

WHY THE PROJECT?

Hamlets 3 Phase 2: Training and Implementation Workshops is the second phase of *Hamlets 3: Planning for Smart Growth and Expansion of Hamlets in the Adirondack Park: An Illustrated Guide*. Hamlets 3 Phase 2 (H3P2) seeks to revitalize and empower Adirondack hamlets through direct training and example—demonstrating the Hamlets 3 guidebook process and principles in action. Hamlet communities should both meet basic resident needs and provide a focal point for culture, recreation, public amenities and businesses providing

goods, services and employment. Hamlets 3 provides a process to revitalize hamlets through inward growth into under-utilized sites and responsible outward expansion.

OBJECTIVES

H3P2 engaged planning board members, town leaders and local citizen in smart growth training workshops in hamlets of the Adirondack Park. The objective was to apply the Hamlets 3 smart growth principles and model to site-specific hamlet expansion projects in each target community. The 2010 guidebook *Hamlets 3—Planning for*

Smart Growth and Expansion of Hamlets in the Adirondack Park was used as a reference source throughout the process of the workshops.

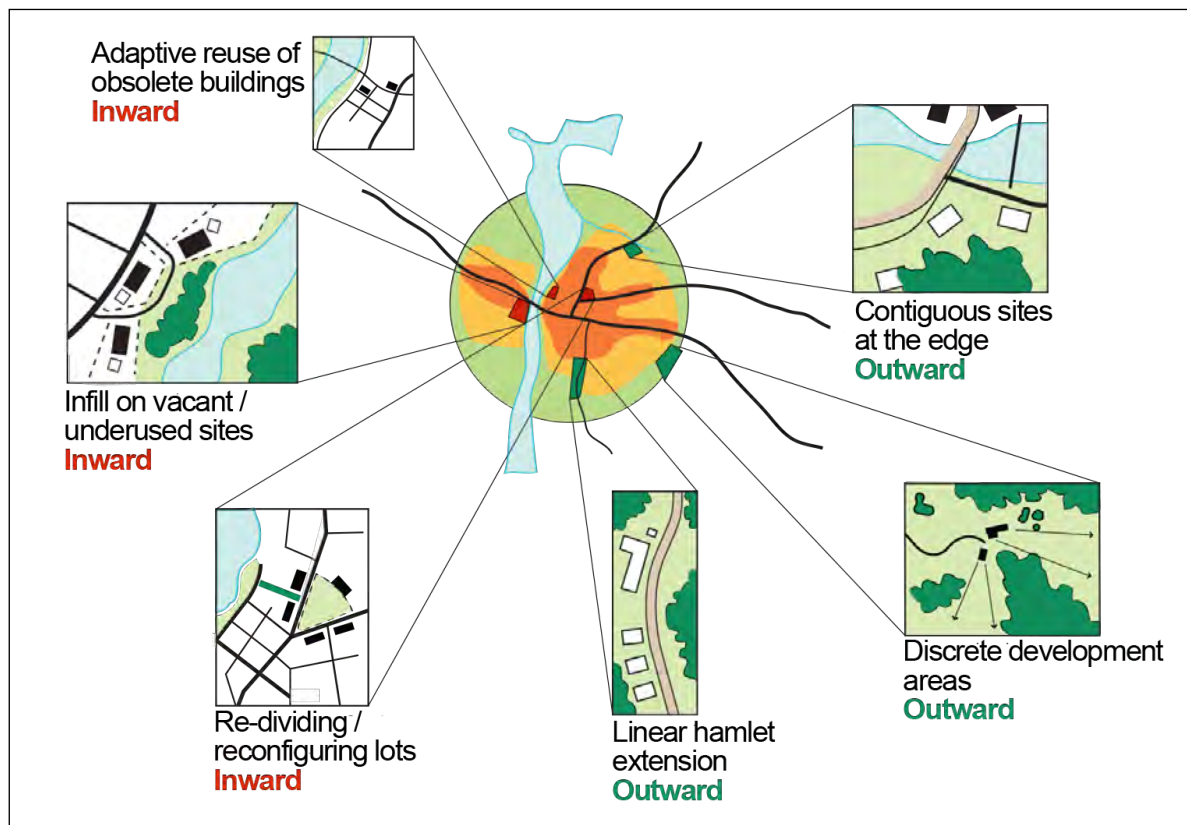
The H3P2 workshops addressed a frequently expressed concern in Adirondack Park communities for the need to expand the hamlets in order to provide for residential and commercial growth. Providing smart growth areas in close proximity to existing hamlet centers has two important benefits:

1. It enables the community to integrate land suitable for development into the fabric of the existing hamlet
2. It complements the protection of open space by discouraging visually unappealing and inefficient sprawl and strip development.

The Hamlets 3 project developed strategies for “inward” growth (within the existing hamlet footprint) and “outward” growth (beyond the existing hamlet footprint) in different regions of the Adirondack Park. In developing the guidebook, the project consultants (Urban Design Consultants [UDC] of Ithaca) created a process, tools and guidelines for communities to analyze their own hamlet expansion needs and implement future growth. This growth is channeled through smart growth principles.

SMART GROWTH PRINCIPLES

Smart growth principles form the foundation for the Hamlets 3 planning and design model. Outlined in the Hamlets



Ways to expand: diagrams of a fictional hamlet showing six ways to expand.

3 handbook, these principles have been applied in various ways to the project site designs, empowering these communities to plan for future expansion (9).

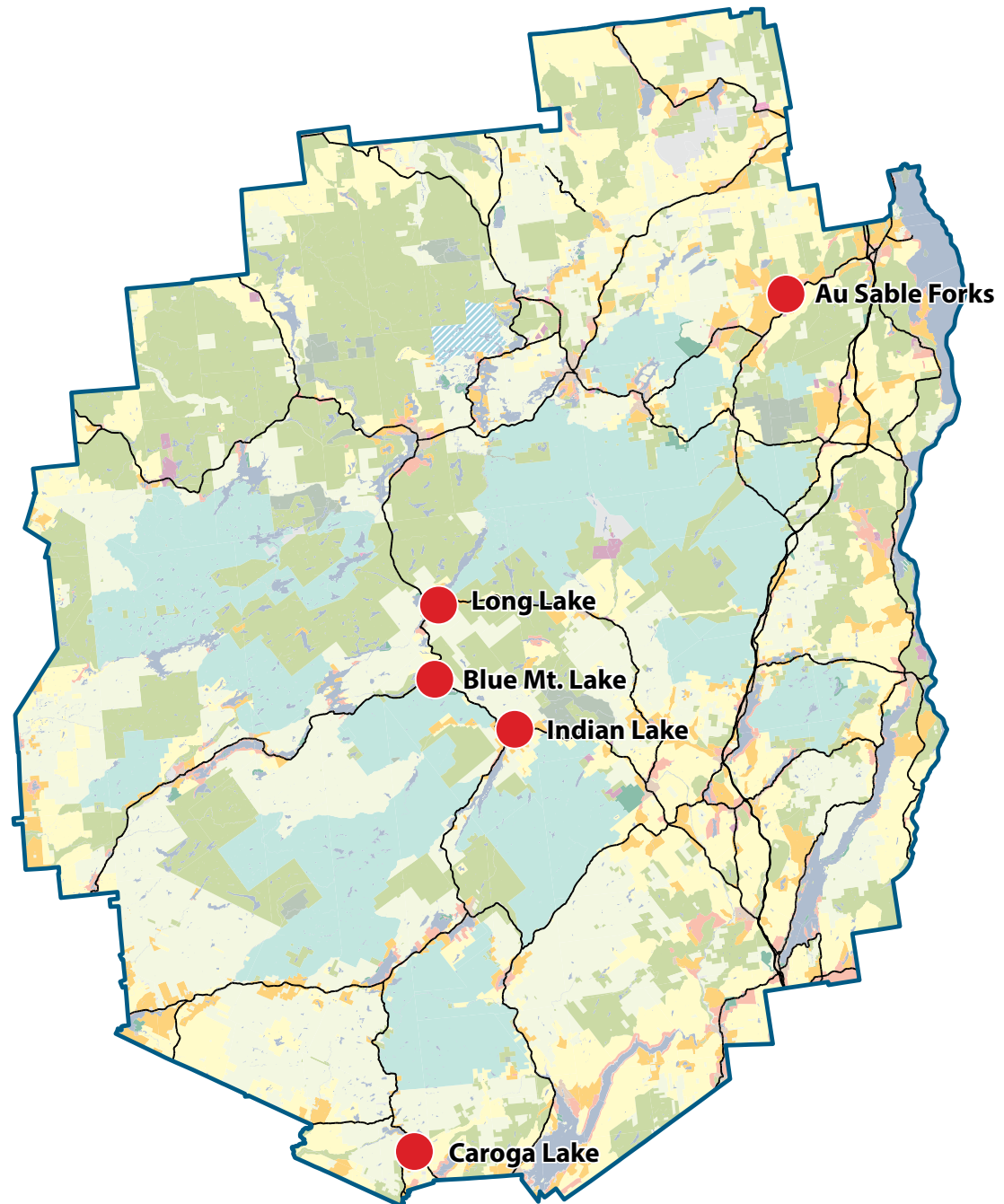
The smart growth principles are as follows:

- Form and place
- Boundaries
- Walkability and human-scale
- Access to nature
- Compact centers
- Energy and sustainability
- Jobs and housing
- Travel choices
- Visual quality
- Resource preservation
- Collective decision-making

HAMLET SELECTION

The participating hamlets were selected after three Advisory Committee meetings, numerous communications and site visits. Formed during the Hamlets 3 Phase 1 project, the Advisory Committee provided representation from around the Adirondack Park to identify potential candidates for H3P2. Representatives from county planning offices, not-for-profits, government and interested individuals were invited to attend these meetings, first held in April 2012.

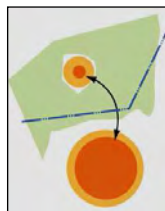
Each hamlet was selected based on a balance of hamlet need and its characterizing larger issues of the Adirondack Park hamlets:



economic decay, restructuring and resilience; rebuilding and re-visioning town centers; and tourism and destination planning. A year later, with the sites selected, the first round of public training workshops took place May 2013.

SELECTED HAMLETS OVERVIEW

Hamlets never stand alone; they exist in clusters that share commercial, civic, and natural resources (24). The hamlets of Caroga Lake and Au Sable Forks both exhibit an urban symbiosis clustering while the Long Lake, Indian Lake and Blue Mountain Lake hamlets form part of a multi-nodal cluster.



Urban symbiosis



Multi-nodal

In addition, the Adirondack Park contains numerous sub-regions. The first phase of this work, *Hamlets of the Adirondacks*, grouped hamlets around shared geographic characteristics. Settlement is concentrated at the park's perimeter, influenced by larger cities beyond the park's boundaries.

Southwestern Resort Communities: Caroga

The Southwestern Resort Communities, while in rather widely dispersed locations, are grouped together because of similar character and history. Each of these hamlets is a shoreline resort settlement serving as a summer vacation retreat for the larger urban populations outside of the Adirondack

region. In fact, these communities have an almost "sidedoor" relationship on the edges of the Adirondack Park. Although some of these hamlets did have important industrial periods in their history, Caroga Lake in Fulton County is a typical example of the evolution of this group.

Adirondack Wilderness Outposts: Blue Mountain Lake, Indian Lake, Long Lake

The settlements of the Adirondack Wilderness Outposts are what one would generally characterize as the romantic North Country hamlet. Usually situated in an isolated mountain setting, these villages are surrounded by dense forests with the clear waters of a mountain lake or stream nearby.



Reflection on Long Lake, typical of the region's natural beauty.

Though often somewhat difficult to reach because of their remote locations, the wilderness outposts more than repay the thousands of yearly visitors with their beautiful settings, clear mountain air, and memorable sunsets that come with day's end.



The Au Sable river running near Au Sable Forks.

Au Sable River Communities: Au Sable Forks

The Au Sable River was one of the earliest explored waterways of the Adirondack region identified with its source on maps of 1785. The hamlets on the river also were settled early and their histories are closely tied to the river they each straddle. Water meant power to drive mills and factories in these early communities and this fast moving water source made Au Sable Forks an early industrial center.

Settled in an area of dense forests, Au Sable Forks also experienced early prosperity with the lumbering industry. Major spring flooding, especially at Au Sable Forks, often created severe hardship and financial losses for village inhabitants and industrial operations. With the factories now gone, these communities are struggling to find a new and more diversified economic base. But the close physical ties of these settlements with the rushing waters of the Au Sable River still remain.

WORKSHOP CONCEPT

The H3P2 workshops were designed around three concepts: values, visions and cornerstones.[†]

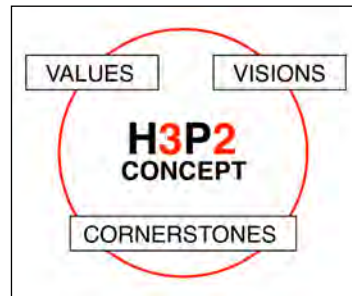
‘Values’ are the key aspects of community that define the genius loci or sense of place. They address the essential character of the environment—landscape, streets, buildings—as well as social dimension and historic roots. Values express the most important contributors to quality of life in a community by the people who live there. The H3P2 resident survey aims at defining values.

‘Visions’ translate the values into a perspective on the community’s future in 10–20 years. Visions set the general directions for growth over time leading to positive change that is grounded in the past. Visioning sessions help articulate the best paths to take based on community values. Vision statements put it down on paper.

‘Cornerstones’ are agents for change indicating how to make visions a reality through doable projects. Either public or private, cornerstone projects are important catalytic ‘anchors’ in the hamlet, the key investments and beginning points of a smart growth program. They result from actions taken by people in the community producing results with economic consequences. Together, the three concepts of values, visions and cornerstones were the template for H3P2 workshops.

HAMLETS 3 PHASE 2 PROCESS

The basic process of the workshops consisted of four basic steps: defining hamlet sites and cornerstone projects, designing conceptual plans, engaging through public design charrettes and realizing the vision.



Values, visions and cornerstones are the template for H3P2 workshops.

SITE SELECTION

While there was synergy in the selection of hamlets and project sites, each site was carefully considered for need and potential for the H3P2 team to meaningfully contribute to a solution. Details on each site selection are included at the beginning of each hamlet section.

DESIGN PROCESS

The conceptual design plans were used in the community training workshops to illustrate how the Hamlets 3 smart growth guidebook can be applied to specific expansion sites in the Adirondack hamlets. Using common design methodology, the process involves first preparing scaled base maps of each site by combining aerial photographic information in plan view with geographic information system (GIS) ‘shape files’ for plotting existing roads, buildings and other physical features on the land.

Next, ‘yellow-trace’ sketches are hand-drawn on tracing paper over the base maps to develop design ideas. In each case, the design ideas are inspired by the history of the site, the natural setting of each hamlet and the regional-local context in which they are located. Using transparent overlays allows the designer/planner to progressively build up ideas about the positioning of and relationships between elements on the site. Once designs are agreed upon by the team, these primary concepts are clarified through CAD (computer-aided design) line work in preparation for computer generated site-plan renderings.



Roger Trancik sketches design ideas while other team members provide input.

PUBLIC ENGAGEMENT

After completion, the conceptual design renderings were presented to each selected hamlet in a series of public design charrettes, or public engagement meetings. Although a wide array of engagement techniques are commonly used, given time and resource constraints, each H3P2 project followed a similar agenda.

HAMLETS 3, PHASE 2 WORKSHOP AGENDA

Thank you for attending today and for your cooperation toward making this workshop useful and productive for your hamlet. Please note that all times are approximate and may change as the workshop progresses. *Total allotted time for this workshop is three hours.*

Agenda Item	Time Allotted	Description
Open House	20 min	Examine plan proposals, fill out the provided worksheet, mingle with the H3P2 team and enjoy light refreshments.
Project Introduction	30 min	An introduction to the H3P2 Project and a brief site review.
Presentation of Design(s)	15 min (each)	Introducing and explaining the site design(s) and relevant precedents. We welcome brief questions at the end of the presentation.
Break	15 min	Discuss the designs informally and finish up the worksheet.
Small Group Charrette	45 min	Facilitated by the H3P2 team, small groups will engage with and provide specific feedback on the design(s).
Group Report and Discussion	40 min	Each small group will report on their findings and the whole group will discuss various elements of the design(s).
End of Workshop		Total allotted time for this workshop is three hours.

Guided by H3P2 team members, attendees will be able to engage with the conceptual designs individually, in small groups and as a larger group, providing directed feedback and design suggestions. Facilitating tools, such as questionnaires and tracing paper, will be made available to community participants in the training workshop to continue this exploratory process.

REALIZING THE VISION

Site design concept plans for the H3P2 hamlets are grounded in smart growth principles, tools and guidelines introduced in the Hamlets 3 guidebook. The plans illustrate how the guidebook can be applied to designing for site-specific conditions in the hamlets. The plans are intended to spark a public dialogue in the community workshops on planning for future expansion.

Page numbers from the Hamlets 3 guidebook are referenced throughout this document so that workshop participants can read more about underlying site-planning concepts and carry them forward toward implementation.

**social interaction at a human scale
ing hamlet center activities (10).**

The colored numbers refer to page numbers in the Hamlets 3 guidebook; readers of this document should reference the H3 guidebook heavily.

Understanding that each of these hamlets would likely be pursuing and implementing growth solutions on their own, the Hamlets 3 project provides the Hamlets 3 guidebook and this summary document of the H3P2 training and implementation workshops to help empower communities to plan for the future.

PROJECT SITES

Applying the smart growth principles listed previously, as well as community visioning and feedback, the Hamlets 3 team created designs for selected projects around the Adirondack Park. These designs are a starting place for further community engagement; the communities must take final ownership over the plans.

The following is a list of the five project sites selected for the Hamlets 3, Phase 2 workshop:

- New Hamlet Center, Caroga Lake
- Core Improvements, Indian Lake
- Blue Mountain Lake Hotel, Blue Mountain Lake
- Jennings Pond Park, Long Lake
- Flood Re-housing, Au Sable Forks