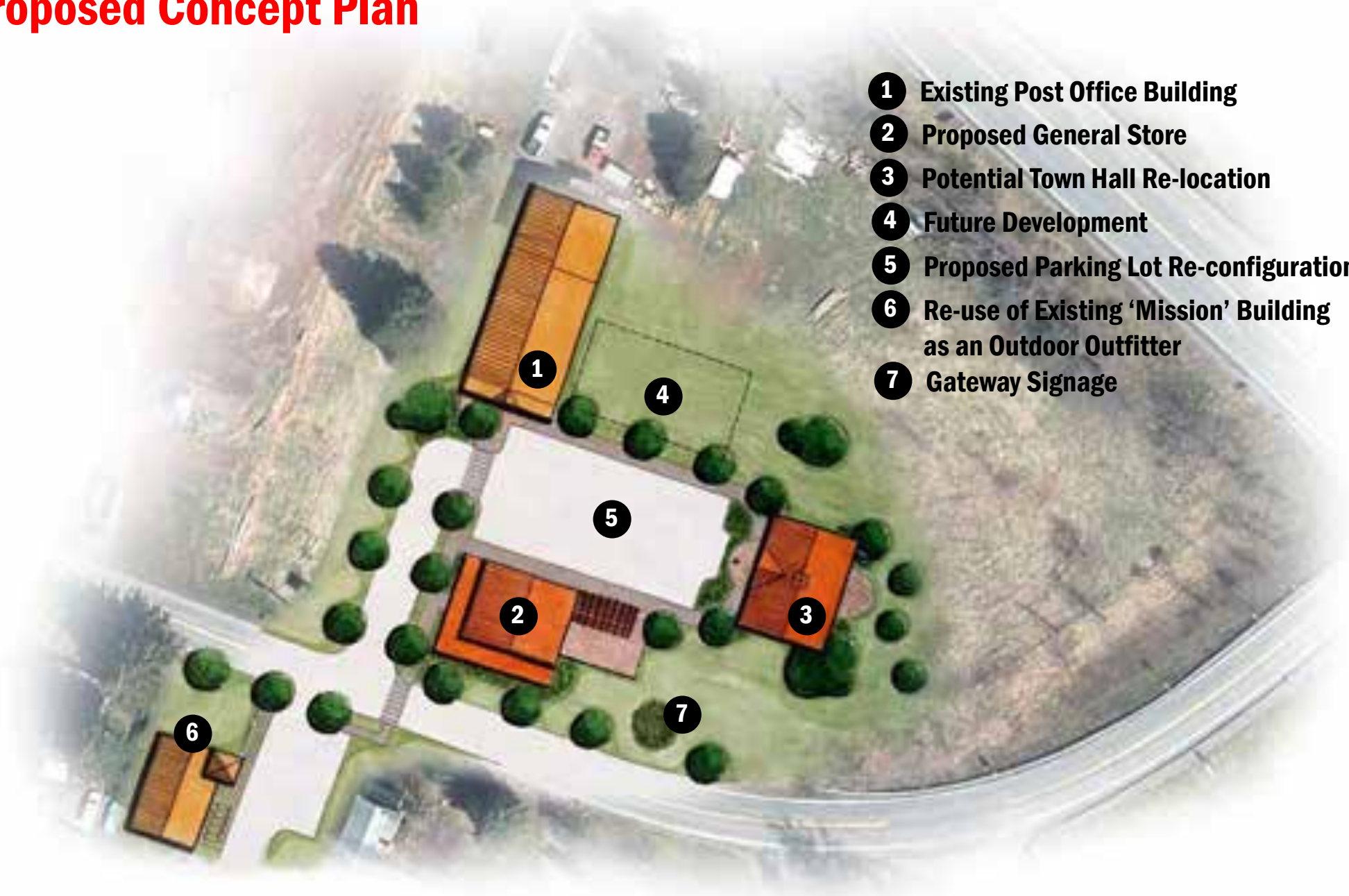
# Identified Site 1:

## Post Office + Rt.23a/Rt.42 Intersection

### Proposed Concept Plan



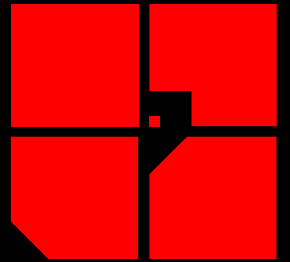
- 1 Existing Post Office Building
- 2 Proposed General Store
- 3 Potential Town Hall Re-location
- 4 Future Development
- 5 Proposed Parking Lot Re-configuration
- 6 Re-use of Existing 'Mission' Building as an Outdoor Outfitter
- 7 Gateway Signage





# Identified Site 1:

## Post Office + Rt.23a/Rt.42 Intersection

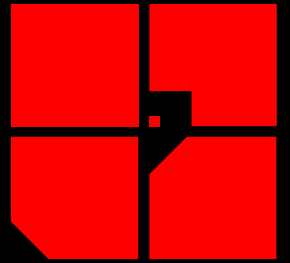


### General Store Concept Images



# Identified Site 1:

## Post Office + Rt.23a/Rt.42 Intersection



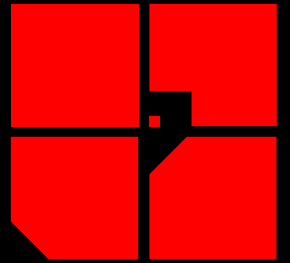
### Town Hall Concept Image





# Identified Site 1:

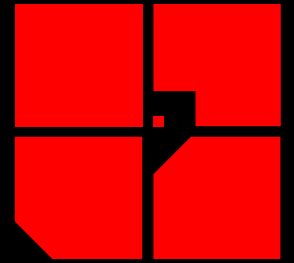
## Post Office + Rt.23a/Rt.42 Intersection



**Gateway Signage Concept Images**

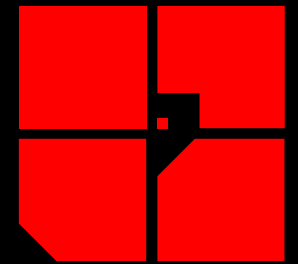
# Site 1 Design Review Feedback:

## Post Office + Rt.23a/Rt.42 Intersection



### What We Heard

- Receptive of moving the Town Hall to this location
- Receptive of the introduction of a classic general store to this location
- Post Office building would remain and still function as such
- This area should also try to offer opportunities for smaller business owners – we reserved an area in this design for more growth
- This area will be very important to introduce design guidelines/standards as it will act as the gateway to the community



## **Site 1 Final Concept Illustrations**











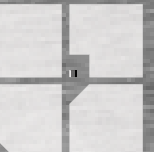




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# Site 1 Conceptual Action Plan:

## Project Breakdown:



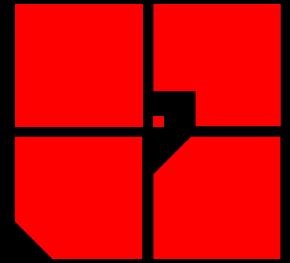
### **Project Site 1: Post Office + Rt.23a/Rt.42 Intersection**

- Project 1.1: Develop a classic General Store
  - Project 1.1a: Re-configure parking lot
- Project 1.2: Retain existing Post office
  - Project 1.2a: Pursue funding opportunities to address façade improvements
- Project 1.3: Introduce gateway design guidelines/standards and construct Gateway Signage



# Site 1 Conceptual Action Plan:

## Project Breakdown:

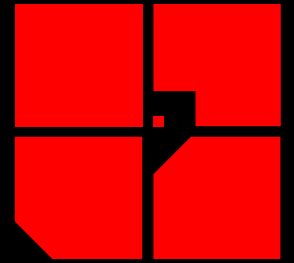


### Project Site 1: Post Office + Rt.23a/Rt.42 Intersection

- Project 1.1: Develop a classic General Store
  - Project 1.1a: Re-configure parking lot
  - *Analysis: Annual CFA grant competition to determine market*
  - *Implementation: Greene County Economic Development Tourism and Planning Quantum Fund, Green County Microenterprise Assistance Program*
- Project 1.2: Retain existing Post office
  - Project 1.2a: Pursue funding opportunities to address façade improvements
  - *Analysis and Implementation: Federal legislators and congressional delegation to determine what improvements are necessary*
- Project 1.3: Introduce gateway design guidelines/standards and construct Gateway Signage
  - *Analysis: NYS Main Street Technical Assistance Program, NYS Department of State Local Waterfront Revitalization Program*
  - *Implementation: NYS Department of State Local Waterfront Revitalization Program, NYS DEC Catskill Smart Growth Program*

# Site 1 Conceptual Action Plan:

## Project Breakdown Continued..:

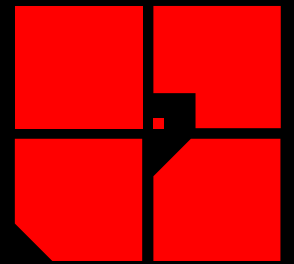


### Project Site 1: Post Office + Rt.23a/Rt.42 Intersection

- Project 1.4: Create opportunities for smaller business owners
- Project 1.5: Re-use of existing 'Mission' building as an outfitter
- Project 1.6: Relocate Town Hall to this location

# Site 1 Conceptual Action Plan:

## Project Breakdown Continued..:



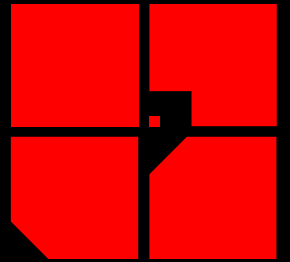
### Project Site 1: Post Office + Rt.23a/Rt.42 Intersection

- Project 1.4: Create opportunities for smaller business owners
  - Analysis: *Ensure proper zoning for commercial/mixed-use infill*
  - Implementation: *Greene County Economic Development Tourism and Planning Quantum Fund*
- Project 1.5: Re-use of existing 'Mission' building as an outfitter
  - Analysis: *Annual CFA grant competition to determine market*
  - Implementation: *Greene County Economic Development Tourism and Planning Quantum Fund, Green County Microenterprise Assistance Program*
- Project 1.6: Relocate Town Hall to this location
  - Analysis: *Department of State Local Government Efficiency Grant Program*
  - Implementation: *CWC Flood Mitigation Implementation Program*



# Identified Site 2:

Lexington Hotel + Rt.42/Rt.13a Intersection



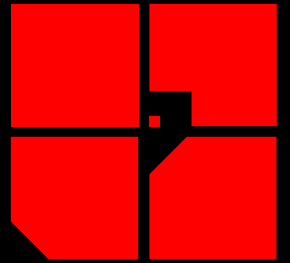
**Existing Condition**





# Identified Site 2:

## Lexington Hotel + Rt.42/Rt.13a Intersection



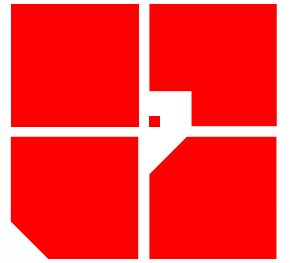
**Existing Condition**



# Identified Site 2:

## Lexington Hotel + Rt.42/Rt.13a Intersection

### Proposed Concept 'A' Plan

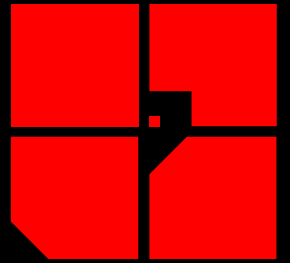


- 1 Re-located Lexington Hotel
- 2 Formal 'Green' for Hotel Guests and Events
- 3 Car Slip Lane for Baggage Drop-off
- 4 Hotel Parking
- 5 Existing Building Re-purposed as Ice Cream Shop
- 6 Patio Overlook Within Existing Lexington Hotel Building Foundation



# Identified Site 2:

Lexington Hotel + Rt.42/Rt.13a Intersection

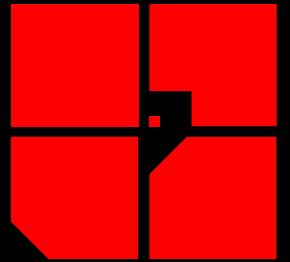


Concept Images



# Identified Site 2:

Lexington Hotel + Rt.42/Rt.13a Intersection



Concept Images

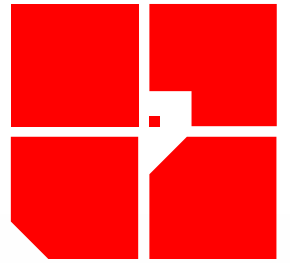




# Identified Site 2:

Lexington Hotel + Rt.42/Rt.13a Intersection

Proposed Concept 'B' Plan

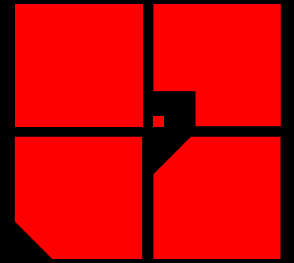


**1** Proposed Residential Unit Property



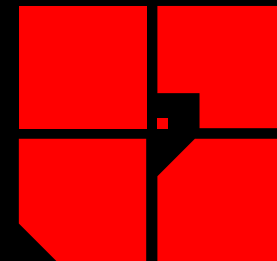
# Site 2 Design Review Feedback:

## Lexington Hotel + Rt.42/Rt.13a Intersection



### What We Heard

- Receptive of the idea to move the Lexington Hotel across the street, out of the floodzone, if structurally possible
- Within this concept it will be possible to capture the charm of the history of the building
- This led to a discussion regarding preservation or relocation vs. removal
  - Is there funding available to do so through the Watershed Assistance Program? – short answer: no
- Receptive of repurposing the old post office building (adjacent to the existing Lexington Hotel Location) as an ice cream shop
- Receptive of creating river overlook at street level within the existing foundation of the Lexington Hotel
- Receptive of the concept that places 3 residential units within the vacant property at the Rt. 13a/Rt.42 intersection



## **Site 2 Final Concept Illustrations**









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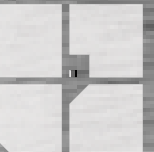








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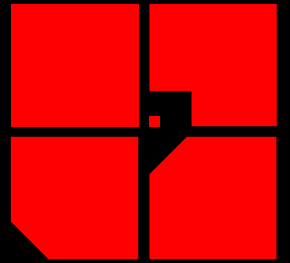




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# Site 2 Conceptual Action Plan:

## Project Breakdown:



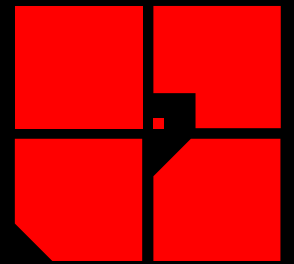
### **Project Site 2: Lexington Hotel + Rt.42/Rt.13a Intersection**

- Project 2.1: Move the Lexington Hotel across the street, out of the floodzone
- Project 2.2: Create a river overlook at street level within the existing footprint of the existing Lexington Hotel Location



# Site 2 Conceptual Action Plan:

## Project Breakdown:

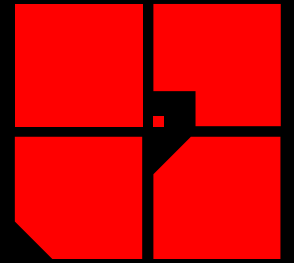


### Project Site 2: Lexington Hotel + Rt.42/Rt.13a Intersection

- Project 2.1: Move the Lexington Hotel across the street, out of the floodzone
  - *Analysis: NYS Homes and Community Renewal Main Street Technical Assistance Grant*
  - *Implementation: U.S FEMA or NYS Department of Homeland Security and Emergency Services, Federal Disaster Recovery Reform Act, NYS State Historic Preservation Office, New York Main Street Anchor Building Program*
- Project 2.2: Create a river overlook at street level within the existing footprint of the existing Lexington Hotel Location
  - *Analysis and Implementation: Annual CFA grant competition, NYS Department of State Local Waterfront Revitalization Program, NYS Office of Parks, Recreation and Historic Preservation*

# Site 2 Conceptual Action Plan:

## Project Breakdown:

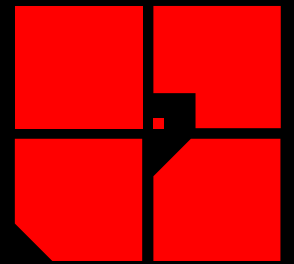


### **Project Site 2: Lexington Hotel + Rt.42/Rt.13a Intersection**

- Project 2.3: Repurpose the old Post Office building (adjacent to the existing Lexington Hotel location) as an ice cream shop
- Project 2.4: Develop/Relocate three residential units within vacant
- Project 2.5: Preservation of the Lexington Hotel on the current site

# Site 2 Conceptual Action Plan:

## Project Breakdown Continued..:



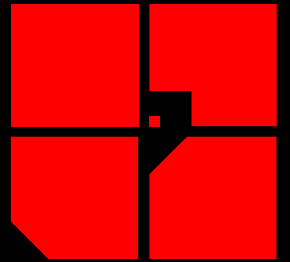
### Project Site 2: Lexington Hotel + Rt.42/Rt.13a Intersection

- Project 2.3: Repurpose the old Post Office building (adjacent to the existing Lexington Hotel location) as an ice cream shop
  - Analysis: Annual CFA grant competition to determine market
  - Implementation: Greene County Economic Development Tourism and Planning Quantum Fund, Green County Microenterprise Assistance Program
- Project 2.4: Develop/Relocate three residential units within vacant
  - Analysis: Ensure proper zoning for residential infill
  - Implementation: Community Development Block Grant (if income eligible), Rural Area Revitalization Program through CFA Process
- Project 2.5: Preservation of the Lexington Hotel on the current site
  - Analysis: Structural engineer to confirm integrity
  - Implementation: EFC Green Innovation Grant Program Sustainability Planning and Implementation Fund, DEC Climate Smart Communities Program



# Identified Site 3:

## Ensemble Studio Property

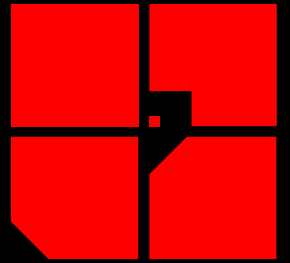


**Existing Condition**



# Identified Site 3:

## Ensemble Studio Property



**Existing Condition**

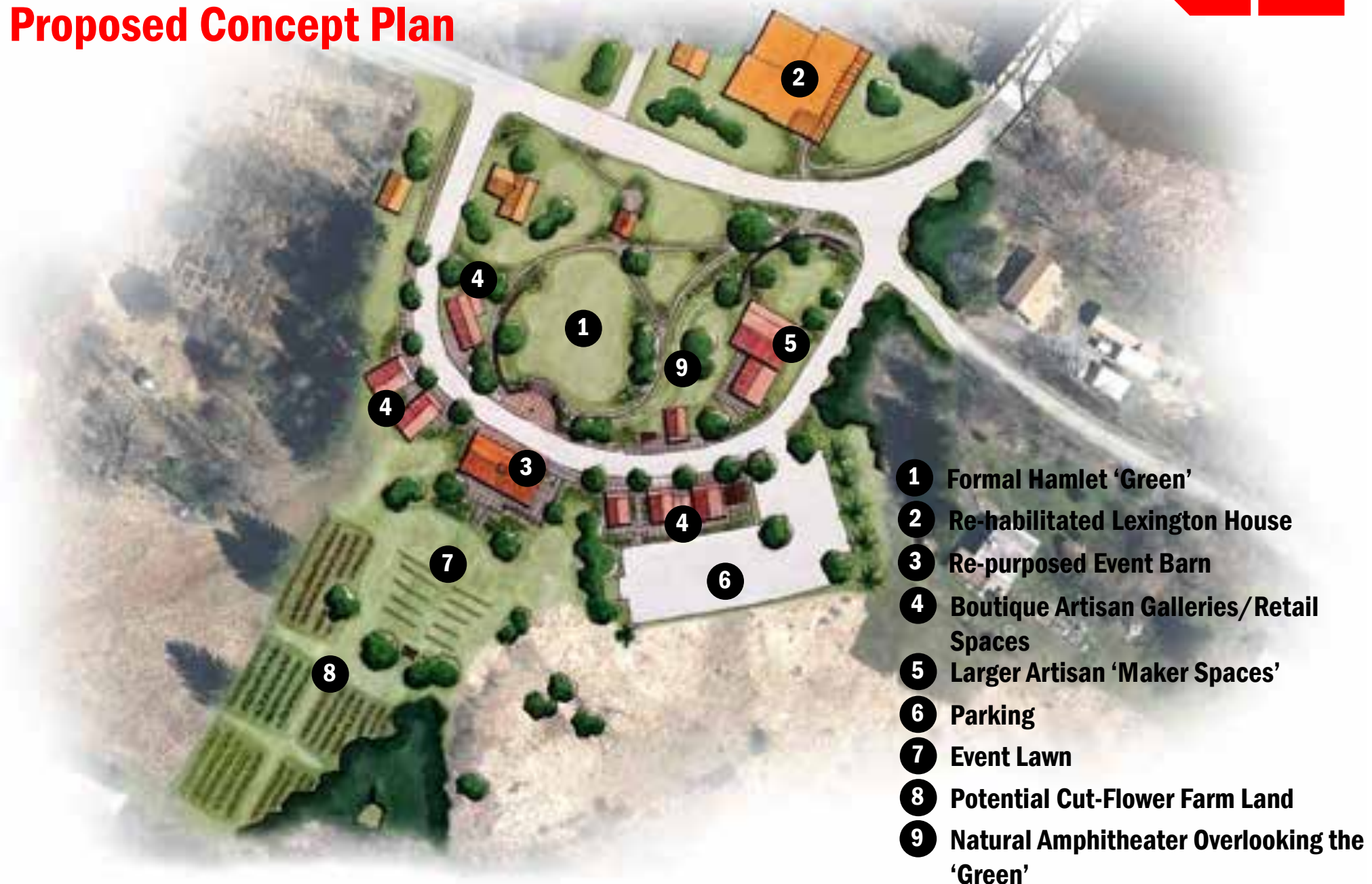
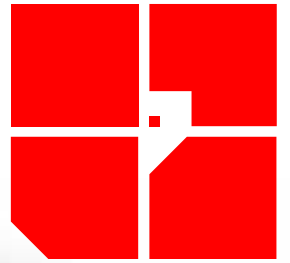




# Identified Site 3:

## Ensemble Studio Property

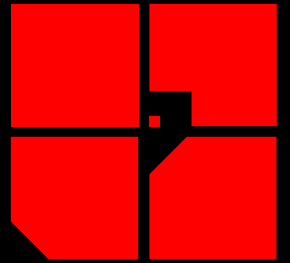
### Proposed Concept Plan





# Identified Site 3:

## Ensemble Studio Property



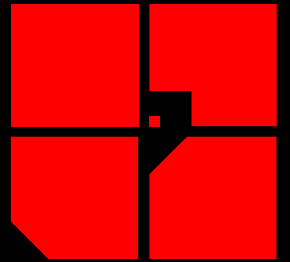
### Town Green





# Identified Site 3:

## Ensemble Studio Property

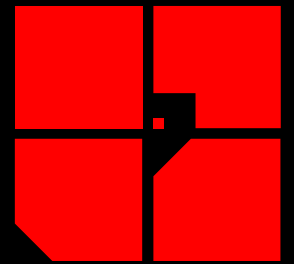


### Opportunity for Public Gathering Events



# Identified Site 3:

## Ensemble Studio Property



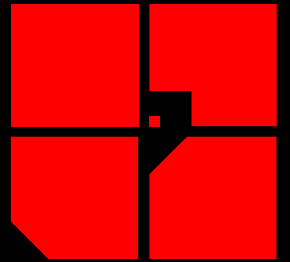
### Artisan Galleries & Maker Spaces Concept Images





# Identified Site 3:

## Ensemble Studio Property

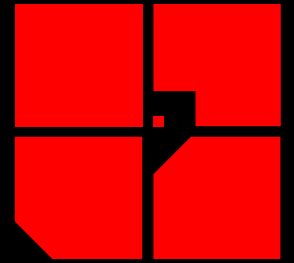


### Repurposed Barn Concept Images



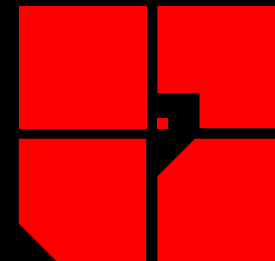
# Site 3 Design Review Feedback:

## Ensemble Studio Property



### What We Heard

- This location itself is viewed as a great asset but a potential draw back is the grade of the slope and the fact that it is hidden
- Needs traffic calming – any potential intervention should slow traffic due to the increased activity in that area
- The presented concept was widely viewed as a potential destination
- The concept seems practical for the nature of the community
- Creating an artisan gallery/retail/maker-space community in this location could provide the opportunity to 'browse' and creates the economic power of being in a 'district'
- The Lexington House would be a crucial historic anchor to be restored as an boarding house, event space, etc
- Receptive of repurposing the barn and making it the architectural anchor/highlight of the proposed development



## **Site 3 Final Concept Illustrations**





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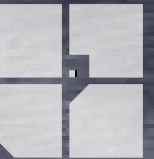








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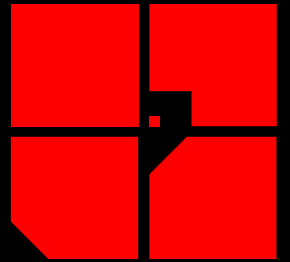






# Site 3 Conceptual Action Plan:

## Project Breakdown:



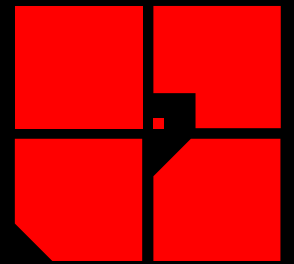
### **Project Site 3: Ensemble Studio Property**

- Project 3.1: Create a regional destination
  - Project 3.1a: Formal Hamlet “Green” (Common)
    - Project 3.1aa: Parking
    - Project 3.1ab: Event Lawn
    - Project 3.1ac: Natural Amphitheater
  - Project 3.1b: Repurposed event barn
  - Project 3.1c: Boutique artisan maker spaces



# Site 3 Conceptual Action Plan:

## Project Breakdown:

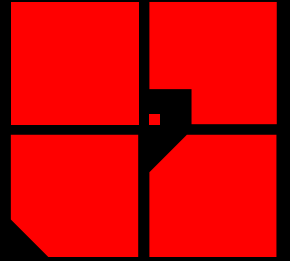


### Project Site 3: Ensemble Studio Property

- Project 3.1: Create a regional destination
  - Project 3.1a: Formal Hamlet “Green” (Common)
    - Project 3.1aa: Parking
    - Project 3.1ab: Event Lawn
    - Project 3.1ac: Natural Amphitheater
  - *Analysis and Implementation: NYS Department of State, NYS Parks Recreation and Historic Preservation, annual CFA grant process*
- Project 3.1b: Repurposed event barn
- Project 3.1c: Boutique artisan maker spaces
- *Analysis: Empire State Development Strategic Planning and Feasibility Study, annual CFA grant process, Market NY*
- *Implementation: Empire State Development Grant Funds, Excelsior Jobs Program, Business Incubator Program, Market NY, Arts & Cultural Facilities Improvement Program, Large Capital Project Fund*

# Site 3 Conceptual Action Plan:

## Project Breakdown Continued..:

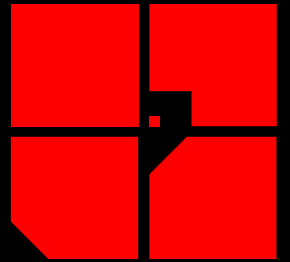


### **Project Site 3: Ensemble Studio Property**

- Project 3.2 Evaluate the feasibility of developing a cut flower farm on the property

# Site 3 Conceptual Action Plan:

## Project Breakdown:



### Project Site 3: Ensemble Studio Property

- Project 3.2 Evaluate the feasibility of developing a cut flower farm on the property
  - *Analysis: If an agricultural use is planned on part of the site, the Town can file paperwork to have the property added to the Greene County Agriculture District*
  - *Implementation: State Agriculture and Markets, Federal Department of Agriculture*

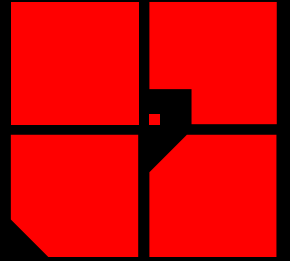




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# Site Selection:

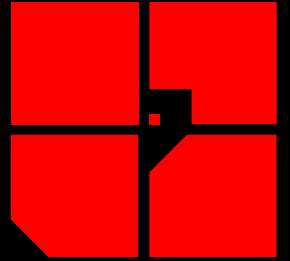
## Prioritizing Community Goals



**Which Projects / Project Sites Take Priority to You?**

# Conceptual Action Plan Summary:

## Prioritizing Community Goals



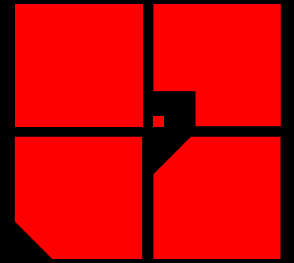
### **Project Site 1: Post Office + Rt.23a/Rt.42 Intersection**

- The general consensus from our February Visioning Exercise and Design Review Presentation was that the General Store was the most important project to get momentum going for Hamlet revitalization



# Conceptual Action Plan Summary:

## Prioritizing Community Goals



### **Project Site 1: Post Office + Rt.23a/Rt.42 Intersection**

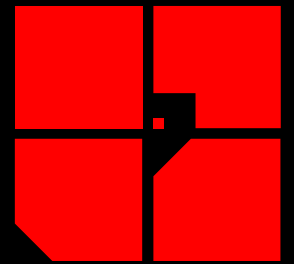
- The general consensus from our February Visioning Exercise and Design Review Presentation was that the General Store was the most important project to get momentum going for Hamlet revitalization

### **Project Site 2: Lexington Hotel + Rt.42/Rt.13a Intersection**

- This concept has been seen as project with an immense impact to the community but the group understands the feasibility of moving the Lexington Hotel would be relatively low with varying reports of structural stability
- The concept of placing 3 residential lots, including potential relocation of flood vulnerable properties, on this project site has been well received

# Conceptual Action Plan Summary:

## Prioritizing Community Goals



### **Project Site 1: Post Office + Rt.23a/Rt.42 Intersection**

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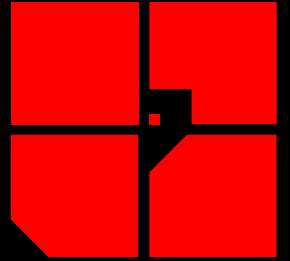
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### **Project Site 3: Ensemble Studio Property**

- By far the most transformative of all of the project sites from a programming and amenity standpoint
- This undertaking was understood to be challenging but would truly transform Lexington into a destination

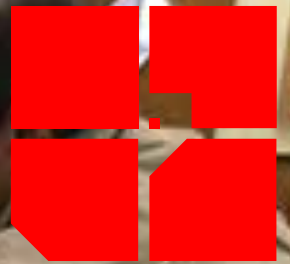
# Next Steps:



## **Finalize Deliverables**

- Finalize Action Plan Matrix
  - Lists potential funding sources and steps the Town can take to begin to realize these visions
- Executive Summary
  - Detailed overview of each project site and sub-projects within each project site
- Compile Final Report





**Thank You!**

**Your participation and feedback were greatly appreciated**