

## WEIBEL AVENUE-GILBERT ROAD: LAKE AVENUE COUNTRY GATEWAY



Existing conditions (2003) of the Gilbert Road and Lake Avenue intersection in the City of Saratoga Springs, New York.

**Total Study Cost:** \$25,000 consultant effort

**Description:** As interest in the Weibel Avenue/Gilbert Road area has risen over time, the need for a clear vision of the future land use scenario has become critical. This study, which is an implementation action of the City's comprehensive plan, seeks to develop that vision, which will be further evaluated by the members of the City Council. The guiding principles for this 200 acre area are to preserve the rural character and to protect Saratoga Springs' sense of place as the 'City in the Country.' Four land use options were identified in this study, known as the Lake Avenue Country Gateway, including: 1) Pursuing an Open Space and Recreation Strategy; 2) Maintaining the Current Rural Residential Zoning and Conservation Subdivision Regulations; 3) Creating a Lake Avenue Country Gateway Overlay; and 4) Developing an Incentive Zoning Program for the Gateway area. With respect to transportation, the vision for the area is to allow only low-traffic generating land uses. However, phased improvements to the bicycle and pedestrian environment and traffic improvements to stay ahead of regional traffic growth are recommended as well.

This study was completed in October 2003.

To view the final report, visit <http://www.cdtcmpo.org/linkage/weibel/weibel.htm>.

**Sponsors:** CDTC and City of Saratoga Springs on behalf of the Weibel Avenue – Gilbert Road Advisory Committee

**Consultant Team:** Behan Planning Associates, LLC in association with Cynthia A. Behan Landscape Architect and Erdman Anthony