

## Project Overview

Funded through the Capital District Transportation Committee (CDTC) Linkage Program, this project will create a seamless zoning code and associated design guidelines that, among other goals, provide regulatory consistency along the Route 4 corridor.

The project is scheduled to be completed by March 2017 and conclude with presentations to elected officials from both the Town and Village of Stillwater.

## More Information

The most up-to-date and comprehensive repository for project information is the Town or Village Websites:



[www.stillwatery.org](http://www.stillwatery.org)



[www.villageofstillwatery.org](http://www.villageofstillwatery.org)

If you have any questions, please contact the Consultant Project Manager:

Katherine Ember, AICP:

[kember@planning4places.com](mailto:kember@planning4places.com)



## Project Purpose & Goals

One of the primary goals of this project was to develop generally consistent regulations and design guidelines for the entire Route 4 Corridor - both in the Village and in the Town. The draft changes replace existing zoning in the corridor and address consistency in building design, signage and building placement and include illustrations and simplified tables.

### Purpose Statements for the Town & Village:

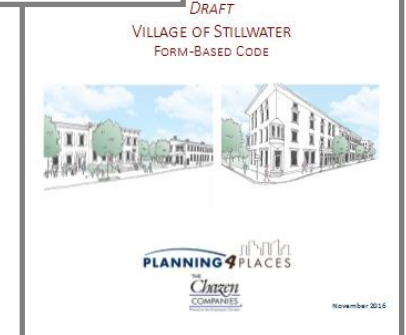
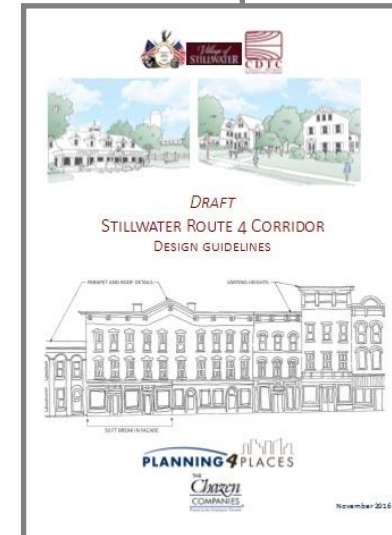
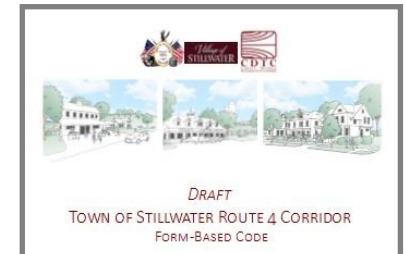
- ⇒ Provide a guide for the physical development of the Town and coordinate development with the Village of Stillwater along the Route 4 Corridor.
- ⇒ Preserve the character of the Town of Stillwater.
- ⇒ Increase economic stability, vitality, and tourism.
- ⇒ Ensure housing stability, diversity, and property maintenance.
- ⇒ Promote pedestrian- and bicycle-friendly environments.
- ⇒ Preserve, protect, and promote recreation, historic/cultural/natural and open space resources.
- ⇒ Encourage use, enjoyment and focus on the unique Hudson River waterfront.

### Purpose Statement for the Town Only:

- ⇒ Preserve important viewsheds and protect the Town's rural character.

## Route 4 Rezoning & Design Guidelines PUBLIC WORKSHOP

December 6, 2016  
6:30-8:30PM  
Stillwater Town Hall

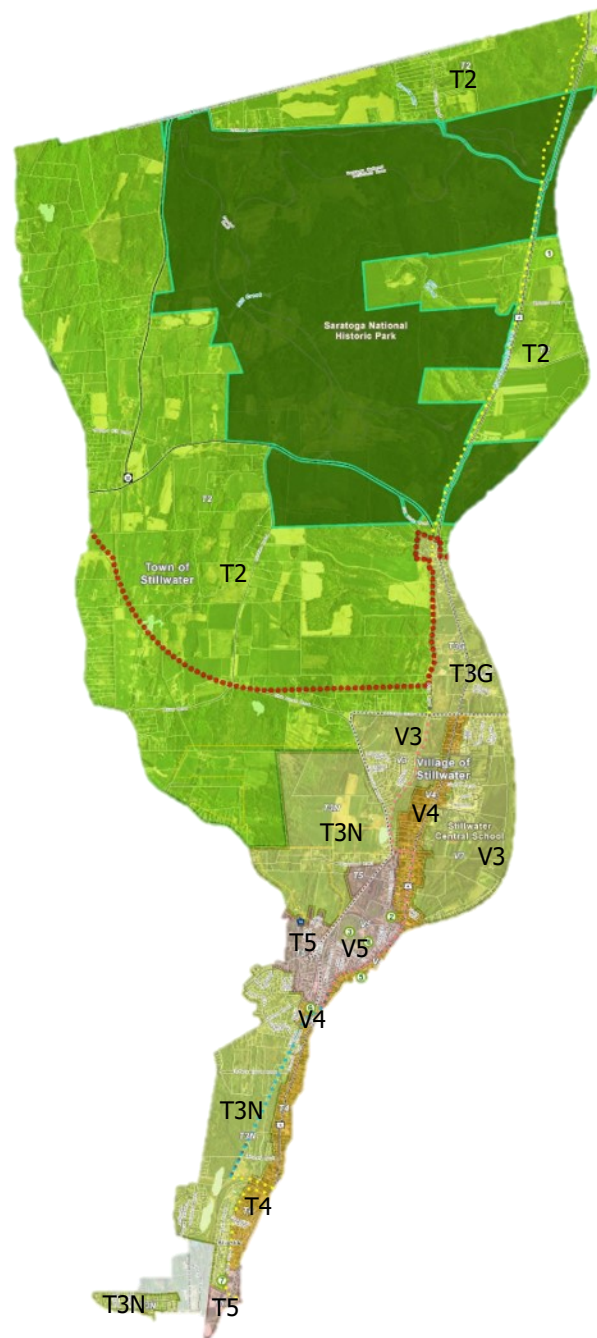


## Village of Stillwater

This project will result in a rezoning of the entire Village. That said, most regulations are the same or similar to what they have been. Most uses and setbacks are staying the same as they have been, though there have been some consolidation of uses.

There are three zoning districts proposed for the Village. The intent of each district is as follows:

- ⇒ **V3 Neighborhood:** Promote a range of housing types and opportunities in keeping with the surrounding neighborhood and encourage walkability to surrounding neighborhoods and the Village mixed use areas.
- ⇒ **V4 Mixed Use:** Promote and retain the existing historic character and traditional Village streetscape, enhance the Village downtown identity by encouraging mixed use development, street level activity, and walkability to surrounding neighborhoods, and encourage additional public access to the Hudson River.
- ⇒ **V5 Mixed Use Center:** Maximize economic development potential by encouraging infill, reuse, and expansion of businesses while promoting and retaining the existing historic character and traditional Village streetscape, enhance the Village downtown identity by encouraging mixed use development, street level activity, and walkability to surrounding neighborhoods.



## Town of Stillwater

In the Town, this project covers an area buffering the Route 4 Corridor and includes the Saratoga National Historical Park and land in proximity to the Park.

There are five zoning districts proposed for the Corridor. The intent of each district is as follows:

- ⇒ **T2 Rural Conservation:** Preserve, protect, and promote the rural agricultural heritage of the area while allowing compatible low-density residential development and agricultural-supportive uses and protecting important viewsheds in relation to the Saratoga National Historical Park.
- ⇒ **T3 Neighborhood:** Promote a range of housing types and opportunities in keeping with the surrounding neighborhood and encourage connectivity to surrounding neighborhoods, the Town's mixed use areas, and the Trail.
- ⇒ **T3 Gateway:** Promote commercial opportunities and residential development in keeping with the rural character of the area and encourage connectivity to and from commercial establishments, the surrounding neighborhoods, and the Trail.
- ⇒ **T4 Riverfront Corridor:** Promote and enhance the Town's identity by encouraging mixed use development, street level activity, walkability to surrounding neighborhoods, and additional public access to the Hudson River.
- ⇒ **T5 Gateway:** Maximize economic development potential by encouraging infill, reuse, and expansion of businesses while promoting and enhancing the Town's identity by encouraging mixed use development, street level activity, and walkability to connect to surrounding neighborhoods.