

# Montrose Hamlet Concept Plan & Design Guidelines

Progress Meeting – 01/28/21



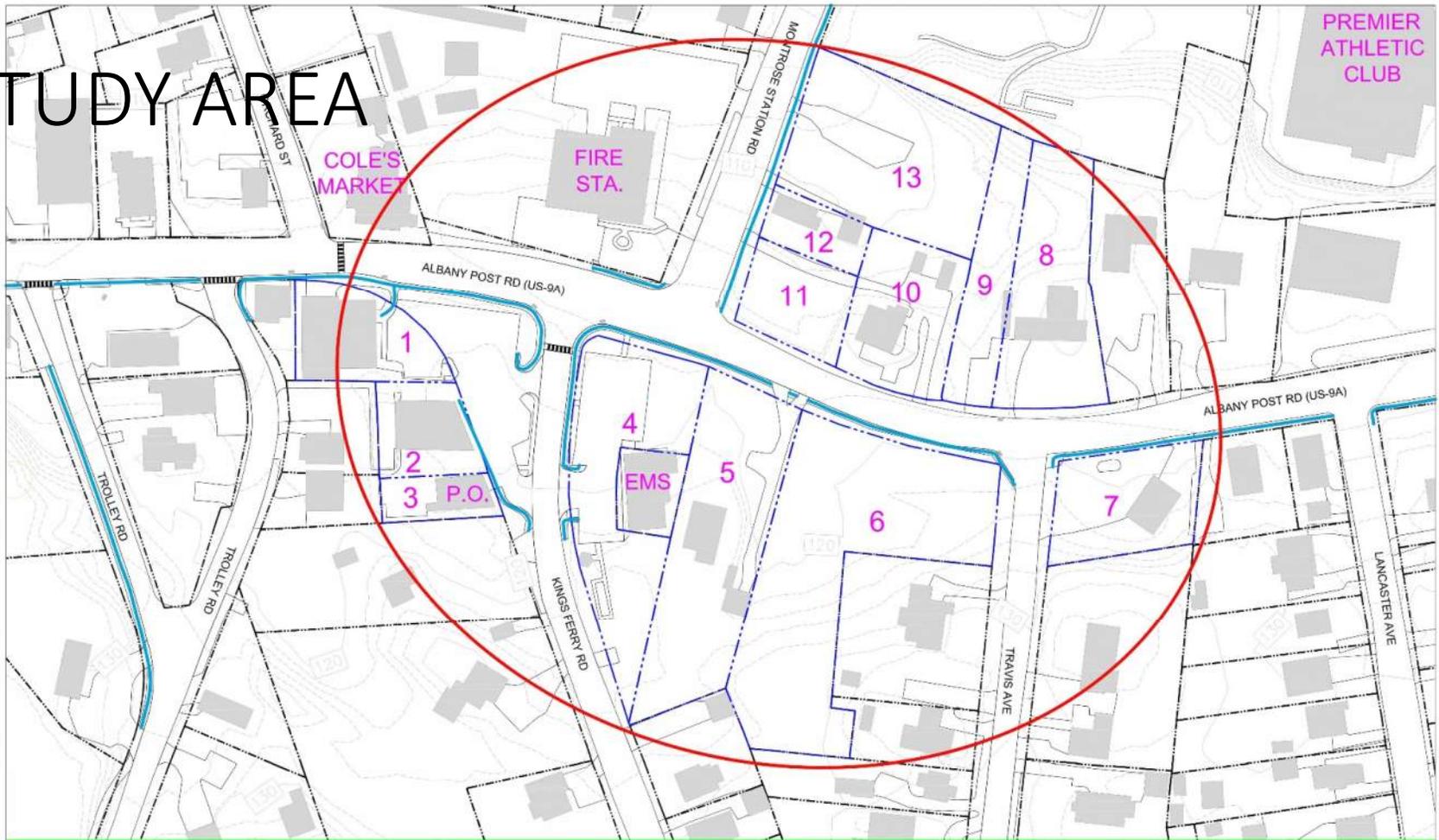
# Goals / Objectives

- Overall Concept Plan
- Anchor Building Design & Rendering
- Façade Improvements
- Attract Investment & Development
- Improve Uniformity of Design
- Stimulate Growth
- Protect and Enhance Existing Small Businesses

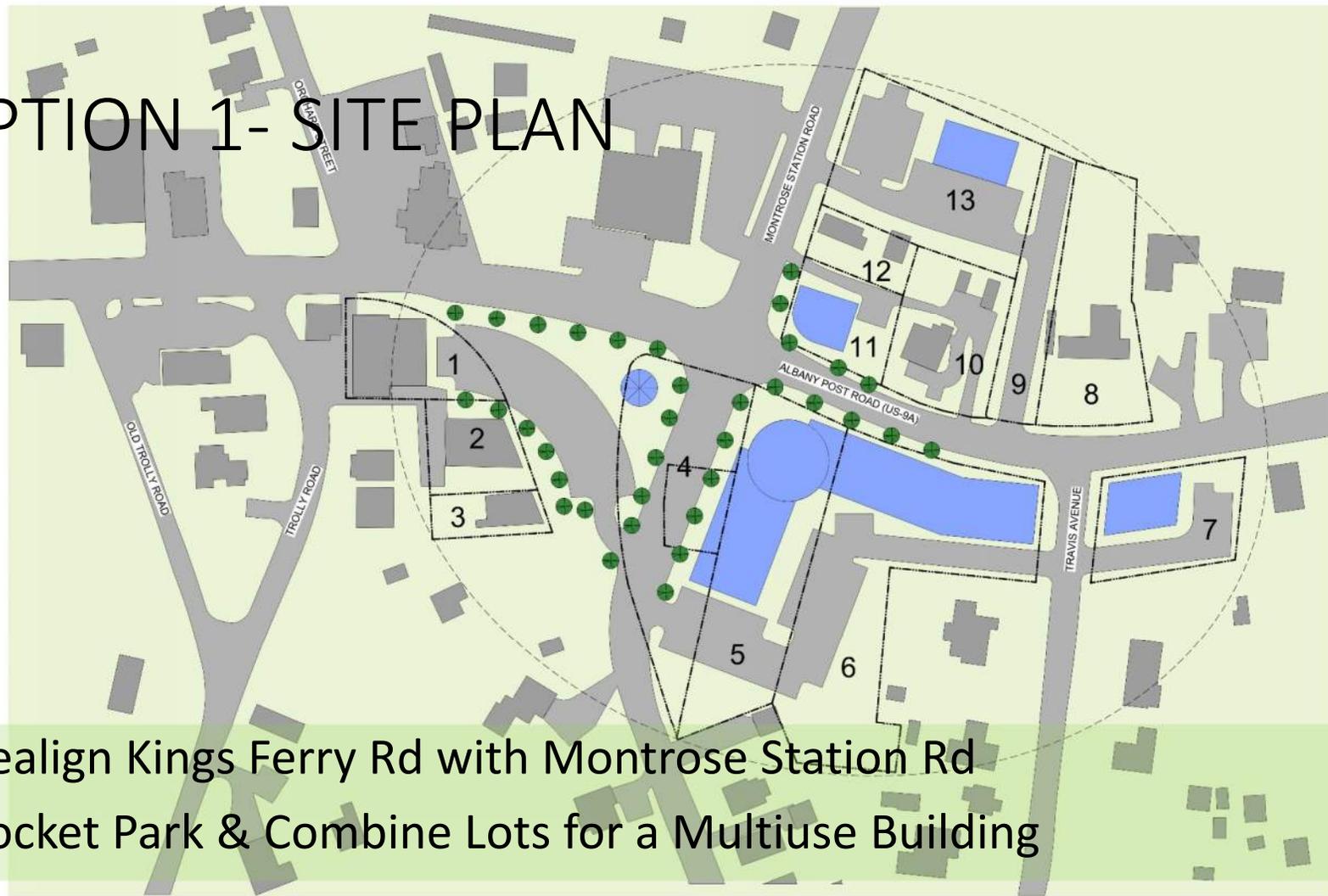
# Recommended Approaches

- The Street as the Primary Public Space
- Create / Reinforce the Street Wall with New Buildings
- Parking behind buildings
- Retail Space – Size & Visibility
- Mixed Use – Residential above Retail
- Relocate Facilities to improve opportunities & attract development
- The Feel of Small:
  - Lease - able Size
  - Architectural Treatment

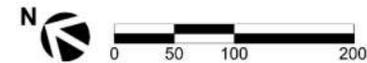
# STUDY AREA



# OPTION 1- SITE PLAN



- Realign Kings Ferry Rd with Montrose Station Rd
- Pocket Park & Combine Lots for a Multiuse Building



# OPTION 1- 3D VIEWS



VIEW LOOKING SOUTH

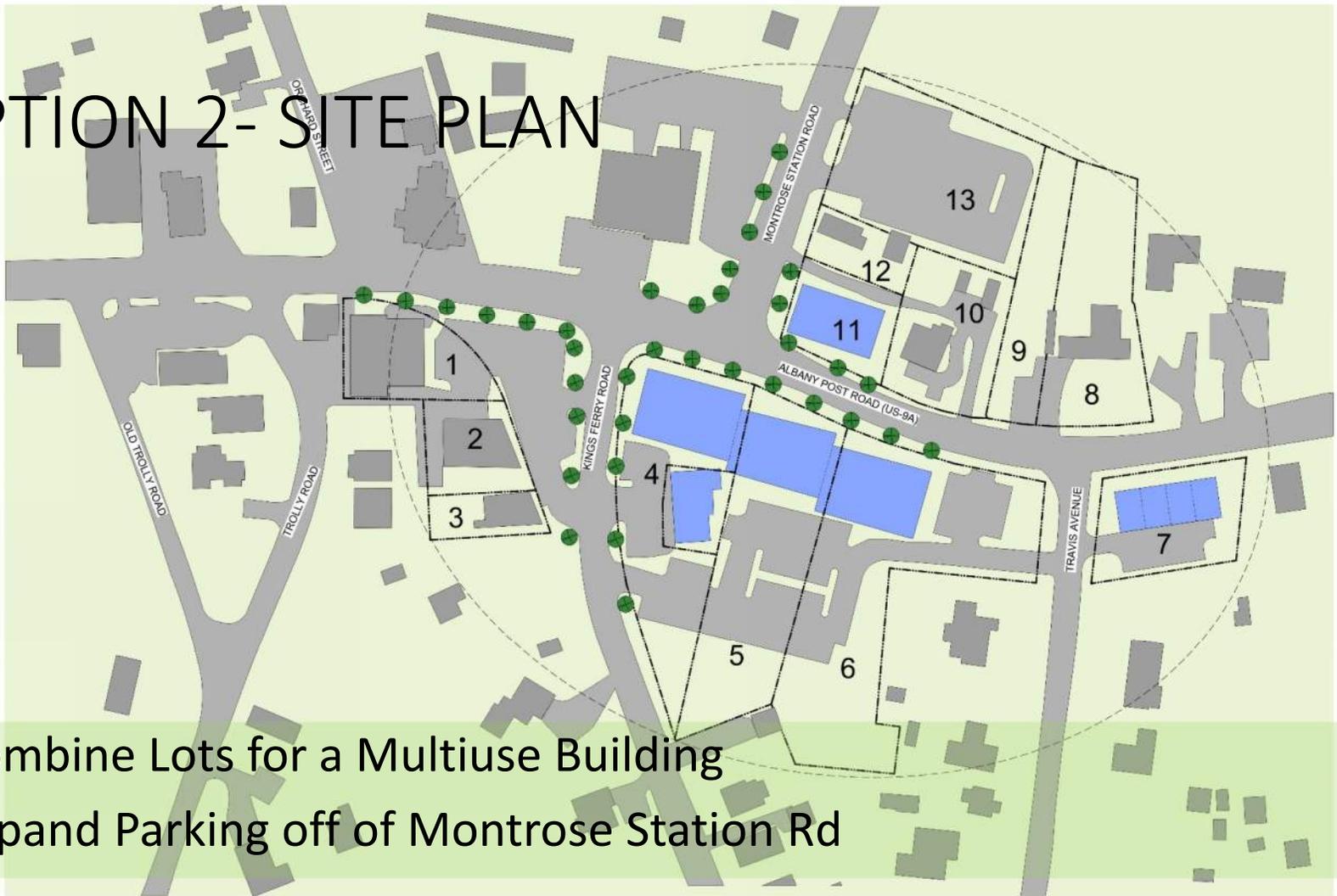


VIEW LOOKING EAST



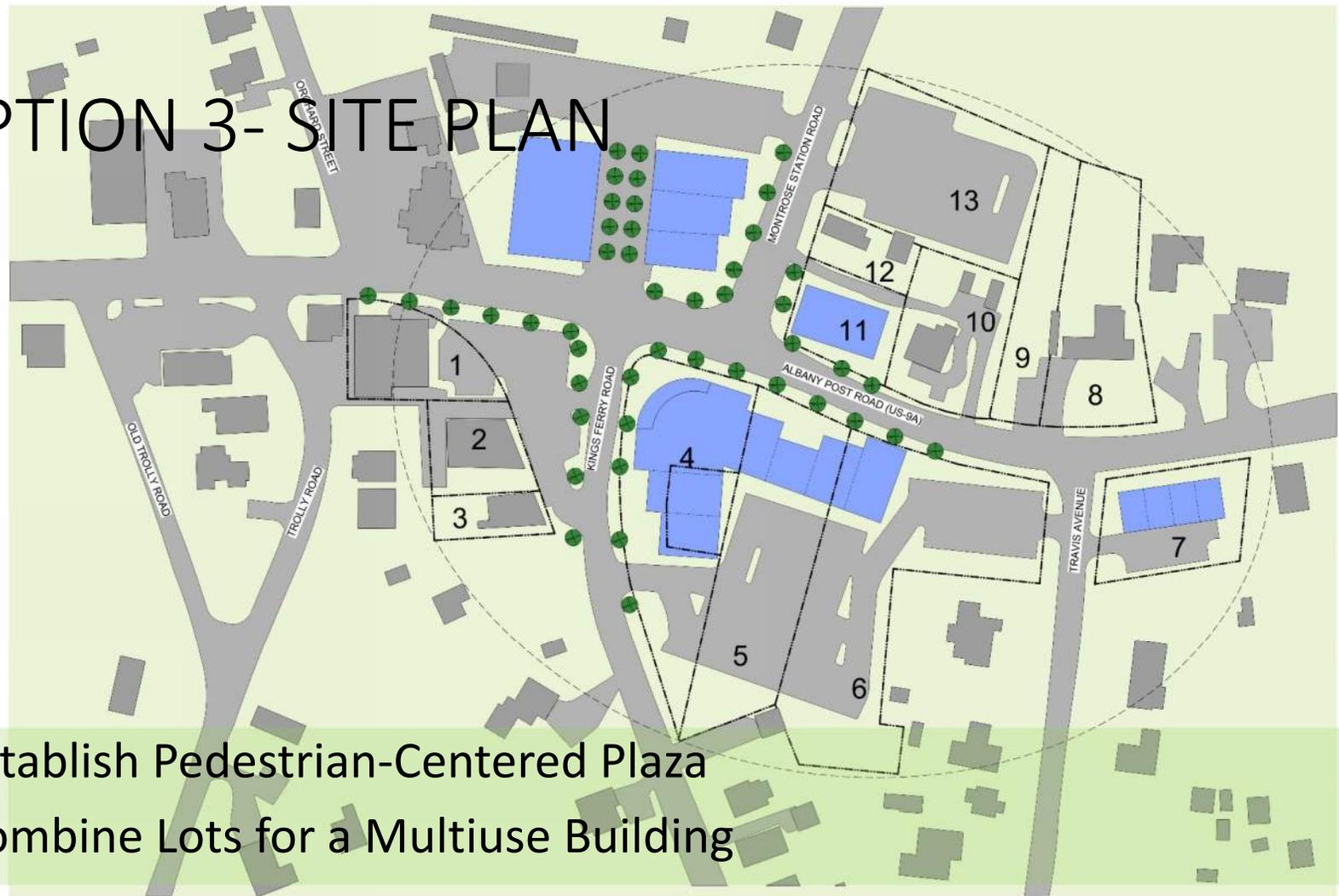
VIEW LOOKING WEST

# OPTION 2- SITE PLAN



- Combine Lots for a Multiuse Building
- Expand Parking off of Montrose Station Rd

# OPTION 3- SITE PLAN



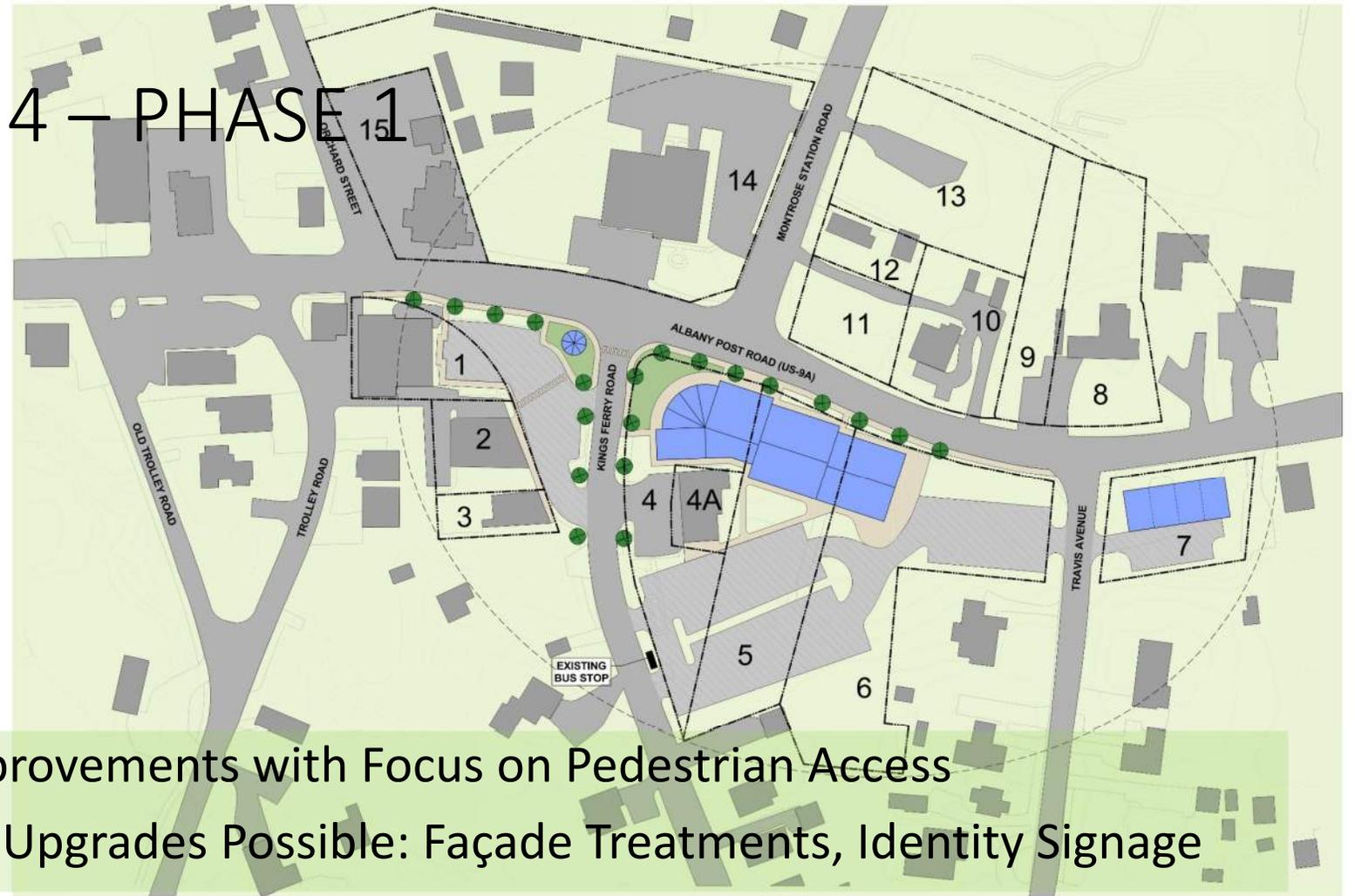
- Establish Pedestrian-Centered Plaza
- Combine Lots for a Multiuse Building

# OPTION 4 – PHASE 1

## PHASE 1:

- 15,300 SF RETAIL WITH 12 APARTMENTS ABOVE
- 4 APARTMENTS (LOT 7)

- Phased Improvements with Focus on Pedestrian Access
- Immediate Upgrades Possible: Façade Treatments, Identity Signage



# OPTION 4 – PHASE 1 & 2

## PHASE 1:

- 15,300 SF RETAIL WITH  
12 APARTMENTS ABOVE

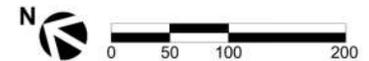
- 4 APARTMENTS (LOT 7)

## PHASE 2:

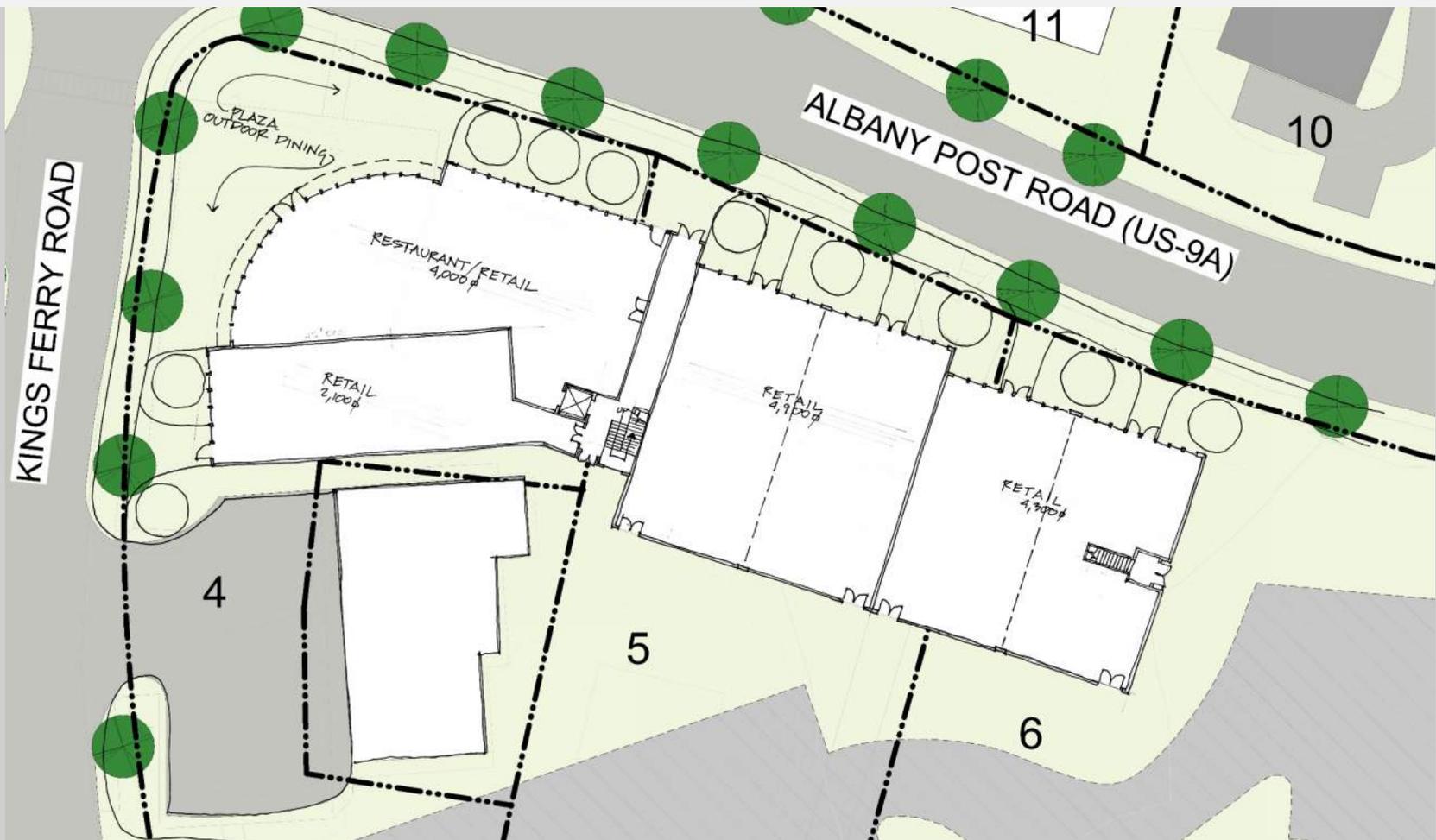
- 17,600 GSF RETAIL AT  
PUBLIC PLAZA

- 8,000 GSF (LOT 11)

- Composite Plan from Options 1 through 3
- Immediate Upgrades Possible: Façade Treatments, Identity Signage



# OPTION 4 – SIGNATURE BUILDING PLAN



# OPTION 4 – Highlights from Prior Options

## **Phase 1 – West Side of Albany Post Road**

*Acquire & Consolidate 3 Lots at SW Quadrant*

- Multi-Tenant Anchor Building, 2-Story  
Pedestrian Spaces & Corridors, including Gazebo
- Retain EMS Building
- Add Parking & Crosswalks

## **Phase 2 – East Side of Albany Post Road**

*Relocate Fire Department to a New Facility in Town*

- Additional Multi-Tenant Buildings, 2-Story
- Pedestrian Promenade
- Add Parking & Crosswalks

## ***Considerations:***

- Development density requires central sewer
- Parking @ 1 space/280 sf and 2 spaces/residence
- Uses to Encourage:
  - bakery, coffee shop
  - ice cream parlor, yogurt shop
  - boutique shops, crafts place
  - youth activities, after school care
  - community use spaces

# REPRESENTATIVE STREET SCENES



ARCHITECTURAL CHARACTER



MULTI-TENANT BUILDING



STREET WALL, CONTEXTUAL SIGNAGE

# PRECEDENT IMAGES



# EXISTING STOREFRONTS



# REPRESENTATIVE STOREFRONT DESIGNS



# Next Steps

- Finalize these Visions for a Town Board Presentation
- Create exterior renderings of Anchor Building
- Typical Example of Treatments for Existing Buildings
- Final Report summarizing all recommendations.

