



TOWN OF MILTON

ROUTE 50

TRANSITION AREA STRATEGIC PLAN

AUGUST 2005

Planning Elements

These statements served as the general guiding principles in development of the strategic plan

- Coordinate and guide future growth and investment to realize the town's vision and land use pattern.
- Promote opportunities for senior and affordable housing.
- Enhance the aesthetic of Route 50 and establish an identity for the corridor as it passes through the Town of Milton.
- Ensure for sensitive treatment of natural and cultural resources
- Maintain and enhance the safety of the Route 50 roadway system for all types of roadway users.
- Continue to involve the local public and surrounding communities in future planning decisions.

Rural Pathways and Trails

Connect to surrounding residential areas along Northline Road

Rural Gateway To Saratoga Springs

Intersection Enhancements

Study opportunities to improve intersection and limit congestion

Promote Design Consistency

Access Management

Planned Development District
Mixed Use Commercial and Residential Area

Strategic Recommendations

These recommendations target site-specific issues related to design and future investment.

Route 50 Roadway

- Bicycle and pedestrian enhancements such as sidewalks and dedicated bike lanes.
- Access management to limit inconsistent or incoherent access points to businesses and improve the safety and efficiency of the roadway
- New intersections to provide access to businesses
- Traffic calming techniques to reduce travel speeds and enhance safety
- Connect surrounding neighborhoods to the corridor through walks and trails

Aesthetics and Landscaping

- Establish a "green highway" through enhanced landscaping treatments
- Unify landscaping throughout the corridor.
- Minimize the effects of parking lots facing the highway
- Ensure that signage does not clutter the roadside.

Site Planning and Architecture

- Promote a consistent architectural style to help define the area and improve the appeal and aesthetic.
- Ensure that the size of structures and buildings do not overwhelm the corridor or adversely impact surrounding commercial areas.
- Promote revitalization and reinvestment through relaxed setback requirements for severely constrained lots

Infrastructure

- Undertake a multi-municipal planning effort to promote public infrastructure throughout the corridor.
- Establish an incentive program to encourage private investment in the infrastructure system.

Sidewalks & Benches

Village Gateway

Establish connection to Village through infill and pedestrian enhancements

Low Density Residential

To Village
Downtown Core

Transition to Urban

Kayakeraseras Creek

EAST NORTH STREET

NORTHLINE ROAD

Land Use Recommendations

The following recommendations should be implemented through updates to the town's zoning and development regulations.

- Encourage and prioritize office uses to support existing retail and service establishments and provide job opportunities for local residents.
- Use design guidelines to promote development consistent with the unique characteristics of each segment of the corridor.
- Allow for a variety of residential types surrounding the corridor including senior and affordable housing off of the highway.
- Establish a Planned Development District in concert with property owners to coordinate future development and investment along the western side of Route 50.

LEGEND

- STUDY AREA BOUNDARY
- ROUTE 50 CORRIDOR WITH LANDSCAPING
- BALLSTON SPA VILLAGE BOUNDARY
- RIVERS & STREAMS
- NATIONAL WETLAND INVENTORY WETLANDS

0 250 500 1,000 1,500 Feet

Base Map: 2004 Orthophotography, New York State GIS Clearinghouse

This map is for conceptual planning purposes only and is not intended for other uses