

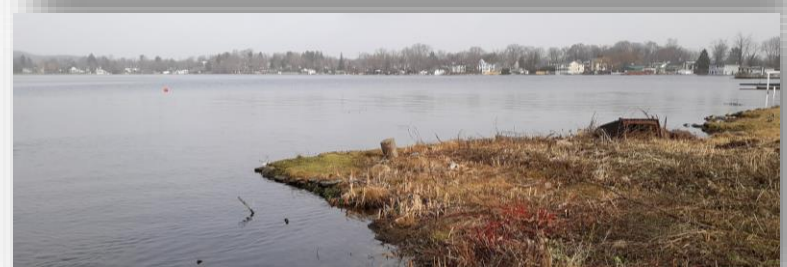
TOWN OF CARMEL DOWNTOWN MAHOPAC IMPROVEMENTS



DOWNTOWN MAHOPAC IMPROVEMENTS

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Senior Principal Engineer

Dawn Lewis McKenzie, RLA
Senior Project Landscape Architect



DOWNTOWN MAHOPAC IMPROVEMENTS

PROJECT SCOPE

- 1 DOWNTOWN ROUTE 6N SOUTHSIDE SIDEWALK, LIGHTING AND PARKING RECONFIGURATION
- 2 REDEVELOPMENT OF EXISTING CHAMBER PARK AND PARKING
- 3 REDEVELOPMENT OF NEW PARK AND NEWLY ACQUIRED PARCELS AND PARKING
- 4 REDEVELOPMENT OF CHERRY LANE



TOWN OF CARMEL DOWNTOWN MAHOPAC IMPROVEMENTS OVERALL PROJECT SITE

February 2, 2021

GRAPHIC SCALE

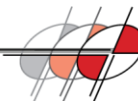


(IN FEET)

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DOWNTOWN MAHOPAC IMPROVEMENTS

Scope of Initial Conceptual Design

1. **Downtown Route 6N Southside Sidewalk, Lighting and Parking Reconfiguration.**
2. **Redevelopment of Existing Chamber Park and Parking.**
3. **Redevelopment of New Park and Newly Acquired Parcels and Parking.**
4. **Redevelopment of Cherry Lane.**



Initial Concept Design

Downtown Route 6N Lighting, Sidewalk and Parking Reconfiguration

- **Route 6N - Southside**
 - Elimination of angled parking replaced with parallel parking
 - 600 linear feet of new sidewalk
 - 13 new street-lights (irrigation and speakers on poles)
 - Pedestrian cross walk bump outs
 - ADA accessibility improvements



Initial Concept Design

Chamber Park and Municipal Parking

- Extend culvert to drainage channel
- Provide bridge connecting Chamber Park with new park to the east
- Provide expanded parking (80 spaces)
- Remove/relocate fountain
- Dredge channel between parks
- Repower Chamber Park lights with Route 6N northside Lighting



Initial Concept Design

Proposed Park and Municipal Parking

- Bridge between parks
- Walkways, benches, picnic tables, lighting and landscaping
- New restrooms and office space
- Regrade parking areas to eliminate flooding
- Dredge channel and waterfront
- Fishing pier/boat tie-up pier/boat launch for Town Recreation Department
- Sailboat/kayak storage for Town Recreation Department
- Fountain in channel between parks
- Expanded parking
 - *62 new town spaces*
 - *18 bank spaces*



Initial Concept Design

Cherry Lane Improvements

- 25 foot wide right of way
- Highway superintendent would prefer one-way traffic from 6 to 6N
- Consider parking, pedestrian walkways, pavement restoration
- Consider bike racks and possible pocket park



Task 1.0 – Data Collection, Mapping and Project Initiation

Task Summary:

- Gather and review latest information relating to project area:
 - Prior parking study
 - Lake elevation data
 - Easements and land use restrictions
 - Other studies and plans
 - Subsurface utility plans
 - Survey information
 - GIS data assembled and delivered to Town

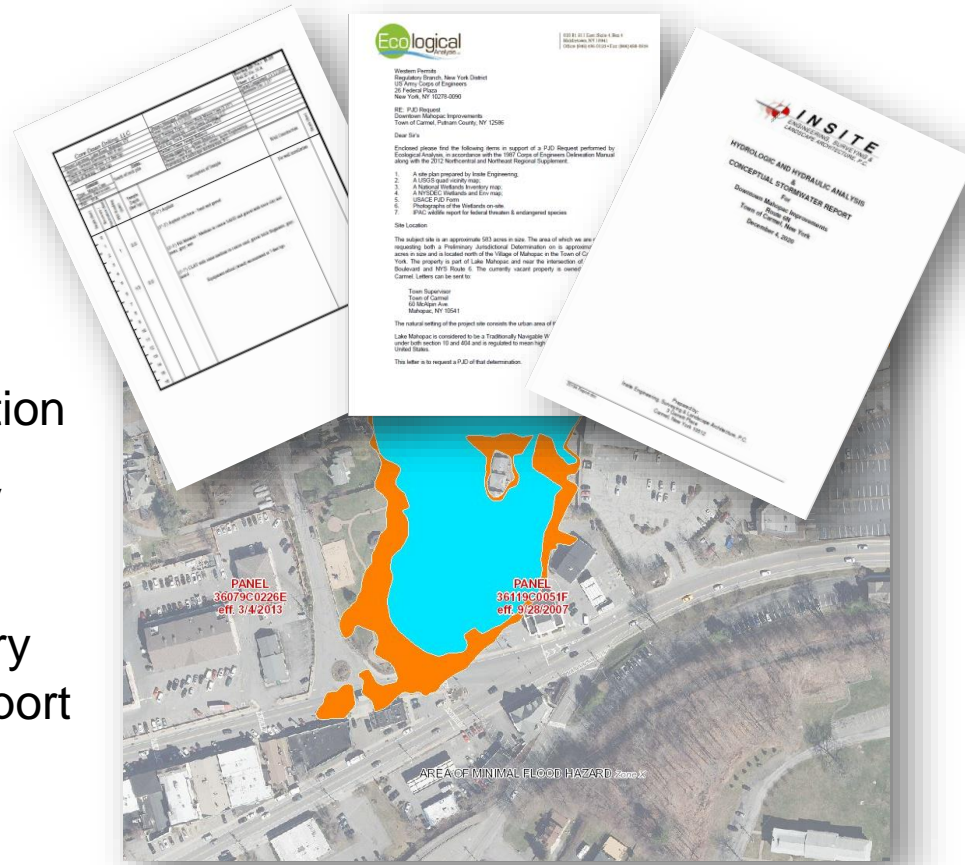


DOWNTOWN MAHOPAC IMPROVEMENTS

Task 2.0 – Site Understanding and Analysis

Task Summary:

- Review/assess impacts of past studies/plans
- Prepare baseline hydraulic and hydrologic (H&H) model
- Conduct geotechnical investigation
- Conduct dredge material quality investigation
- Prepare an USACOE Preliminary Jurisdictional Determination Report
- Prepare memo summarizing necessary permits for project
- Prepare summary of documents and deliver to Town



Task 3.0 – Conceptual Design

Task Summary:

- Master Plan 3 alternatives with budgetary estimates
- Proposed Design Alternative Analysis
- Present Alternatives to Town Staff
- Present Alternatives at Public Meeting



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Concept Plan – Route 6N – Southside



38 EXISTING SPACES
20 PROPOSED PARALLEL SPACES

TOWN OF CARMEL
DOWNTOWN MAHOPAC IMPROVEMENTS
Route 6N Parking & Sidewalk Improvements

February 2, 2021

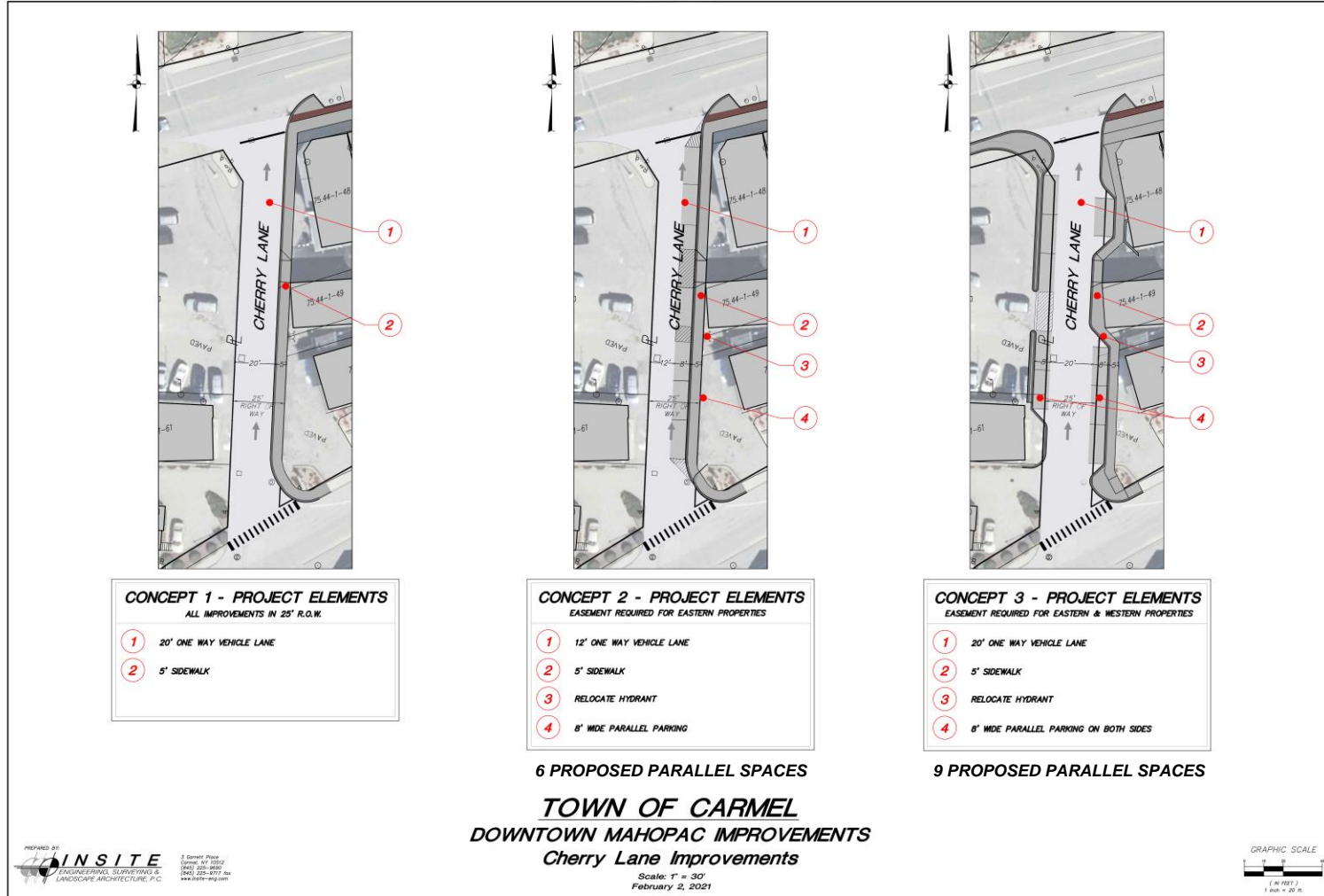
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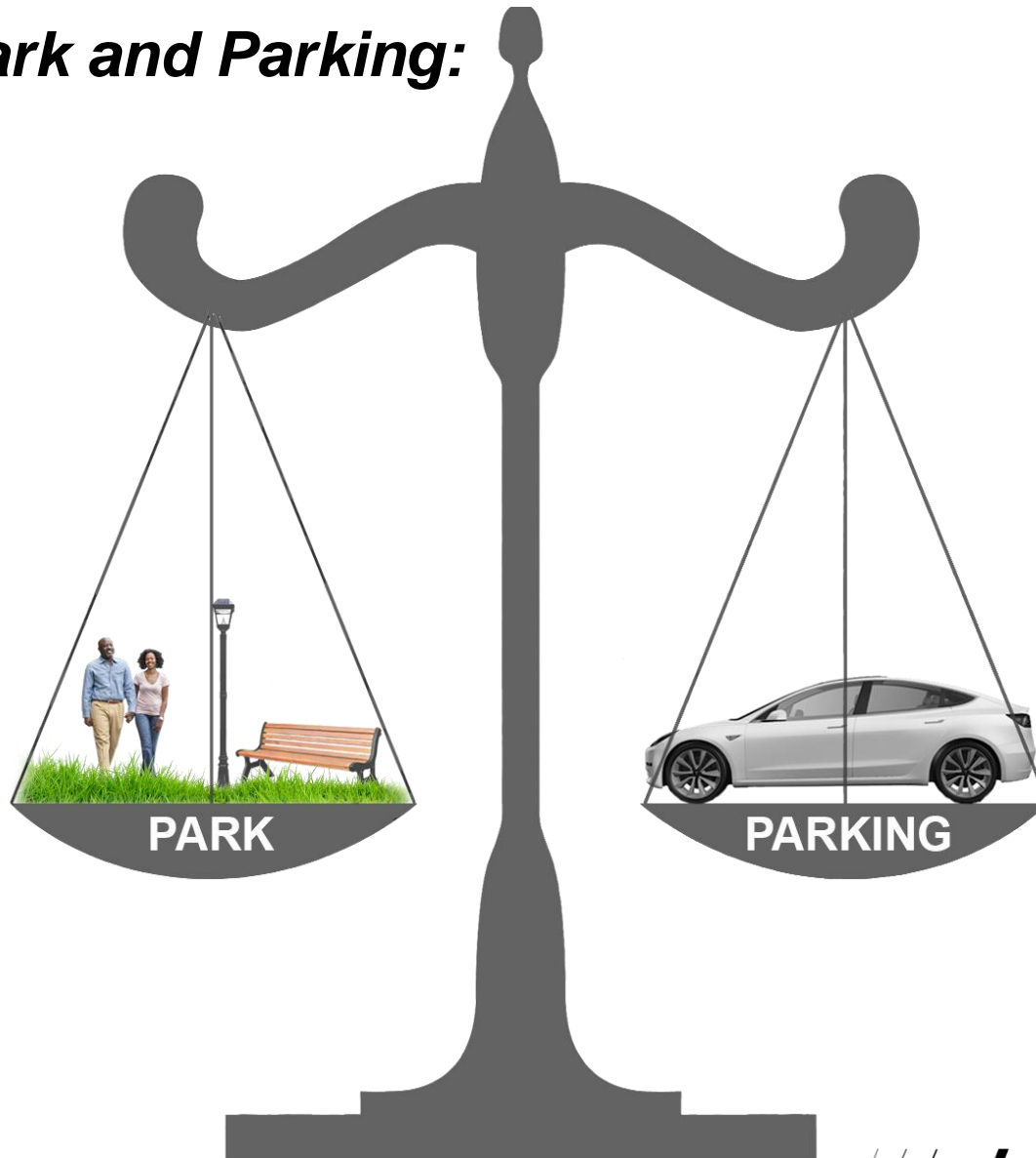
GRAPHIC SCALE
1" = 20' (1")
1 inch = 20 ft.

DOWNTOWN MAHOPAC IMPROVEMENTS

Concept Plans – Cherry Lane



Balancing Park and Parking:



DOWNTOWN MAHOPAC IMPROVEMENTS

Existing Traffic Conditions and Constraints

EXISTING CONDITIONS AND CONSTRAINTS

- 1 SYCAMORE ROAD – PRIVATE
- 2 BANK PARKING AND DRIVE-THRU
- 3 SIGNALIZED INTERSECTION LOCATION



DOWNTOWN MAHOPAC IMPROVEMENTS

Concept Plan – Park Alternative 1



DOWNTOWN MAHOPAC IMPROVEMENTS

Concept Plan – Park Alternative 1



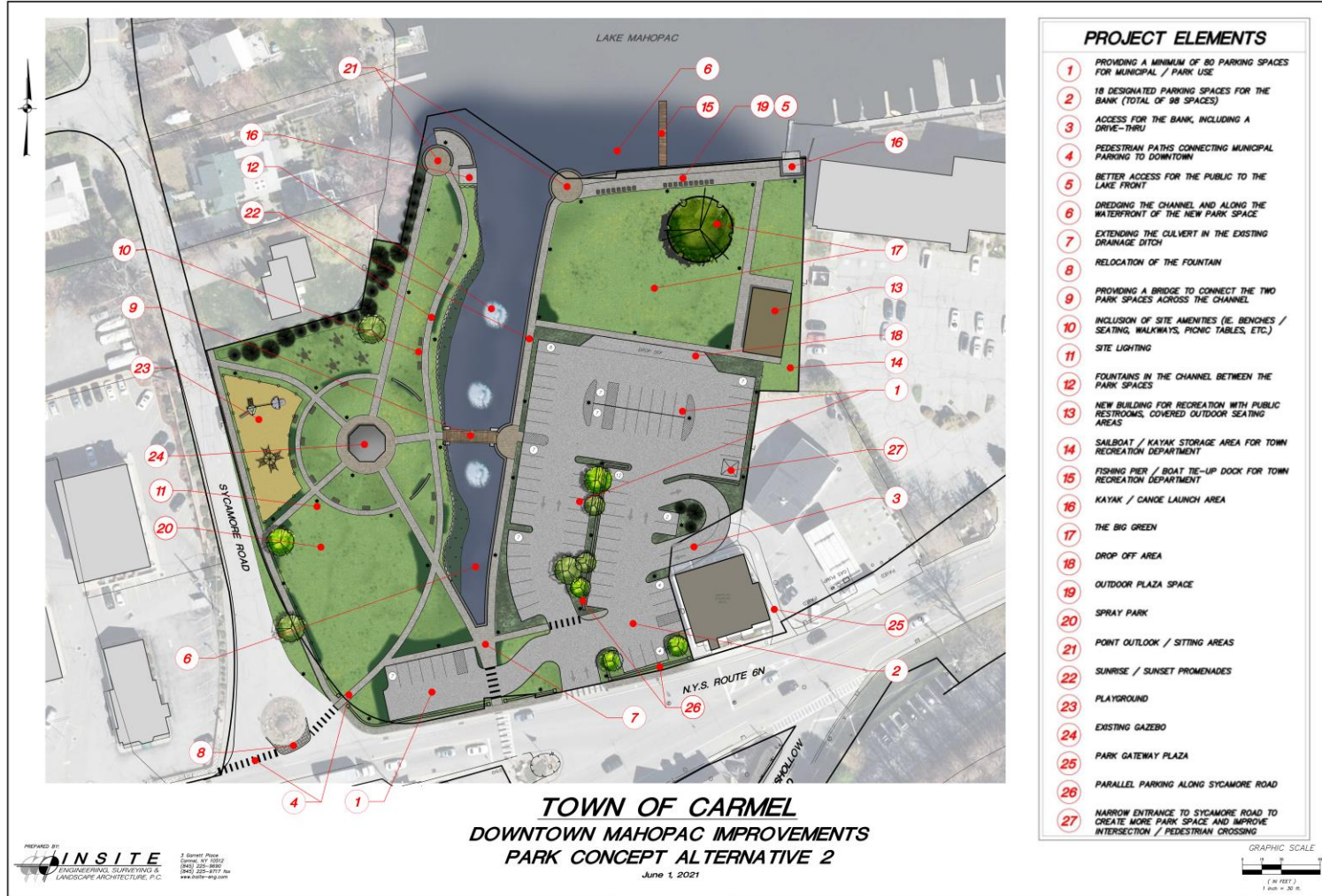
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Concept Plan – Park Alternative 2



DOWNTOWN MAHOPAC IMPROVEMENTS

Concept Plan – Park Alternative 2



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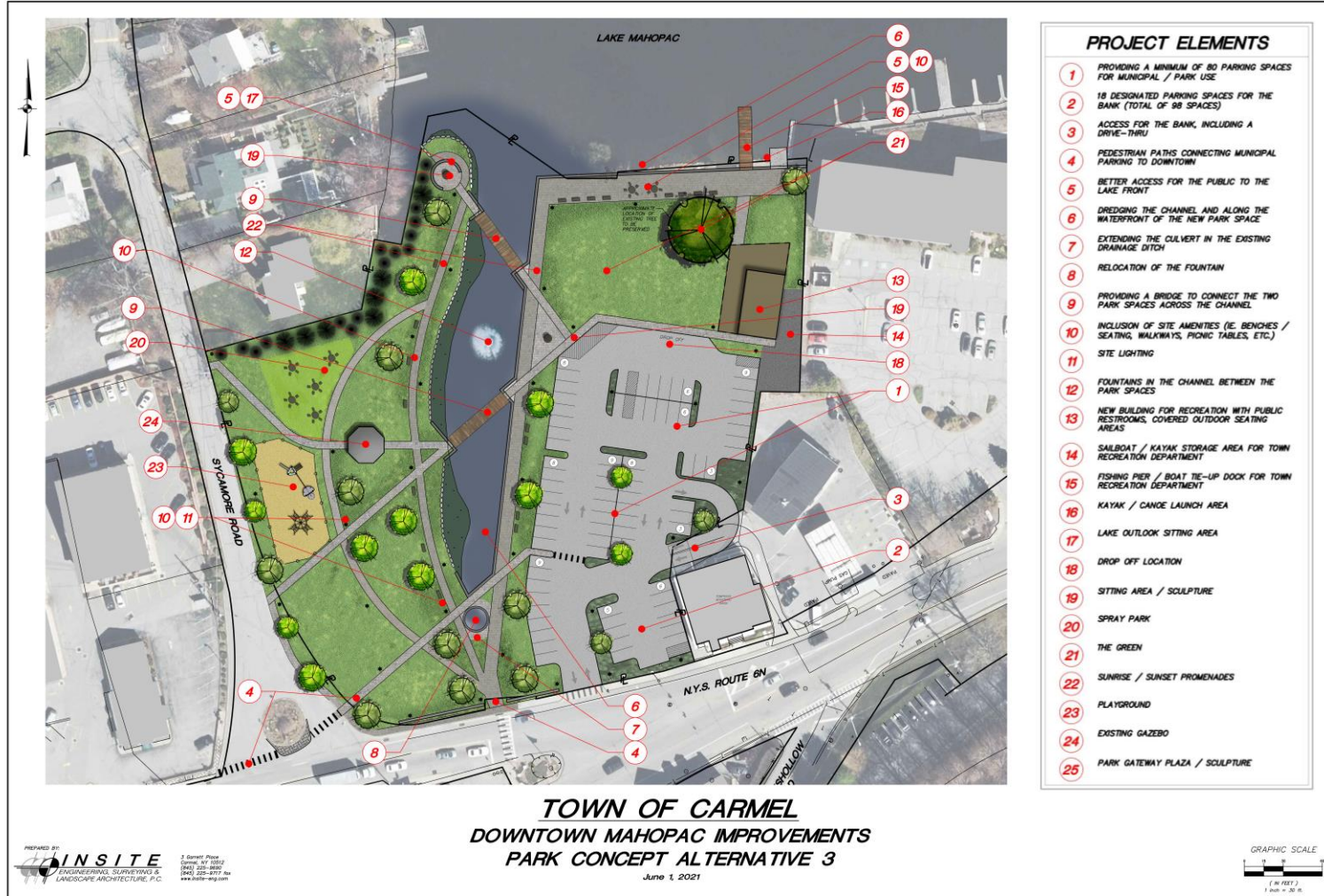
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Concept Plan – Park Alternative 3



DOWNTOWN MAHOPAC IMPROVEMENTS

Concept Plan – Park Alternative 3



**TOWN OF CARMEL
DOWNTOWN MAHOPAC IMPROVEMENTS**

Questions / Comments