



DOWNTOWN SARANAC LAKE STREETScape DESIGN GUIDELINES



November 2025



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Photos in this document are courtesy of Planning4Places, LLC unless otherwise noted.

This document was developed with funding assistance from the Housing Trust Fund Corporation and NYS Homes & Community Renewal. This document is property of the Housing Trust Fund Corporation and Franklin County Economic Development Corporation. SHARS ID#20240267



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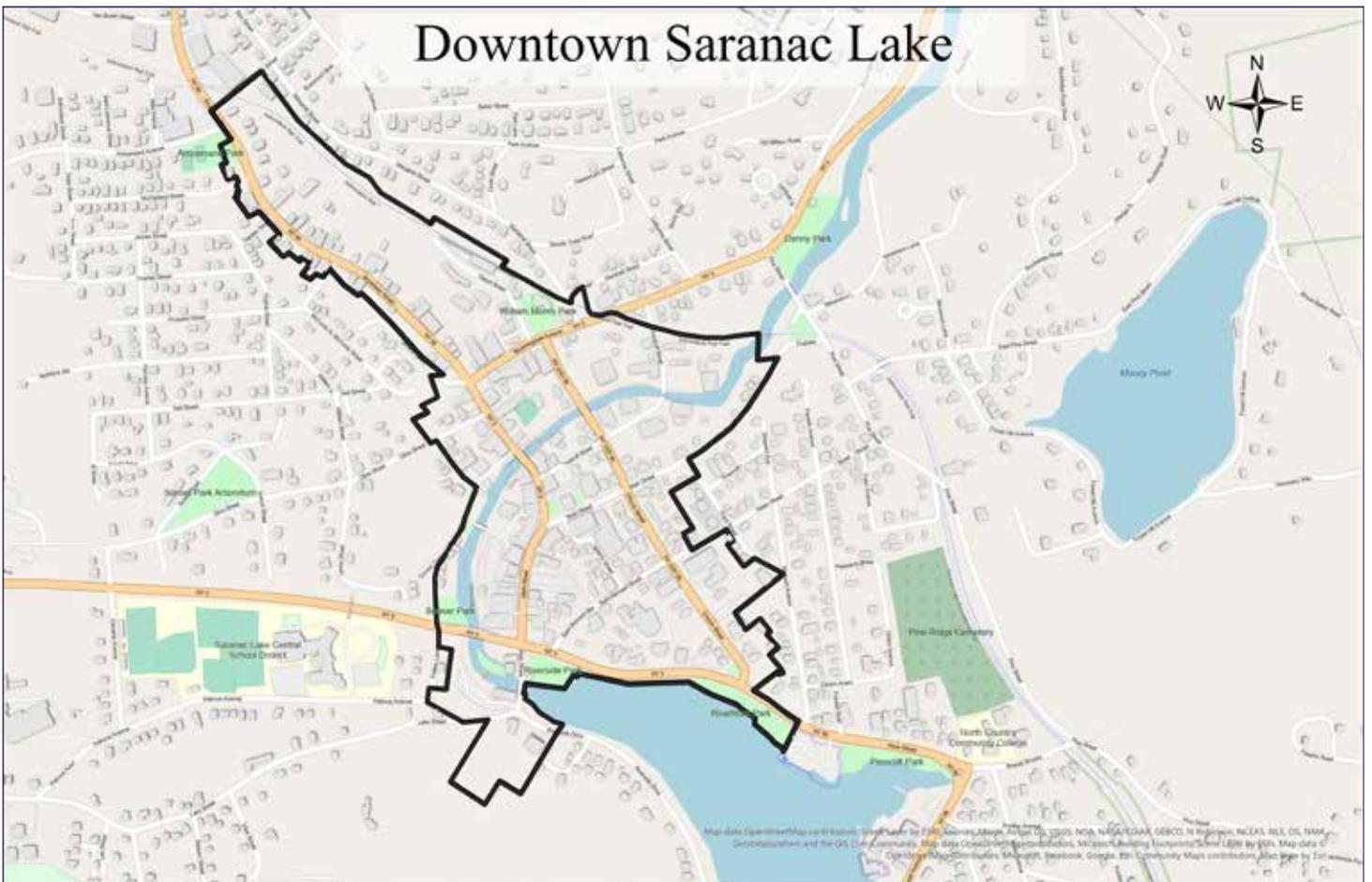
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Views of the downtown along Main Street and Broadway.

VISION

The Village of Saranac Lake streetscape reflects the historic character of downtown while being “Decidedly Different.”



Map of the Downtown area.

INTRODUCTION

The Franklin County Economic Development Corporation (FCEDC), in partnership with the Village of Saranac Lake, has created these comprehensive streetscape design guidelines for downtown Saranac Lake. The goal of this document is to establish a cohesive framework for the public space within the downtown area. The intention is to catalogue the street furniture the Village is using and future streetscape amenities that can be purchased as funding becomes available. Currently, existing furnishings vary and are inconsistent throughout the Village. A consistent theme is desired.

The Village of Saranac Lake downtown area is seen in the map at left. This area corresponds with the Downtown Revitalization Initiative boundaries.

The Design Guidelines sections is the most important part of the document - it provides information and best practices for use by the Village of Saranac Lake in partnership with its Boards, Committees, and community groups. Cost estimates are provided where available.

Streetscape Committee

The Streetscape Committee guided the development of this document. Members of the Committee include Franklin County Economic Development Corporation staff, Village of Saranac Lake staff, and members of the Village of Saranac Lake Downtown Advisory Board. This process of developing the Design Guidelines included a kick-off meeting and walking tour of the downtown and several Committee meetings (virtual and in-person).

Stakeholder Engagement

A total of 10 stakeholders were interviewed by Zoom. These conversations included discussions about the stakeholders' vision for the downtown streetscape and their ideas for opportunities and

partnerships. Overall the stakeholders noted that they love Saranac Lake's close sense of community and they had some suggestions of how to make the public spaces better.

Key themes included:

- Interest in expanding public art including murals on buildings
- Discussions of parks and spaces that work well
- Interest in closing Main Street more frequently for pedestrian and bicycle traffic and events
- Adding wayfinding to/from area businesses and the Adirondack Rail Trail
- Planting more street trees to provide shade
- Expansion of the pedestrian and bicycling network
- More consistency in location and placement of streetscape amenities (such as planters and benches)
- Interest in improved parking areas and wayfinding to public parking

Vision and Goals

The relationship of buildings to the street and the public space (which includes street trees, lighting, signage, bicycle racks, street furniture, and sidewalks) helps create an inviting and vibrant streetscape.

The vision for Saranac Lake's downtown streetscape is described on the opposite page.



Bug Crawl art along the Riverwalk.



Streetscape Goals

The goals of the Downtown Saranac Lake Streetscape Design Guidelines include:

- Highlighting the downtown's character.
- Creating a easy and enjoyable walking environment.
- Installing streetscape furniture that is comfortable to sit in, placed in convenient locations, and designed in keeping with the "Decidedly Different" brand.
- Providing shade along the street with street trees and greening elements that provide year-round interest.
- Installing bicycle racks in key locations and wayfinding signage to guide the way to/from the Adirondack Rail Trail, the Riverwalk, parks, businesses, and cultural spaces.
- Enriching the downtown area with creative public art.
- Embracing the potential of the riverfront with one primary entrance in the Dorsey Street parking area along the Riverwalk and another primary entrance on the downtown side taking advantage of both the main street area and the river side.
- Inviting small parks with seating opportunities for rest and places to grab a bite to eat and to gather with friends.



Broadway streetscape view with banner signage and planter.



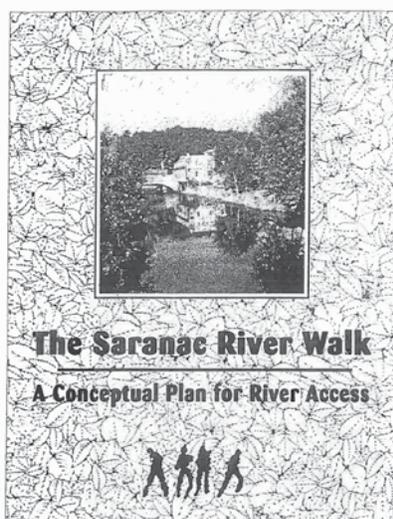
EXISTING PLANS AND STUDIES

The Village of Saranac Lake has several plans and studies that discuss the downtown streetscape including the following:

- The Saranac Lake River Walk: A Conceptual Plan for River Access - 1992
- Saranac Lake Vision Concepts - 2007
- Bicycle + Pedestrian Trail Master Plan - 2013
- Arts and Cultural Master Plan - 2018
- Park Vision Plan - 2018
- Brand Guidelines - 2018
- Downtown Revitalization Initiative (DRI) - 2019
- Community Forest Management Plan - 2022
- Local Waterfront Revitalization Program (LWRP) - 2024
- Rail Trail Crossing Safety Plan - 2024

Below is a brief summary of relevant plans that helped guide development of this document. Overall these plans highlight the Village's interest in promoting its unique brand and Decidedly Different identity, encouraging year-round activity, and improving the downtown streetscape.

The Saranac Lake River Walk



This plan discusses enhancing the River Walk and encouraging commercial redevelopment on the

“back side” of the Main Street businesses so that the rear entrances focus on the riverfront. The plan also discussed an opportunity for a small theater/performing arts space. The plan discusses connecting to Village Improvement Society Parks, creating an Adirondack Arboretum along the river, and anchor points for access to the River Walk. Key sections include the Hydro Link/South Anchor, the Boardwalk Link, the Esplanade, the Berkeley Square Link, the Church Street Link, and the Denny Park Link/North Anchor.

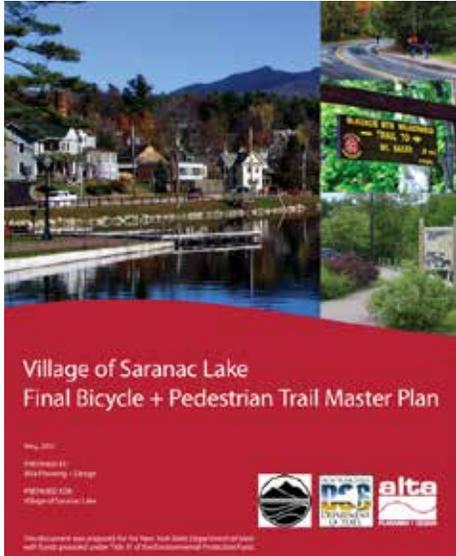
Saranac Lake Vision Concepts



This study discusses improving visual access to the waterfront, reinforcing the character and history of the Village, and celebrating the Village's year round potential. Concepts were developed for five key districts in the Village: Church Street, Broadway and the Union Depot, the North Shore, the Eastern Gateway, and Dorsey Street. The study highlights improved and enhanced Riverwalk gateways, enhanced rear facades, streetscape improvements including street trees, street lighting, improved sidewalks and pedestrian paving enhancements, benches, bicycle lanes, and landscaping.

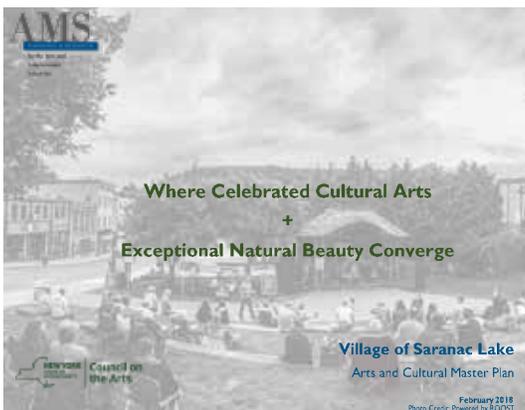


Bicycle + Trail Master Plan



The Bicycle + Trail Master Plan discusses existing bicycle and pedestrian accommodations and recommends improvements to connect the bicycle, pedestrian, and trail network. The plan also discusses specific improvements for the Riverwalk related to wayfinding signage and clearly marked entrances and crosswalks. The plan also discusses bicycle parking, sidewalk improvements, and details some specific locations for adding street trees, bike racks, and bump-outs. In addition, there is a wayfinding signage package included in the document.

Arts and Cultural Master Plan



The Arts and Culture Master Plan provides a framework to build on the art, literature, and the many cultural successes of Saranac Lake. The plan's vision statement reads, "The historic Village of Saranac Lake supports thriving arts, cultural, and community institutions, in an all-inclusive environment that fosters the creative economy, community pride, downtown revitalization, and a myriad of diverse year-round offerings within outstanding natural surroundings." The plan notes that there are opportunities for arts and culture to be a part of the revitalization of the Riverwalk, train depot, and stores in the downtown. Goals of the plan include a targeted arts marketing campaign and arts and cultural driven economic development. The plan also recommends creatively repurposing empty storefronts with art installations, pop-ups, live-work spaces, and the use of public art throughout the downtown. One recommendation is to create Art Parks along the Riverwalk, Riverfront, and Prescott Parks. The plan also notes that installing wheelchair ramps is important, where appropriate.

Park Vision Plan



This plan focuses on the following Village-owned parks: Ampersand Park, Baldwin Park, Berkeley Green, Mt. Pisgah Recreation Center, Prescott & Riverfront Parks, Riverside Park, Saranac Riverwalk, Skateboard Park, Ward-

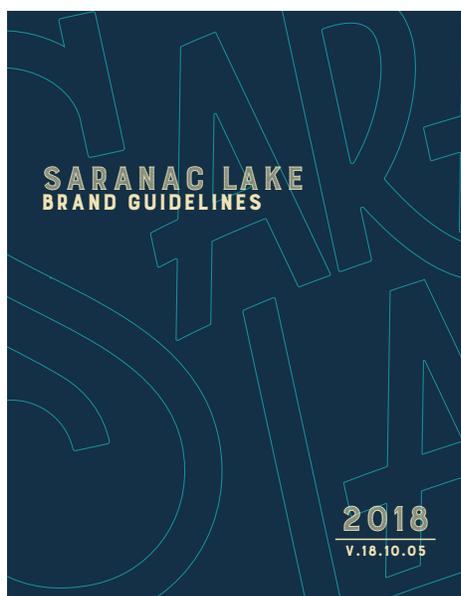


Plumadore Park, William Morris Park, and William Wallace (Lake Colby Beach). Recommended improvements include signage, bike racks, trash and recycling containers, pet waste stations, drinking fountains, seating, landscaping, and pathways. Some parks have recommendations for additional amenities including playgrounds, courts, docks and kayak launches, public restrooms, public art, etc. Cost estimates are also provided for recommended improvements. Many of the concepts are also included in the Downtown Revitalization Initiative Strategic Investment Plan.

Downtown Revitalization Initiative (DRI) Strategic Investment Plan



Brand Guidelines



The Brand Guidelines established Saranac Lake’s branding themes including logos, the use of the “Decidedly Different” slogan, typography, brand pairing with the regional brand, and brand colors. There are a number of mosaic styles used for decoration including “Endless Waterways,” “Creative Spark,” “Down to Earth,” and “Happy Carnival.” The “Happy Carnival” mosaic is used for this document.

VILLAGE OF SARANAC LAKE NORTH COUNTRY REGIONAL ECONOMIC DEVELOPMENT COUNCIL DOWNTOWN REVITALIZATION INITIATIVE STRATEGIC INVESTMENT PLAN

MARCH 2019



The Saranac Lake Downtown Revitalization Initiative outlines revitalization projects for the downtown. This plan aims to improve the quality of life of its residents and expand opportunities for development while supporting a resilient, sustainable community. The plan’s vision starts with the key phrase that “Saranac Lake is a place that’s authentically Adirondack and decidedly different.” Maintaining historic character, investing in public parks and streetscapes, utilizing green infrastructure, and promoting walkability and expanding the bike network are goals of the Plan. Adding wayfinding in the downtown and utilizing the “Decidedly Different” brand is also discussed. Proposed projects include the Berkeley Green Park and Streetscape Improvements (which include adding a public restroom, bike and pedestrian amenities, and seating). Other streetscape projects include the Church Street





Streetscape Improvements (adding crosswalks, street trees, and pedestrian signal lighting), the Dorsey Street Parking Lot and Redesign which include rear facade improvements and enhanced Riverwalk access, and the Woodruff Street Urban Design and Streetscape Project which includes new sidewalks, on-street parking, high-visibility crosswalks, undergrounding utilities, street trees, pedestrian scale lighting and archway or string lights. Other projects relevant to this plan include the following projects: Extend Depot Street to Activate the Historic Depot Area, the Creation of Nori's Pocket Park, Downtown Art Installation, and the Implement Branding & Marketing Program. There were also several proposed park improvements that had streetscape improvements included in the concept designs.

Local Waterfront Revitalization Program (LWRP)



VILLAGE OF SARANAC LAKE
Local Waterfront Revitalization Program Update



DRAFT - January 2024

Prepared for: Village of Saranac Lake, NY

Prepared by:

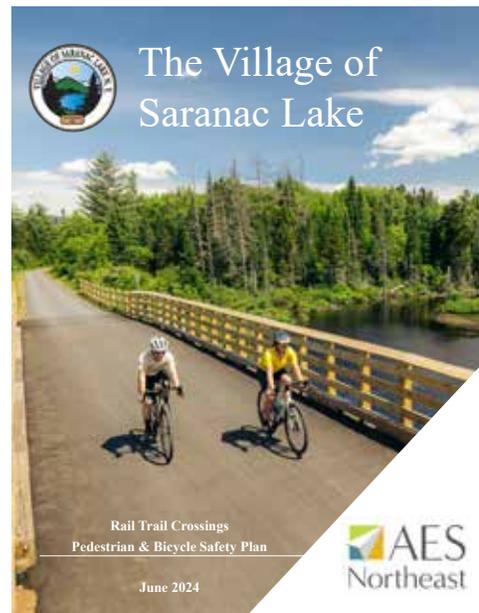


This document was prepared with funding provided by the NYS Department of State under Title 11 of the Environmental Protection Fund.

The Village of Saranac Lake Local Waterfront Revitalization Program (LWRP), proposes water quality and resiliency projects, waterfront access and amenities projects, connections projects,

infrastructure projects, and education, art and interpretation projects. Extension of the Riverwalk, bike and pedestrian improvements (including wayfinding), and expanding the urban tree canopy are several focuses of the plan. Public art and Riverwalk murals are also highlighted projects. Proposed park improvements at Riverside Park include bike racks, trash and recycling receptacles, accessible picnic tables at the Riverside Promenade, seating, information kiosks, and a new park sign. The plan also discusses converting overhead utilities underground and adding additional plantings. Proposed park improvements at Village parks include benches, bike racks, picnic tables, Adirondack chairs, grills, trash and recycling receptacles, public art, signage, information kiosks, and additional plantings. Riverwalk recommended improvements include replacement of bollards and the addition of bike racks, trash receptacles, signage, and information kiosks. Bicycle lanes and sidewalk replacement is recommended on the River Street Corridor. Wayfinding and pedestrian connections are recommended for the Dorsey Street parking lot. Additional kiosks are recommended along the Riverwalk.

Rail Trail Crossing Safety Plan



The Rail Trail Crossings Pedestrian & Bicycle Safety Plan addresses improving bicycle and pedestrian safety at four crossings of the Adirondack Rail Trail with a focus on lighting, high-visibility crosswalks, curb extensions, and signage. The plan also discusses other transportation safety recommendations related pavement markings, education, and enforcement. Raised crosswalks are also discussed. High-visibility crosswalks are recommended at all locations and lighting is recommended at the Cedar and Pine Street trail crossings.

for routine tree trimming and a three-year cycle for structural pruning on young trees. The plan recommends priority prunes and tree removals (as a last resort). The inventory also identified vacant sites that would be suitable for new trees and a recommended planting program of 13 trees per year to counteract any tree losses and to increase the street canopy and diversity of species. The plan also includes suggestions for tree planting for appropriate sites and describes how to plant new trees and maintain trees. A recommended street tree list is included in Appendix G which is also referenced later in this document.

Community Forest Management Plan

Community Forest Management Plan Village of Saranac Lake



Prepared by:
Arbor Pro, Inc.
22605 E. La Palma Ave.,
Suite #509
Yorba Linda, CA 92887



The Community Forest Management Plan includes a tree inventory and tree management plan for the Village of Saranac Lake. The tree inventory was done in the summer of 2021 for the Village-owned parks and the Village right-of-way. The plan includes recommendations for tree removal, pruning, stump removal, and planting. The plan recommends proactive maintenance for the Village’s trees including a five-year cycle



HOW TO USE THE DESIGN GUIDELINES

1. Review the recommendations and specifications for street furniture and other amenities. Design professionals and engineers - please check these recommendations early before starting your park or street reconstruction project.
2. Coordinate with Village of Saranac Lake officials, Boards, and community groups for the purchasing and placement of street furniture, wayfinding, banners, and signage.
 - Village Manager
 - Village of Saranac Lake Downtown Advisory Board
 - Village of Saranac Lake Parks & Trails Advisory Board
 - Village of Saranac Lake Arts & Culture Advisory Board
 - Women's Civic Chamber
 - Village Improvement Society
 - Adirondack Rail Trail Association and NYS DEC (for Adirondack Rail Trail related wayfinding signage and amenities)
3. Check for any applicable regulations for public spaces. Please see the Village Design Guidelines section of the Zoning Ordinance (Article XIII) related to signage, lighting, and landscaping. Code references are found in the Appendix.
4. From time to time, the Village of Saranac Lake may want to change the streetscape materials or add additional streetscape amenities. Recommendations for such changes should be considered in consultation with the Downtown Advisory Board, the Village of Saranac Lake, and other interested parties. For any questions about these recommendations, please contact the Downtown Advisory Board for assistance.



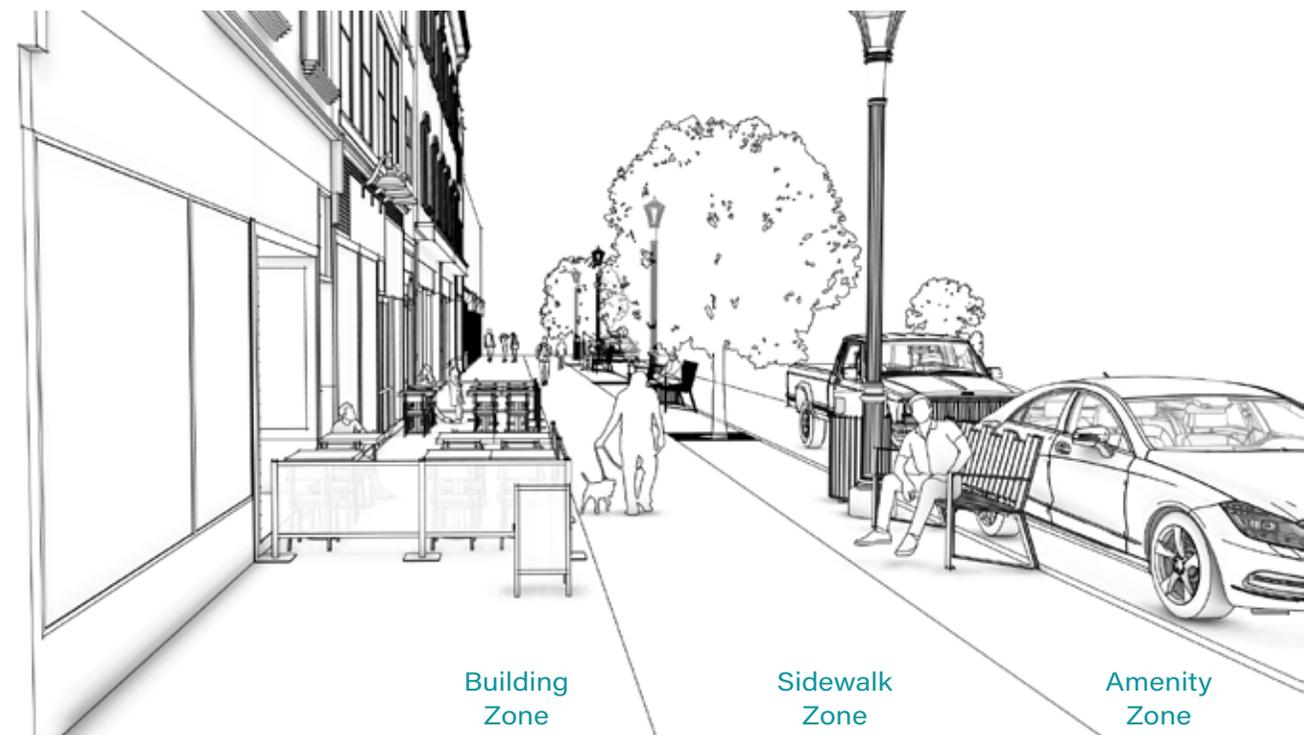
DESIGN GUIDELINES

Introduction

This section of the document describes specific recommendations to enhance the public spaces within the downtown area. Currently the Village of Saranac Lake has a variety of streetscape furniture and amenities. There is an opportunity to upgrade the style of street furniture with a consistent look and a “Decidedly Different” spin. As street furniture is upgraded, existing furniture can be relocated to parks that could use additional seating or trash receptacles.

The public space along a streetscape can be broken into three distinct areas (or zones). These

areas include the building zone, the sidewalk zone, and the amenity zone. The building zone includes the entrance area of a building which may include ramps, steps, or stoops. The sidewalk zone is the area for pedestrian travel. The amenity zone is the area next to the curb line where street furniture, street lights, street trees, bus stops, and sidewalk accents (such as pavers) are placed. Outdoor dining could be placed in the building zone area and/or in the amenity furniture zone. Planters and sandwich board signs could be placed in the building zone or in the amenity zone (or both!).



Streetscape zones.



Seating

Benches provide a comfortable place to sit and take a break or watch activity on the street. For example, backed benches are easier to get in and out of compared to backless benches, but backless benches create less of a visual impact which matters in some locations (such as along the waterfront). Adirondack Chairs may be useful in locations where people may sit for a while.

- Benches should be placed parallel to the sidewalk. Generally speaking, benches should face the street unless it is facing an area with lots of sidewalk activity.
- Benches should be located in parks, gathering spaces, along trails, the street, the Riverwalk, and in busy pedestrian locations.
- Benches should be installed with surface mounts into the concrete per the manufacturer's recommendations and not be chained to nearby poles.
- Benches should be placed near other street furniture where there is available space (i.e., clustering trash cans, planters, bike racks, etc.). However, trash cans should not be placed directly adjacent to benches.

Backed Benches

In downtown, benches with backs should be used because they provide more support and fit a more traditional downtown feel.

Backless Benches

Where visibility past/through benches is a consideration, such as along the waterfront or the Riverwalk, backless benches may be the more appropriate option.

Color Themes

In downtown, a red bench is the preferred primary frame color, with black as a secondary option. Along the waterfront, a blue gray bench frame is preferred, and in non-waterfront parks, the bench frame color preference is forest green. The seat color material is a brown wood.



Renderings of benches in downtown, waterfront parks, and non-waterfront park locations.



Manufacturer/Model: Landscape Forms Lakeside Bench, Backed with Arms, Picket Fence Panels in Bark Polysite. Powdercoat colors: Downtown - Primary: Loll Apple Red and Secondary: Matte Black; Waterfront - Blue Ash; Non-Waterfront Park - Forest

Backless without Arms, Picket Fence Panels in Bark Polysite. Powdercoat colors: Downtown - Primary: Loll Apple Red and Secondary: Matte Black; Waterfront - Blue Ash; Non-Waterfront Park - Forest

<https://www.landscapeforms.com/products/lakeside-bench>

Existing Benches

Saranac Lake has a number of unique locally created painted and recycled benches throughout the downtown area. Opportunities for additional seating include Mt. Pisgah, Lake Colby, Triangle Park, among others. Coordination should be undertaken to ensure that the Village, businesses, stakeholders, Boards, and community groups are all on the same page about bench placement. There are a number of parks that could use additional

seating and existing benches could be relocated as new benches are purchased for the downtown area. For example, benches could be grouped in Riverfront and Riverside Parks to create conversation areas.



Existing benches - painted and standard.



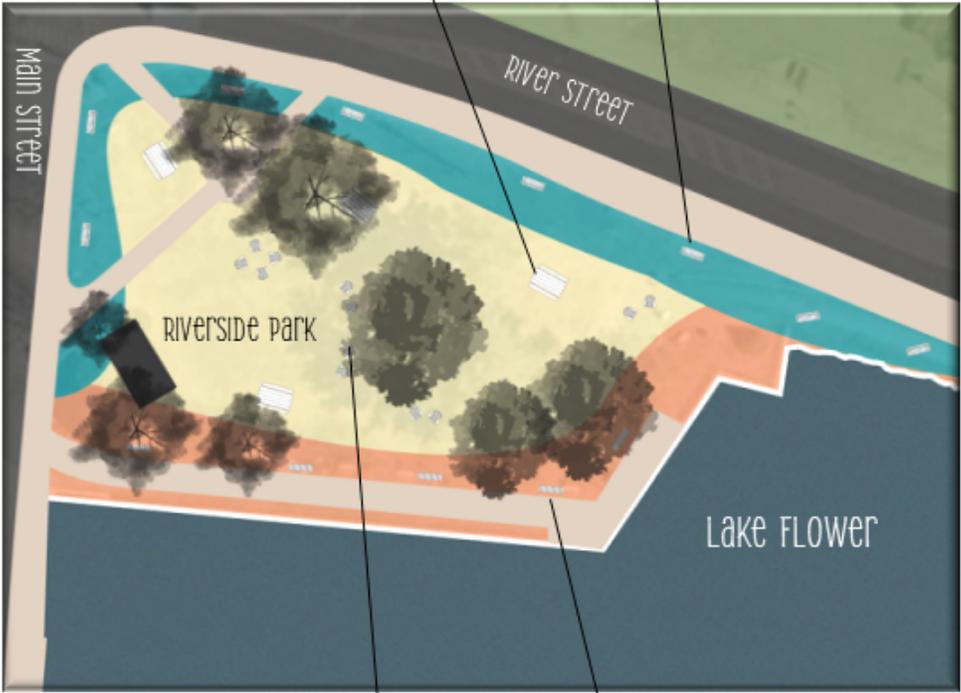
Example Seating Placement - Riverside Park

Picnic Table: 

Picnic Tables are proposed to be placed throughout the interior section of the park and in other locations in the Village as an amenity for picnics, anyone needing a table, and for groups to sit together.

Backed bench: 

Backed benches are proposed as street-side amenities that generally face the road, except near the overlook platform where they are angled to face Lake Flower or where there is significant street activity.



Adirondack Chair: 

Adirondack chairs are proposed to be placed throughout the interior of the park. These can be grouped together but should be somewhat oriented to the stage or the lake.

Backless bench: 

Backless benches are proposed as a lakeside and Riverwalk amenity that minimizes visual obstructions of the waterfront. They can be used to sit facing the park or the waterfront.



Picnic Tables

Picnic tables should be available in parks and along the Riverwalk (where space allows). Wheelchair accessible styles can also be installed.



Manufacturer/Model: SITESCAPES New York Table.
Recycled Plastic: Cedar, Powdercoat: Onyx.
<https://www.sitescapesonline.com/new-york-tables-chairs.asp>

Adirondack Chairs

Adirondack chairs provide additional opportunities to enjoy conversation and to relax along the waterfront. Chairs can be grouped as shown above or in a line along the waterfront or in other areas where Adirondack chairs are desired.



Example of an Adirondack Chair conversation grouping.



Manufacturer/Model: Landscape Forms Americana.
Seat Color and Support Frame Powdercoat Color:
Loll Apple Red. No Tablet Arm. Bag Hanger Option.
Freestanding Mount.
<https://www.landscapeforms.com/products/americana>



Trash and Recycling Containers

Trash containers are provided in the Village of Saranac Lake downtown area and parks. In the future, when containers are purchased, an option to provide recycling containers should be considered. The inclusion of recycling bins is dependent on location, funding, and the ability to manage recycling collection in addition to trash.

- Trash and recycling containers should be placed somewhat near benches.
- Lids should be secured to the container.
- Containers should have an interior liner for waste.
- Trash and recycling containers should be installed with surface mounts into the concrete per the manufacturers recommendations and not be chained to nearby poles.
- Where there is a trash and a recycling container, they should be signed to indicate trash or recycling.



Manufacturer/Model: Landscape Forms Gretchen Litter. Frame powder coat color: Matte black Side Opening. Polysite Color: Bark. Surface Mount.
<https://www.landscapeforms.com/products/gretchen-litter>

Pet Waste Stations

Pet waste stations are currently located in the Village's parks and waste bags are replaced by the Village of Saranac Lake.

- Pet waste station should be installed near trash containers.
- Stations should be installed along the Riverwalk, in parks, and select locations in downtown where pets are typically walked.



Existing pet waste station.

Outdoor Dining

Cafe Tables and Chairs

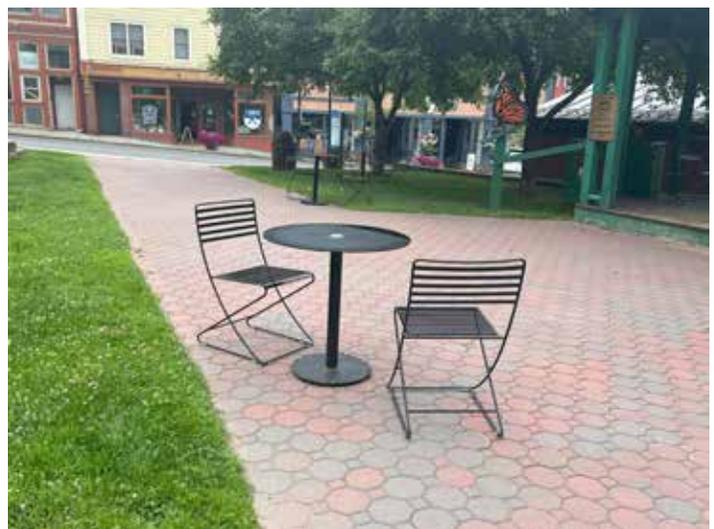
Outdoor dining provides opportunities for having a meal or drink in fresh air while experiencing the liveliness of street activity. These areas can expand restaurant capacity to provide for more customers, a different dining experience, and support the economic engine of the Village provided by restaurants.

Outdoor dining locations can be in the front, side (alley), or rear of a building, along the waterfront, setback in front of the building, on a rooftop deck, parking space (parklet), building deck, patio, or terrace. Outdoor dining is encouraged to take advantage of the outdoor amenities that the Village has to offer especially along the Riverwalk.

- Outdoor dining shall maintain a minimum of 5 feet of sidewalk clearance for pedestrian travel.
- Outdoor furniture can include movable tables, chairs, umbrellas, planters, lights, and heaters.
- Advertising or promotional features should be limited to umbrellas and canopies.
- Moveable furniture shall be removed during the off season.
- Planters, posts with ropes, decorative walls or fences or other removable enclosures, sidewalk signs, and reservation podiums are encouraged and help define the outdoor dining space.
- Trash containers should also be provided for restaurants serving takeout if customers tend to eat at the restaurants.



Outdoor dining example in a parklet with planters.



Existing tables and chairs in Berkeley Green.
Manufacturer/Model: Landscape Forms Parc Centre.
Powdercoat color: Gloss Black - Armless Chair and Table.
Freestanding Mount.

<https://www.landscapeforms.com/collections/parc-centre>



Bike and Pedestrian Amenities

Bike Racks

Bike racks provide secure parking for bicycles and emphasize that bicycling is encouraged in the downtown. The Village has installed custom “Decidedly Different” black bike racks for use in the downtown.

- Bike racks should be anchored to the ground.
- Bike racks should be an inverted-u or post and loop design.
- Racks should be placed in convenient, well-lit locations (near pedestrian destinations) such as parks, near businesses, and in public parking lots.
- Racks should allow for bike parking in all directions.
- Bike racks should allow for clear pedestrian travel and be placed in the amenity zone or building zone where there is suitable space.
- Bike racks should not be placed against a wall.



Existing custom bike rack. Manufacturer/Model: Dero Hoop Rack with Custom Logo. Powdercoat color: Existing Color is Black. Inground Mount or Surface Mount on concrete. Red is preferred for new bike racks provided the same manufacturer is used for the covered bike station and the secondary color choice is black.

<https://www.dero.com/product/hoop-rack/>

Covered Bike Station

Covered bike parking should also be installed in key locations such as public parking lots and near area businesses.

- Covered bike shelters should be anchored to the ground and be able to cover any bike rack.
- Finishes are available in powder coated or galvanized finishes. A variety of colors are typically available that will match the mosaic brand.
- Some manufacturers offer a modular designs where the shelter can be expanded (if space allows).
- Options include: [Dero Kolo](#), [Duo-Gard](#) Parachute, and [Handi-Hut](#) Velo Park.



Manufacturer/Model: Dero Kolo Shelter. Powdercoat color: Deep Red. Galvanized. Inground Mount.

<https://www.dero.com/product/kolo-shelter/>



Bike Repair Stations

With the Adirondack Rail Trail running through the Village and increased bicycle traffic as a result, the Village could install bike repair stations in key locations as an amenity for riders. It is recommended that any bike repair stations be installed in coordination with the Adirondack Rail Trail Association and NYS DEC so as to not duplicate efforts.

Options include:

- Repair station choices include bike pumps and common bicycle tools.
- Options include: Dero Fixit Plus with Air Kit bike pump <https://www.dero.com/product/fixit-plus/> or Saris Infrastructure Public Bike Repair Stand <https://sarisinfrastructure.com/>



Manufacturer/Model: Dero Fixit Plus. Color dependent on location.
www.dero.com

Drinking fountains/Water bottle station

Drinking fountains could be installed adjacent to bike repair stations in parks and along the Adirondack Rail Trail.

- Drinking fountains/water bottle stations should be installed where water lines are available. Options include a water bottle station only or a combination of drinking fountain and water bottle station.
- Materials should be vandal-resistant.
- Fountains are seasonal and require winterizing.
- Options are available from Haws and PRO Drinking Fountains.



Manufacturer: PRO Drinking Fountains, Model TBD. Color dependent on location.
<https://www.prodrinkingfountains.com/elkay-outdoor-drinking-fountains-water-coolers-for-outdoors/>



Overview of Signage and Wayfinding

The Village of Saranac Lake is implementing a signage program for its parks and for along the Riverwalk following the mosaic brand.

In general, building signage should be compatible with the building's design.

- Signage should be pedestrian-scale.
- Simple signs get the message across - avoid sign clutter.
- Signage shall not cover architectural details including windows, doors, or transoms.

Wayfinding signage is proposed/being installed to the Adirondack Rail Trail with opportunities for regional coordination. Wayfinding signage is also proposed along the Riverwalk using the new Riverwalk logo.



Top left: New Riverwalk logo. Top right: Existing Riverwalk wayfinding. Above: The mosaic circle following the Village of Saranac Lake brand. Below: Example projection sign with simple lettering.



Wayfinding signage to the Adirondack Rail Trail and Adirondack Rail Trail Association Logo. Images courtesy of Adirondack Rail Trail Association.



Signage Details

Signs design and illumination contributes to an enjoyable walking experience.

- Signs preferred in the downtown include projecting signs, sandwich board signs, wall signs, awnings, and window signs that do not cover more than 30% of the window.
- Awning signs, projecting signs, sandwich board signs, wall signs, and window signs are preferred in the downtown. Please note awnings should be sized to the maximum width of the facade of the building or one awning per window. Signage lettering on awnings could be on the edge and/or top of the awning.
- See the Village of Saranac Lake Design Standards related to sign size requirements and standards: <https://ecode360.com/SA0109>

Signage illumination shall reduce glare while providing easy readability.

- No sign shall contain intermittent, moving, or flashing illumination.
- External illumination should be unobtrusive such as gooseneck lighting.
- Window signs may be internally illuminated.



Top: Existing signage - wall sign and awning sign. Bottom right: Sandwich board signs and projecting signs. Bottom left: Wall and window signage.



Wayfinding Details

Wayfinding signage directs pedestrian, bicyclists, and drivers around the area and provides information to key destinations.

- Signage should be located in key locations and intersections. Wayfinding is recommended particularly at the Pine Street entrance and at the Depot to bring trail users to downtown area businesses.
- A wayfinding system could include banners, directional signs, destination arrival signs,

general information signs and kiosks with a map, sidewalk stencils, paving treatments, and landmark signs.

- Wayfinding signage should be in keeping with the Saranac Lake Brand Guidelines.
- Wayfinding to the Adirondack Rail Trail should be coordinated with Adirondack Rail Trail Association and NYS DEC. Additional opportunities for collaboration are with the Village of Lake Placid and the Village of Tupper Lake who are currently considering their wayfinding system to/from the Rail Trail.



Above: Example parking sign with existing park signage. Below: Examples of wayfinding signage.



Banners

The Village of Saranac Lake displays banners throughout downtown on Main Street and Broadway and there are also Hometown Heroes and Riverwalk banners displayed.

Fifteen light poles are used for the downtown banner program in the Main Street and Broadway corridors. The current display schedule is shown below (please check with the Village of Saranac Lake for the current schedule/banner details). Each set of banners are scheduled for one-month minimum. The Downtown Advisory Board is responsible for reviewing the downtown street banner designs, ensuring consistent messaging, and scheduling the rotation of the banners. ROOST provide the banner sets (15 per set). Banner sets are made available to two weeks prior to the scheduled installation by DPW.

- Banners are placed on banner arms attached to light poles.
- Banners follow the Saranac Lake brand.
- Banners should use a small number of design elements, bright, contrasting colors, and large, clear typography.



A selection of downtown and Riverwalk banners.

Banner Schedule

Months	Type
March - May	"Creative" banners (music, writing, theater, dance, art)
June - August	"Nature" banners (camp, fish, hike, canoe)
September - November	Mosaic banners
December - February	Winter banners



Lighting

Lighting provides a welcoming streetscape, improves safety, and encourages people to walk in the evening. Sidewalks, trails, public spaces should be well lit but also should be designed to minimize glare and light pollution.

- All outdoor lighting should prevent glare onto adjacent properties and passing drivers.
- Full cutoff lighting is required.
- In parking lots, full-cut off lighting fixtures shall be a maximum of 20 feet in height.
- For sidewalks, public spaces, and multi-use trails, lighting fixtures shall be a maximum of 12-14 feet in height.
- Light poles should include banner arm attachments for banner signs and planter bracket for hanging baskets.
- Custom casting is an option for light pole bases.
- Lighting should be spaced to provide enough light for the surrounding area and as appropriate around street trees.
- String lighting can also be used to enhance the public space in the Village.
- National Grid is offering LED decorative replacement luminaires - the Carriage, Princeton, Oxford, Highland Park, and Westminster styles. The Carriage style is fully Dark Sky compliant. For the Main Street and Broadway light poles the current Oxford style is preferred. The Village could explore whether there is an option to cap or shield the bulb to make the style more Dark Sky compliant. Should other options be offered in the future that are fully Dark Sky compliant, there is a preference for the acorn style of lighting for the downtown area. The Carriage style will continue to be used for replacement lighting for the Riverwalk.



Manufacturer/Model: For Riverwalk - American Electric Lighting Valiant Full Cutoff LED Series AVPCL2.



National Grid LED decorative replacement luminaire options.

Street Trees

Street trees provide shade, economic, and environmental benefits. There is a saying that street trees should be “the right tree, the right place.” In other words, the street tree needs to have the appropriate amount of space to grow and thrive and be the correct species for the location.

- Tree species should be planted 20 - 30 feet a part and be selected in consideration of the existing streetscape, driveways, street lights, overhead wires, utility and traffic poles, and other obstructions.
- Street trees require regular watering and pruning. Recommendations for tree planting, appropriate planting space, tips for planting, and tree maintenance are included in the Community Forest Management Plan.
- New trees must be a minimum of 2.5-3 inches in caliper and planted within planter strips or

tree wells. The Village uses tree grates and tree guards in some locations manufactured by IRONSMITH. Tree grates should be used when trees are planted in the building and amenity zones. Tree grates should be sized to allow for adequate tree trunk growth.

- Tree selection should consider: maintenance requirements, hardiness per the U.S. Department of Agriculture’s Plant Hardiness Zone Map, salt tolerance, shape and form, whether the tree is fruit bearing, and subsurface growing conditions.
- The table below includes some small street trees that are appropriate for sidewalk spaces but there may be other trees that meet the criteria. The use of species native to the Adirondack Park is encouraged. Additional information can be found in the Village Code, Chapter 269 Trees, and the Community Forest Management Plan for recommended street trees.

Recommended Small Street Trees (30 ft or less in height)

Common Name	Scientific Name	Cultivars
Amur Maple*	<i>Acer ginnala</i>	
Tatarian Maple*	<i>Acer tatarica</i>	
Serviceberry (native)	<i>Amelanchier</i> spp.	Cumulus Autumn Brilliance
American Hornbeam (native)	<i>Carpinus caroliniana</i>	
Washington Thorn (US native)	<i>Crataegus phaenopyrum</i>	
Carolina Silverbell (US native)	<i>Halesia carolina</i>	
Amur Maackia	<i>Maackia amurensis</i>	
Crabapple	<i>Malus</i> spp.	Adams Adirondack Centurian Indian Summer Liset Prariefire Red Jewel Sentinel
Chokecherry (native)	<i>Prunus virginiana</i>	Canada Red

*Limit use of this species if the Asian Longhorn Beetle spreads regionally.



Planters, hanging baskets, window boxes

Planters, hanging baskets, and window boxes provide colorful decorative accents and add visual interest to the downtown streetscape. The Village of Saranac Lake is known for its vibrant, colorful plantings in the spring and summer.

- Hanging baskets, planters, and window boxes should contain live plantings.
- Landscaping should provide year-round interest. Stakeholders have indicated that the downtown looks best in the spring and summer and looks bare in the winter.
- Providing winter options will help to make the downtown more inviting in the winter months. The Village has previously put out lighted balsam trees in the winter. Other winter planting options to be placed in planters include ornamental cabbage, kale & grasses, pansies, violets, and dwarf evergreens.

Planters

- Plantings in planters are currently include the following: 4 1/2" deep Sanvitalia; 4 1/2" deep Canna or tall blue salvia; 4 1/2" deep heavenly blue supertunia; 4 1/2" deep limelight licorice vine; 12" - 14" yellow marigold; 12"-14" orange marigold and 3 purple waves.
- Planters can be moveable (for example during winter months) or permanent along the street.
- Planters should not block pedestrian travel and could be placed in the building zone and/or the amenity zone.
- Planters can also be placed on bridges to provide a welcoming accent.
- Rail planters should fit around the railing or be secured with brackets to the railing.



Existing planters. Manufacturer/Model: EarthPlanter EPMV31 - Urban Vase 31 in Gray Granite.
<https://earthplanter.com/shop-self-watering-planters/>



Above left: Winter planter example. Above right: Rail planters along bridges secured with brackets.

Customization of brackets may be needed. Railings on the bridges are about 6" in diameter. Self-watering options are also available.

- Rail planter color - black.
- A selection of options can be found:
 - <https://www.flowerwindowboxes.com/Rail-Planters-p/railtop-namrt-60.htm>
 - <https://www.greenhousemegastore.com/products/deck-rail-planter?variant=42703416950983>
 - https://www.hooksandlattice.com/vinyl_deck_rail_2_sizes_4_colors/
 - <https://www.hooksandlattice.com/modern-farmhouse-railing-planter/>



Window Boxes

- Window boxes should be as wide as the window sill and a minimum of 6 inches wide by 6 inches deep.
- Window boxes should be secured to the window by brackets.



Top: Example of planters with a variety of plant species.
Above: A window box that is wide as the window sill.

Hanging Baskets

- Hanging baskets are currently planted with red surfina.
- The Village of Saranac Lake Community Development Office currently bids out the planter program in January. The bid includes the plant list, guidelines for planting the planters, and the date the planters are needed.
- The Village Improvement Society currently contracts for the hanging baskets and they donate the hanging basket plants for the Village. The Village of Saranac Lake installs and maintains them during the season.



Existing hanging baskets at Village Hall.
Manufacturer/Model: EarthPlanter EPPS22 - Pro Series Self Watering Hanging Basket in Black
<https://earthplanter.com/shop-self-watering-planters/pro-series-self-watering-hanging-basket-22/>



Sidewalks

Stakeholders agree that Downtown Saranac Lake is a very enjoyable place to walk. Sidewalks will continue to provide social interaction and be welcoming, maintained, and vibrant spaces.

- Sidewalks shall have a minimum width of 5 feet. Wider sidewalks over 5' in width is preferred where there is a significant pedestrian traffic.
- Sidewalks shall meet the requirements and standards of the Americans with Disabilities Act (ADA). For more information, please refer to the [Public Right-of-Way Accessibility Guidelines \(PROWAG\)](#).
- A continuous sidewalk path should be free of obstructions with a minimum width of 5 feet.
- Asphalt should not be used as a sidewalk material.
- Gray concrete is encouraged to upgrade the streetscape look.
- Granite curbs should be installed in the downtown area.
- The finish and pattern of the sidewalk should be continued across driveways, alleyways, and curb ramps.
- Driveways should come up to the sidewalk level.
- Materials should be slip resistant.
- Concrete is often scored into squares or rectangles but they can also be hand tooled during installation or saw cut after curing of the concrete.
- See the Village of Saranac Lake Design Standards related to sidewalk standards: <https://ecode360.com/SA0109>



Tinted gray concrete and paver accent example.



Newly installed granite curbing and concrete sidewalk.

Accent Materials

The Village in some locations has/had brick pavers accent materials at the edge of the sidewalk (in the amenity zone) and many have been removed due to maintenance concerns. Accent materials are encouraged in the downtown area (particularly in the vicinity of the DRI projects) to upgrade the streetscape experience and to build on the DRI efforts.

- Materials should be slip resistant.
- Concrete is recommended in the building zone and granite pavers in the amenity zone. A concrete subbase will secure pavers
- Low maintenance green infrastructure is encouraged in the amenity zone.



Paver, curbing, and accent stone examples.



Above: Newly installed bump-out.

Bottom: Flush bump-out example with Thermoplastic XD.

Crosswalk and Bump-outs

Crosswalks should have two parallel white lines and detectable warning strips on curb ramps. Bump-outs (also known as curb extensions) are encouraged to calm traffic and narrow the crossing distance for pedestrians. For additional guidance, please refer to the [Manual on Uniform Traffic Control Devices \(MUTCD\)](#) and NACTO's [Urban Street Design Guide](#).

- Materials should be slip resistant. Duratherm Thermoplastic should be used for crosswalks, especially on streets with higher traffic. Otherwise, crosswalks should be painted.
- Curb extensions should be added where possible. They provide extra space for street furniture and landscaping/green infrastructure.
- Though truck traffic is prohibited on most village streets downtown, street design should prioritize people comfort and safety, not truck convenience.



Streetscape Zone Details

Sidewalks in Downtown Saranac Lake are more than circulation routes — they are shared public spaces that shape the character and vibrancy of downtown. To guide design and installation, sidewalks are organized into three zones.

Each zone serves a distinct role, from protecting pedestrians at the curb to supporting business activity at the frontage. Together, these zones create sidewalks that are safe, accessible, and adaptable to varying widths while reinforcing the identity of Downtown Saranac Lake.

Building Zone

This zone is a transition area between building facades and sidewalk, supporting private activity and streetscape vibrancy. It provides space for outdoor dining, signage, or retail displays without obstructing pedestrian flow.

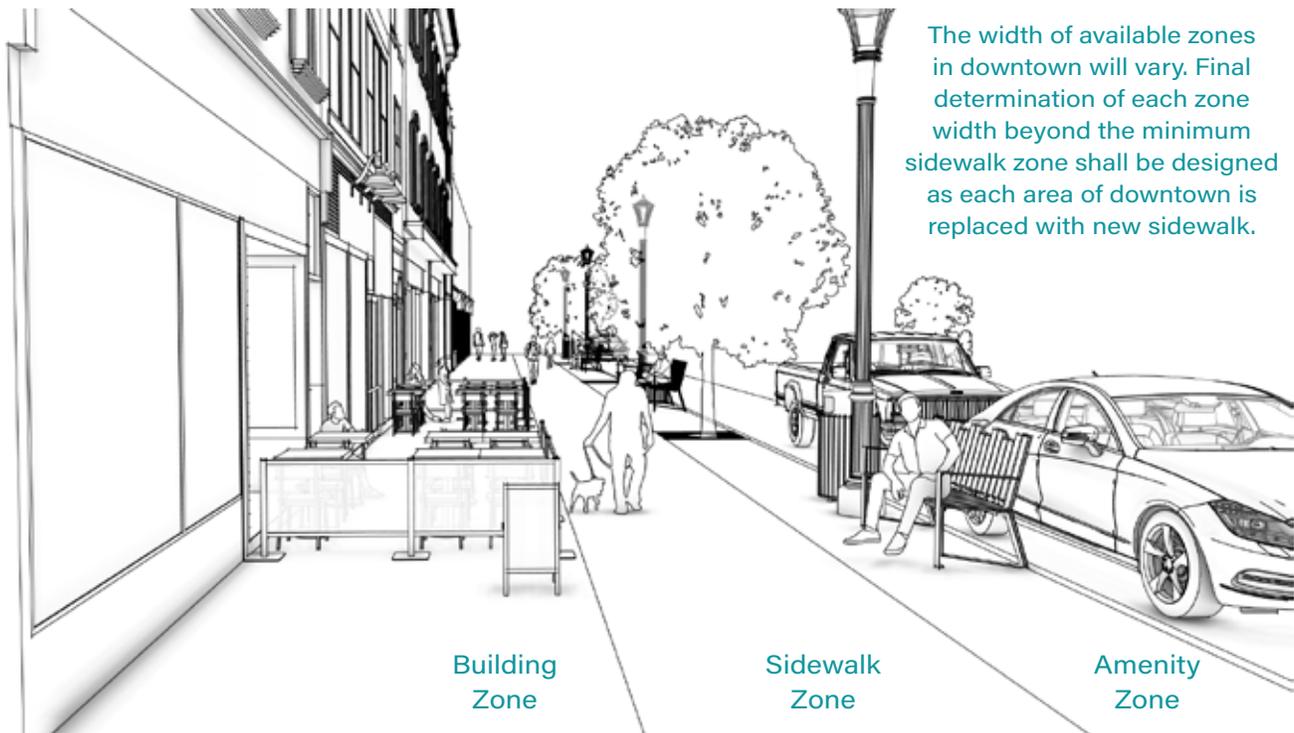
Sidewalk Zone

This zone is the unobstructed pedestrian travel way reserved for safe, accessible movement. It must remain clear of furniture, signage, or displays and be wide enough to meet ADA standards.

Amenity Zone

This zone provides a buffer between traffic and the walking area while hosting public infrastructure and amenities. It accommodates trees, plantings, furniture, and utilities while enhancing comfort and character.

Within the amenity zone, is the curb zone (adjacent to the roadway). This area defines the edge of the roadway, separating vehicles and pedestrians. It consists of a granite curb, typically 6–8 inches wide, and may include detectable warning strips or curb extensions for pedestrian safety and drainage.



Streetscape zones.



Streetscape Zone Dimensional Standards				
	Building Zone	Sidewalk Zone	Amenity Zone*	Curb
Priority	3	1	2	1
Width (Preferred)	As remaining ROW allows	6'	5'	6"
Width (Minimum)		5'	2'	6"
Notes	*A 12-inch buffer must be maintained next to the curb, free of any vertical obstructions. In extremely constrained applications, the placement of elements within this zone may allow for a portion of the zone to be used to accommodate the clear sidewalk dimension.			

Streetscape Zone Design Standards			
	Building/Sidewalk Zone	Amenity Zone	Curb
Material	Concrete	Granite pavers	Granite
Strength	Portland cement concrete, min. 4,000 psi (28-day compressive strength); air-entrained, freeze-thaw durable	Sound, durable granite, thickness & base per engineer; pedestrian load rated	Sound, durable granite, sufficient density and compressive strength for vehicular impacts
Color	Medium gray natural granite; consistent tone; no artificial coloring	Medium gray natural granite; consistent tone; no artificial coloring	Standard gray (natural, unpigmented) unless otherwise approved for special purpose
Finish	Light broom finish, perpendicular to line of travel	Medium-textured finish (thermal/flamed); not smooth (slippery) or rough (inaccessible)	Medium-textured finish (thermal/flamed) on exposed face & top; sawn/split back & bottom allowed
Scoring/ Trowling Pattern	Scored grid: 2'x2' squares for 6' sidewalks; 2.5'x2.5' squares for 5' sidewalks with 2" trowling along score lines; decorative scoring is supplemental to structural joints	4"x8" pavers in running bond or herringbone pattern; joints $\leq \frac{1}{8}$ ", ADA-compliant	Straight sections standard ($\geq 4'$ long, longer preferred); curved sections cut to true radii
Joints	Structural control joints every 5' to 6' to match a multiple of the grid or at direction changes; expansion joints at fixed objects; decorative scoring does not replace joints	Tight, uniform joints $\leq \frac{1}{8}$ "; filled with durable ADA-compliant material	Joints $\leq \frac{1}{2}$ ", tight & even; filled with durable, flexible joint material
Installation	Per NYSDOT Section 500; Village Engineer approval required	Set on an approved base and bedding layer; stable, well-drained foundation or a concrete subbase	Set true to line & grade; bedded on compacted gravel or concrete foundation; aligned smooth & continuous
Accessibility	Slip-resistant surface; joints and scoring do not impair ADA compliance	Medium finish + tight joints ensure firm, stable, slip-resistant surface	Adjust curb reveal at ramps/crossings; integrate with ADA curb cuts & warning panels
Example			

Image sources - Above left: <https://alphaconcretellc.com/galleries.php>

Above center: Jerry Michael



Pocket Parks & Green Spaces

Pocket parks are small green spaces with a small seating area and other amenities.

- Pocket parks must be located where visible from a sidewalk or pedestrian connection.
- The majority of the space should be landscaped with trees, shrubs, and mixed plantings with year-round interest. Tree species should be planted following the street tree design guidelines.
- Additional amenities could include a trellis, gazebo, small pavilion and/or public art. A small play area could also be provided where space is available. Drinking fountains could also be provided.
- Paving should be high quality, durable impervious, semi-impervious, or pervious materials depending on location.
- Trash containers should also be provided.
- Seating should be provided such as chairs and tables, picnic tables, or benches. Seating should be grouped to allow for conversation.
- Pedestrian-scale lighting should be provided.



Berkeley Green.



Example of a streetside green space with seating, lighting, and extensive landscaping.

Public Art & Murals

The Village of Saranac Lake is known for its public art - from its vibrant murals, to the Bug Crawl, to sculptures in its parks. The Village celebrates the community through its incorporation of public art in a variety of spaces.

- Public art options include building murals, glasswork, lighting, bronze or other freestanding sculptures, and street furniture.
- Placement of public art should consider the site, allow for public views, and be integrated into the overall space. Art could be installed in the Village gateways, furnishing zone, bump-outs, planter beds, parks, or other public spaces.
- Public art can also be used to enhance the wayfinding signage program.
- Permanent public art should be made of durable materials.
- Where possible, the Village of Saranac Lake encourages the use of local artist talents.
- Artists are encouraged to work with the Arts & Cultural Advisory Board to discuss details.

Art in Vacant Buildings

The Village of Saranac Lake has used public art to activate vacant storefronts. This type of creative placemaking minimizes the impact of vacant storefronts by improving the condition of the vacant property and increasing the quality of life for those around those properties. The goal of activating vacant spaces is to promote the availability of these rental spaces or encourage resale of these properties. A resource about vacant storefronts can be found here:

<https://rpa.org/work/reports/vacant-storefront-toolkit>



Mural along the Riverwalk.



Bug Crawl art at Berkeley Green, the Adirondack Carousel Building, and Ward Plumadore Park.



Alleys

Alleys provide access for cars and/or pedestrians but they can be more than just functional spaces. For alleys with pass-through traffic, trash and recycling containers should be screened. Opportunities to enhance alleys include:

- Decorative paver designs
- Landscaping
- Pedestrian-scale lighting
- Awnings or canopies
- Wayfinding signage or signage to adjacent businesses
- Public art
- Accent lighting such as string lighting can enhance the space
- Outdoor dining



Alley example with planters, chairs, tables, string lighting, and outdoor area rugs.



A chess board was previously set up in an alley in the Village.



Alley example with lighting, planting areas, and outdoor dining.



Riverwalk

The Riverwalk connects the downtown across pedestrian bridges, between public parking areas, and along area businesses and restaurants. New banner signage, black metal fencing, and black light poles have recently been installed.

Opportunities for additional amenities include:

- Additional seating (backless benches along the Riverwalk, with backed benches and Adirondack chairs) where space allows
- Picnic tables
- Benches
- Trash containers and pet waste containers
- Public art
- Lighting with banners
- Educational and wayfinding signage to and from the Riverwalk
- Planters, hanging baskets, and rail planters



Above: New Riverwalk banner signs and lighting. Below: Boardwalk along the river.



Above: Example street furniture, banner signage, educational signage, benches, and paving. At left: Wayfinding signage indicating distance along the Riverwalk (at left).



Rear Facades and Entrances

The rear facades along the Riverwalk present an opportunity to be more connected to the waterfront. There is also an opportunity to better define and delineate the space between public and private spaces.

- Waterfront access and opening up of views to the waterfront (and Riverwalk) is encouraged.
- Waterfront rear facades should be oriented to the waterfront.
- Rear entrances should have a prominent entrance (similar to the Main Street entrances).
- Rear facades could provide additional deck and patio space for outdoor dining, use the rear entrances for display areas, and provide open views to the waterfront.
- Public access to the Riverwalk is encouraged wherever new development occurs. This may require a public access easement.
- Trash containers should be placed in locations away from pedestrian travel. Screening of trash containers is preferred.



Existing conditions - Dorsey Parking Lot area.



Example rear facades with decks used for outdoor dining along the waterfront.



Prominent rear entrance along the Riverwalk.



Public Parking Lots

Landscaping

There are additional greening opportunities for public parking lots including shade trees and green infrastructure.

- Tree species should be planted following the street tree design guidelines.
- No more than 10 spaces should be in a row without landscaping.
- Shade trees can be installed in planter strips, in planting islands, or diamonds.
- Landscaping areas should be a minimum width of 3 feet.
- Green infrastructure options include vegetated swales, porous paving, stormwater planters, and a rain garden.
- See parking lot design standards: <https://ecode360.com/31626760#31626764>

Dorsey Street Parking Lot

There have been several designs for the Dorsey Street Parking Lot that adds street trees and connections to the Riverwalk trail. A parking lot reconfiguration plan is found in the Appendix. There is an opportunity to create a centralized trash compactor or trash corral for trash for the area buildings and the rear spaces can be formalized as discussed in the Rear Facades and Entrances section.

EV Charging

With the increase in EV vehicles, parking lots should provide EV charging stations. Signage should indicate EV-only parking and any instructions about charging.



Green infrastructure example.



New EV parking in the Village of Saranac Lake.





View from Berkeley Green.



CONCLUSION

Design Guidelines Implementation

Specifications, cost estimates, and an updated conceptual Dorsey Street Parking Lot design are found in the Appendix.

This document provides suggestions and detailed specifications for streetscape materials but manufacturers and models are subject to change. An alternative model or new amenity may need to be selected in the future. Such changes should be considered in consultation with the Downtown Advisory Board, the Village of Saranac Lake, and other interested parties. Once funding is secured, the streetscape materials may be installed through the Village of Saranac Lake Department of Public Works or Parks Department or using outside contractors as appropriate. Regular maintenance will be needed to maintain the streetscape amenities until such time as replacement is needed.

Funding Opportunities

Streetscape improvement funding opportunities may be available through several sources and programs including the following:

- Village of Saranac Lake budget line item
- New York Local Waterfront Revitalization Program (LWRP)
- New York Main Street Program
- New York State Council on the Arts Grant Programs (for nonprofits)
- Adirondack Community Smart Growth Grants
- Franklin County Tourism Grants



View from Riverwalk access.





The Village of Saranac Lake has lots of colorful storefronts.



APPENDIX



Specifications

Specifications provided by the manufacturers follow on the next pages. For the most up to date information, please refer to the manufacturers' websites. Should the specific model not be available in the future, a similar model could be substituted as discussed in the Conclusion.



A view from Lower Broadway.



Lakeside

landscapeforms

Product Data Sheet



Designer Margaret McCurry started with steel side frames that recall platform swings. Her inspiration for the seating was a picket fence around a Victorian era cottage and reflections of forms in the outdoor environments. In the Lakeside bench, as in her architecture, the linkage is artfully transformed so, as she puts it, "the history and memory are there, but they're joggled a bit."

Benches

- Benches are made with dual 1/4" thick steel frames, welded and bolted together with stainless steel hardware.
- Benches are 67" in length and available backed or backless.
- End arms standard on backed benches.
- Picket fence panels may be specified in Polysty™ or wood.
- All picket fence boards are attached to the steel bench frame with stainless steel hardware.
- Metal seats and seat backs are available in grass, leaf or custom designs which are plasma-cut steel panels, bolted to the bench frame with stainless steel hardware.
- Bench comes standard with freestanding/surface mount support.
- Metal panels may be designed with a custom pattern for minimal up-charge. Ask your Landscape Forms representative for details.

Litter Receptacles

- Lakeside litter receptacles are available in side or top-opening designs.
- Side-opening litter receptacle has a 30-gallon capacity, top-opening has a 35-gallon capacity.
- Steel panels are available in grass, leaf, custom or plain designs which are plasma-cut steel.
- Litters come standard with a removable black polyethylene liner.
- Receptacles are standard with freestanding/surface mount base.

Bench	Style	Depth	Width	Height	Weight
	Grass Backless	10"	67"	18"	138 lbs
	Grass Backed	25"	67"	35"	197 lbs
	Leaf Backed	25"	67"	35"	197 lbs
	Picket Fence Backless	19"	67"	18"	Poly 125 lbs Wood 108 lbs
	Picket Fence Backed	25"	67"	35"	Poly 195 lbs Wood 158 lbs

Litter	Style	Diameter	Height	Weight
	Grass Side-Opening	21"	36"	101 lbs
	Leaf Top-Opening	21"	36"	106 lbs
	Plain Top-Opening	21"	36"	100 lbs



Lakeside

Product Data Sheet



Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.
- A wide array of optional colors may be specified for an upcharge.

To Specify

Bench:

- Specify Lakeside Bench and select backless or backed. Choose either a panel design style (grass or leaf) and powdercoat color, or picket fence and polysite color or wood type.

Litter:

- Specify Lakeside Litter and select top or side-opening litter, metal panel design, and powdercoat color.

Designed by Margaret McCurry, FAIA, ASID, IIDA

[Click here](#) for patent information related to this product.

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Americana

Product Data Sheet

landscapeforms



Americana is the reimagination of the classic Adirondack chair—a timeless icon of outdoor enjoyment. Offered in both single and double lounges, Americana modernizes the classic design language, and uses high-performance materials to make a bold visual statement while ensuring the chairs stand the test of time in public spaces. Americana utilizes UV-resistant post-consumer recycled plastic (HDPE) polymer for the seat and back, providing a long, vibrant and low-maintenance life. The rust-proof, commercial grade cast and extruded aluminum supports and understructure are finished with Landscape Forms’ proprietary Pangard II® powdercoating to resist fading and chipping. Accessories for Americana include a hanger underneath the arm for secure bag or purse storage and an optional tablet arm, providing a wider surface for food and beverages or to serve as a functional work surface.

Lounge Chair

- Americana is available in both a single and double lounge chair option.
- Americana is an adirondack lounge chair constructed of cast and extruded aluminum and high density polyethylene (HDPE).
- Americana is available with accessories – a tablet arm and bag hanger. The Single Lounge Chair has a single bag hanger, and the Double Lounge Chair will always have two bag hangers.
- The tablet arm (right or left) provides additional workspace or a wider surface to place food or beverages. For the Single Lounge Chair, the bag hanger is on the right side of the lounge, unless there is a tablet arm, in that case the bag hanger is attached underneath the non tablet arm. For the Double Lounge Chair, there is one bag hanger on each side regardless of tablet arm placement.
- The bag hangers are attached underneath the arm and available for stowing bags and purses.
- The chair glides are made of tough nylon to resist damage from dragging on rough surfaces.
- Americana is available freestanding or surface mount.

Americana	Style	Depth	Width	Height	Weight
	Single Lounge Chair	37.5"	33.5"	39.25"	70 lbs
	Double Lounge Chair	37.5"	56"	39.25"	108 lbs

Accessories	Style	Depth	Width	Height	Weight
	Single Lounge Chair - tablet arm, right	37.5"	37"	39.25"	72 lbs
	Single Lounge Chair - tablet arm, left	37.5"	37"	39.25"	72 lbs
	Double Lounge Chair - tablet arm, right	37.5"	59.5"	39.25"	111 lbs
	Double Lounge Chair - tablet arm, left	37.5"	59.5"	39.25"	111 lbs
	Double Lounge Chair - both tablet arms	37.5"	63"	39.25"	114 lbs



Americana

landscapeforms

Product Data Sheet



Finishes

- All metal components are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- The lounge seat, back and arms material is made of Loll Designs' recycled high-density polyethylene (HDPE) sourced primarily from milk jugs. Please note that when the Americana product is placed in FULL direct sun, testing has demonstrated that the following Loll HDPE colors have exhibited NO significant change of color over time: Black, Charcoal Grey, and Navy Blue. Testing has also indicated that the following HDPE colors have shown INCREASED change of color over time: Apple Red, Sunset Orange, and Leaf Green. Please note that the changing of color of the HDPE can occur at a different rate than the changing of color of the powdercoated aluminum.
- Available in six standard colors; black, charcoal grey, apple red, leaf green, sunset orange, and navy blue.
- Call for standard color chart.

To Specify

- Specify Americana, single or double lounge, freestanding or surface mount, powdercoat and HDPE colors, and select accessories: tablet arm - left or right for Single Lounge Chair, and tablet arm - left, right, or both for Double Lounge Chair. Americana ships fully assembled.

Designed by Loll Designs

U.S. Patent No. Pending

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Specifications



Division 12 - Furnishings
#12 93 00, Site Furniture
12 93 43, Site Seating and Tables
- of -
Division 32 - Site Furnishings
32 33 00 Site Furnishings
32 33 43 Seating and Tables

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P.O. Box 22326 Lincoln, NE 68542
www.sitescapesonline.com
info@sitescapesonline.com

New York Series Tables

Part 1 General

1.1 Description

Section includes information, materials, and options for products manufactured by SiteScapes, Inc. All specifications are subject to change. Contact manufacturer for details.

1.2 Submittals

Specification Drawing: Detail drawing of product including overall dimensions and options.

Samples: Various component samples available upon request.

Qualifications: Installer must submit evidence of a successful installation history with comparable materials and designs specified.

1.3 Delivery, Storage, and Handling

Delivery: Deliver products to site in manufacturer's original, unopened containers and packaging. Upon delivery, examine packages immediately to ensure all products are complete and undamaged.

Storage: Store products in a protected, dry area in original undamaged packaging and containers until ready for installation.

Handling: Handle powder coated products with sufficient care to prevent any scratches or damage to the finish.

1.4 Warranty

Powder coat: Powder coat products are warranted against defects in material or workmanship for a period of one year.

DuraCoat: DuraCoat products are warranted against defects in material or workmanship for a period of five years.

Stainless Steel / Galvanized: Stainless steel and galvanized products are warranted against defects in material or workmanship for a period of five years.

Limited twenty year warranty against structural failure of steel bench frames or steel bench assemblies, table frames, trash receptacle frames, and planter frames.

Limited 10 year breakage warranty on all ductile cast iron bench ends and components.

SiteScapes, Inc. liability and the buyer's remedy under these warranties are limited to the repair, replacement or refund of the purchase price, at SiteScapes option, of products determined in SiteScapes reasonable judgment to be defective in workmanship or materials.

SiteScapes will not be held responsible for the costs incurred in labor to remove, install, or replace the alleged defective product.

SiteScapes warranties do not cover any defects or failures resulting from vandalism, negligence, accidents, abuse, lack of maintenance, improper use or installation, or unapproved modifications and repairs.

In addition, SiteScapes will not be held liable for ANY damage or injury as a result of product that is not permanently anchored in place or not anchored properly.



Specifications

Division 12 – Furnishings
 #12 93 00, Site Furniture
 # 12 93 43, Site Seating and Tables
 - or -
 Division 32 - Site Furnishings
 # 32 33 00 Site Furnishings
 # 32 33 43 Seating and Tables



888.331.9464 402.421.9479 fax
 P.O. Box 22326 Lincoln, NE 68542
www.sitescapesonline.com
info@sitescapesonline.com

New York Series Tables

Part 2 Products

2.1 Product Name

New York Series Tables

2.2 Manufacturer

SiteScapes Inc.
 P.O. Box 22326
 Lincoln, NE 68542
 Phone: 888.331.9464
 Fax: 402.421.9479
www.sitescapesonline.com
info@sitescapesonline.com

2.3 Materials

Seat Slats: Slats are 2" x 4", 2" x 10", OR 4" x 4" Nominal IPE Hardwood/Recycled Plastic

End Tubing: 2 3/8" Sch. 40 Steel Pipe.

Support Angles: 2" x 3" x 1/4" Steel Angle

Support Pipe: 1.315 x .133 Steel Pipe

Optional Perimeter Table/Seat Frame: 1 1/2" Steel Tube

2.4 Options

Seat Surface: Slats are 2" x 4", 2" x 10", OR 4" x 4" Nominal IPE Hardwood/Recycled Plastic

Length: 6' or 8' Lengths

Seating: Standard or ADA Accessible

Finishes: Powdercoat, Duracoat, Galvanized

2.5 Finishes

Powdercoat: All products are steel shot blasted, phosphatized, preheated and then coated with a TGIC exterior rated powder in the color of your choice. All parts are finished to an average of 8 to 10 mil thickness and fully cured to the manufactures specifications.

Duracoat: All products are steel shot blasted, phosphatized, and preheated. Then each product is coated with a corrosion resistant, zinc rich epoxy undercoat. The TGIC exterior rated topcoat in the color of your choice is then applied. All parts are finished to an average of 8 to 10 mil thickness and fully cured to the manufactures specifications.

Standard Colors: SiteScapes standard colors include: Onyx (Black) Pearl (White) Forest (Green) Cobalt (Dark Blue) Ivory (Ivory) Sterling (Silver) Slate (Dark Gray) Bronze (Brown) Brandywine (Burgundy). Custom colors are available at additional prices.

Powder Coating Properties:

Gloss at 60°, ASTM D523-89: 80-90

Pencil Hardness, ASTM D3363-92a: 2H

Dir / Rev Impact, Gardner, ASTM D2794-93: Up to 160 in/lbs

Flexibility, Mandrel, ASTM D522-93a: 1/4" dia., no fracture



Specifications



Division 12 - Furnishings
#12 93 00, Site Furniture
12 93 43, Site Seating and Tables
- or -
Division 32 - Site Furnishings
32 33 00 Site Furnishings
32 33 43 Seating and Tables

888.331.9464 402.421.9479 fax
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www.sitescapesonline.com
info@sitescapesonline.com

New York Series Tables

Part 3 Execution

3.1 Assembly

Some assembly may be required. See assembly instructions.

3.2 Installation

Request table installation instructions from factory.

3.3 Maintenance

To keep the finish on your products clean we suggest washing them once or twice monthly with any multi-purpose cleaner. For products with excess dirt or grime we suggest washing the product with a 2/1 water/bleach mixture.

In cases of severe scratching or vandalism, SiteScapes, Inc. offers touch up paint. This paint is an exact formulated match and is available in a standard liquid form or a spray can applicator. Additional charges may apply.

3.4 Protection

Protect products prior to installation by having them remain in the manufacturer's packaging and container.

ADDITIONAL INFORMATION:

For additional information or questions please call SiteScapes toll free at 888.331.9464 between the hours of 8:00 a.m. and 5:00 p.m. C.S.T.

END OF SPECIFICATIONS

*Specifications are subject to change without notice.



Gretchen

landscapeforms

Product Data Sheet



Litter

- Litter ships fully assembled.
- Litter is offered in either side-open or top-open styles.
- Available in exterior woods, interior woods, or Polysite™.
- Litter is offered as a freestanding/surface mounted.
- 25-gallon capacity polyethylene liner included.

Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- PolySite™ is colored recycled plastic timbers.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select Gretchen Litter. Specify top-open or side-open. For wood, specify wood type. For Polysite, specify color. Specify powdercoat color for metal components.

	Style	Capacity	Diameter	Height	Weight
	Top Open	25 Gal	23"	35"	93 lb
	Side Open	25 Gal	23"	42"	93 lb



Model: EPMV31- *Urban Vase 31*



Key Features

- **Arrives Fully Assembled:** No separate parts, no wicks or additional wicking material to install
- **Industry Leading Wicking System:** Takes the guesswork out of over and/or underwatering your plants & delivers superior results in the toughest commercial environments
- **Industry Exclusive Water Overflow:** Internal assembly provides superior protection from over-watering while eliminating unsightly holes, insect intrusion and potential clogging.
- **Industry-Exclusive Draining:** Easy-Access Drain Plug is included on all ground models.
- **Colors:** Highest quality stone effect colors are included at no additional charge
- **Unmatched Warranty:** Lifetime Warranty on Planter, 5 Years on Wick

Specifications

- Dimensions:
 - 31" Top Outside Diameter x 25 ¾" H
 - Bottom Diameter: 19"
- Planting Tray Depth: 13"
- Water Capacity: 18 Gallons
- Soil Capacity: 3.2 Cubic Feet– Pro Mix BX or equivalent soil required
- Product Weight:
 - 35 lbs. (ship weight)
 - 280+ lbs. with water and wet soil
- Max Planters per pallet: up to 10
- Watering Cycle: once every 2 weeks
- Material: LLDPE, Linear Low-Density Polyethylene Embedded with UV Inhibitors to protect against sun fade
- Manufacturing: Rotational Molded for strength & durability
- Colors: Brownstone, Sandstone, Millstone, Gray Granite, Blackstone, Rich Terra Cotta
- Stackable: Yes
- Winterized: Yes
- 100% Made in the USA

www.EarthPlanter.com

Phone: 877.815.9276 * Email: sales@earthplanter.com





Model: EPPS22- Pro-Series 22 Self Watering Hanging Basket



Key Features

- **EarthPlanter Quality** – thermoformed construction ensures years of outstanding performance in the toughest commercial environments
- **Industry Leading Wicking System:** Takes the guesswork out of over and/or underwatering your plants & delivers superior results in the toughest commercial environments
- **User-Friendly Side Fill Port** – provides easy access and allows workers to hook into the port with most commercial sprayer heads
- **Unmatched Warranty** – Lifetime Warranty on Planter, 5 Years on Wick

Specifications

- Dimensions: 22" Top Outside Diameter x 16 ½" H
- Planting Tray Depth: 8"
- Water Capacity: 4 Gallons
- Soil Capacity: approx. 1.0 Cubic Feet – Pro Mix BX or equivalent soil required
- Product Weight:
 - 11 lbs. (ship weight)
 - Approx. 80-85 lbs. with Full Reservoir, & Wet Soil
- Max Baskets per pallet: up to 24
- Watering Cycle: 2-3 times per week (varies based on location and weather conditions).
- Material: Thermoformed High-Density Polyethylene (HDPE)
- Chains: 20" Stainless Powder Coated Black 200 lb. capacity per chain
- Color: Black UV Protected
- Stackable: Yes
- Includes: Basket, Planting Tray with Integrated Wick, (4) Chains, (4) U-Hooks with Plates & Bolts, (1) S-Hook Powder Coated per basket
- 100% Made in the USA.

www.EarthPlanter.com

Phone: 877.815.9276 * Email: sales@earthplanter.com





Valiant™ Full Cutoff LED Series AVPCL2

PRODUCT OVERVIEW



Applications:

- Roadways
- Streetscapes
- Walkways
- Pathways
- Parks



Compliant with LEED® goals & Green Globes® criteria for light pollution reduction

Features:

OPTICAL

Producing between 3,300-14,700 lumens, the Valiant AVPCL2 family replaces up to 250W HID luminaires with optimal performance and visual comfort in a variety of applications.

Zero uplight to minimize light pollution and protect the night skies.

Silicone optics provide superior optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution.

IP66 proven workhorse LED light engine in 16 different output packages.

Available in color temperature choices of 2700K, 3000K and 4000K, all at a 70 CRI minimum

Silicon optics provide crisp, well defined lighting distributions in four (4) distinct light distribution options; Type II, Type III, Type IV, and Type V

ELECTRICAL

LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Saves an expected of 40-60% over comparable HID luminaires.

Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA (standard) or 20kV/10kA protection.

Luminaire available with either a 0-10v dimmable driver or DALI D4i driver. Luminaire is continuous and step dimming capable via AO option or other installed controls.

XVOLT tank driver option for protection against dropped neutrals and other power quality issues.

MECHANICAL

Die-cast aluminum housing, engineered for sturdy lifelong performance complete with die-cast aluminum hood featuring a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access.

Standard black finish is matte texture. All other finishes are smooth gloss.

Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.

CONTROLS

The Acuity designed ANSI 7-pin receptacle is available, which supports traditional locking style photocontrols such as the Extreme long-life solid-state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

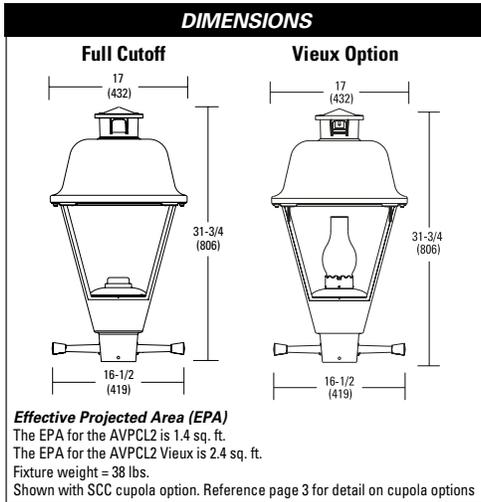
The DC Connect option is a factory embedded low voltage dusk to dawn photocontrol that increases longevity vs. line voltage controls and also eliminates the need to separately inventory controls.

The Local Connect option provides a simple means to collect luminaire attribute data, asset location information and execute point-to-point on/off/dim commands via secure Bluetooth link using smartphone platforms.

Cell Connect is an embedded network photocontrol with cellular communication. It provides digital switching, precise dimming, and revenue grade metrology. Cell Connect leverage D4i drivers to communicate real-time data to UbiVu, a cloud-based asset management system.

Additionally, it can be equipped with sensor-ready technology to support Zhaga standard sensors enabling smart city solutions utilizing long range network nodes to enable remote monitoring and control.

Variety of cupola options to accommodate nearly any node on the market in an aesthetic shroud.



STANDARDS

Rated from -40°C up to 40°C ambient

CSA Certified to U.S. and Canadian standards

Complies with all applicable ANSI C136 standards

Government Procurement

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Note: Specifications subject to change without notice.

Valiant Full Cutoff LED Series - AVPCL2



National Grid is offering the following LED Decorative Replacement Luminaires

National Grid Existing Decorative Luminaire	LED Decorative Replacement Luminaire	LED Decorative Appearance
Traditional / Coach	Carriage	Lantern Type
Edgewater / Watertown / University	Princeton	Octagonal
Edison / Williamsville / Little Falls	Oxford	Basic Acorn
Central Park / Aspen Grove / Franklin Square / Washington	Highland Park	Decorative Acorn
Delaware Park / Little Falls TD	Westminster	Tear Drop
Shoebox	Arbordale	Flat Shoebox/Area
Floodlight – MV / Floodlight HPS	Floodlight-LED	Point and Control

LED Replacement Images Below:



Images are representative only and subject to minor variations across suppliers.

Decorative luminaires are not included in the current Energy Efficiency (EE) Program
 Only Roadway luminaires are applicable to the current EE program

Decorative luminaires that currently have not changed:

High Intensity Discharge (HID) two Items below:



Underpass Standard



Setback Standard

The company will provide to the customer:

- The inventory quantity of existing HID decorative luminaires.
- The per-unit net book value (NBV) for each and total net book value (NBV)* HID decorative luminaire estimate is valid for 180 days.

The customer will:

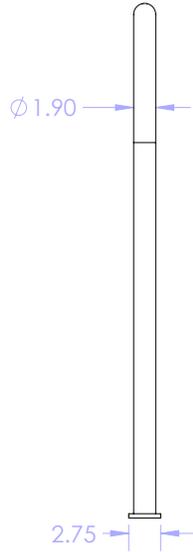
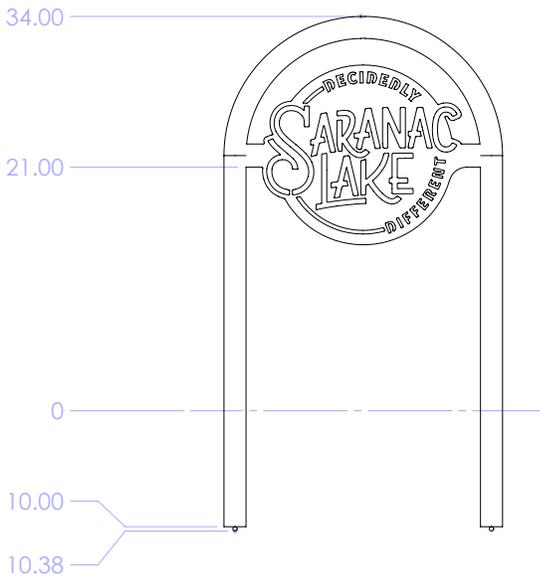
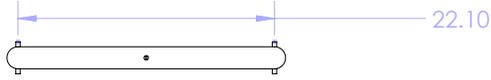
- Provide the company a formal request on customer letterhead by an authorized representative to proceed with decorative luminaire conversion plan.

*NBV values are estimates for budgetary purpose only and the company will provide firm values following discussion and commitment letter by the customer.





REVISIONS		
REV.	DESCRIPTION	DATE
A	INITIAL RELEASE	6/26/19



APPROVED BY: _____

DATE: _____

DIMENSIONS ARE IN INCHES
TOLERANCES:
SEE DRAWING FOR
SPECIFIC TOLERANCES

	NAME	DATE
DRAWN	JL	6/26/19
CALC. CUT	-	INCHES
ACTUAL CUT	-	INCHES
SURF. AREA	-	SQ. INCHES

DERO BIKE RACK CO.
504 MALCOLM AVE. SE, SUITE 100
MINNEAPOLIS, MN 55414
TEL: (612) 333-0489
FAX: (612) 331-2731

**SARANAC LAKE
HR-IG
WELDMENT**

MATERIAL
SEE BOM

FINISH
SEE BOM

DO NOT SCALE DRAWING

PROPRIETARY AND CONFIDENTIAL
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DRAWING IS THE SOLE PROPERTY OF
THE DERO BIKE RACK COMPANY. ANY
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
THE DERO BIKE RACK COMPANY IS
PROHIBITED.

SIZE A	DWG. NO. 1004833-A	REV. A
SCALE: 1:12 UNFINISHED WEIGHT: 33.25 LBS		SHEET 1 OF 1

ITEM NO.	PART NUMBER	QTY.
1	HOOP IG WELDMENT 2000070-B	1
2	SARANAC LAKE HR PLATE 1004804-A	1



HOOP RACK

YOUR LOGO HERE

Customize the Hoop Rack and brand your bike parking



FINISH OPTIONS



MOUNT OPTIONS



Powder Coat

White	Black	Light Grey RAL 7042	Deep Red RAL 3003	Yellow RAL 2010
Chalk Blue RAL 5014	Orange RAL 2004	Blue RAL 5005	Sky Blue RAL 5015	Hunter Green RAL 6005
Light Green RAL 6034	Green RAL 6016	Sepia Brown RAL 8014	Bronze	Silver 9007
Dark Purple	Flat Black	Wine Red RAL 3005	Gold RAL 3011	Iron Grey 7011



Optional Lean Bar

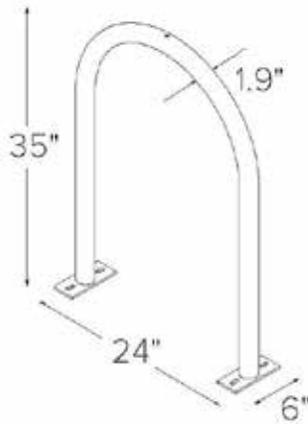
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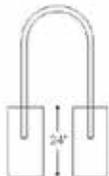
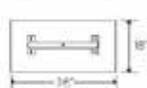
HOOP RACK Submittal Sheet



IN-GROUND MOUNT



SURFACE MOUNT



RAIL MOUNT

CAPACITY 2 Bikes

MATERIALS **Standard**
1.5" schedule 40 pipe (1.9" OD)

Lightweight
*Powder coat or galvanized only, Surface mount only
1.5" schedule 10 pipe (1.9" OD)

FINISHES **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

PVC Dip (plastisol)
Other colors available by special order (minimum orders apply)

Stainless
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS **In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.

Surface
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

Rail
Rail Mounted Racks are bolted to two parallel rails which can be left free-standing or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

Rack Angle: 90° 60°

OPTIONAL LEAN BAR **Add Lean Bar**

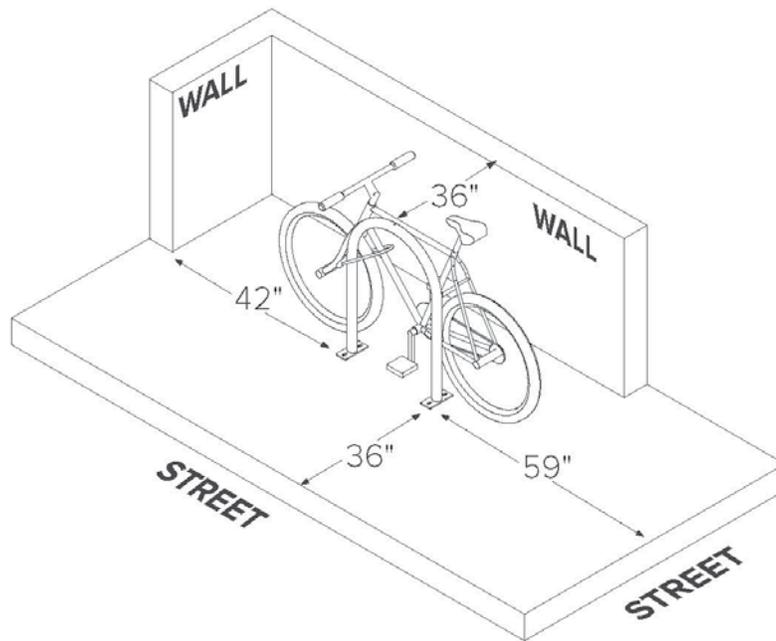


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HOOP RACK Setbacks



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HOOP RACK

Installation Instructions – Surface Mount

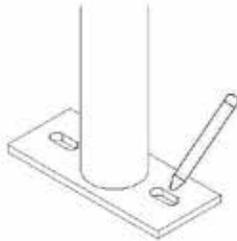
TOOLS NEEDED

Tape Measure
 Marker or Pencil
 Masonry Drill Bit
 Drill (Hammer drill recommended)
 Hammer
 Wrench 9/16"
 Level

RECOMMENDED BASE MATERIAL

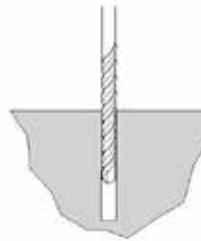
Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your Dero Rack representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

1



Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material.

2



Drill 3/8" diameter holes 3" deep into surface. Make sure the holes are at least 3" away from any cracks in the base material.

3



Place rack (and washers to level rack if necessary) over holes.

4



Thread nuts onto anchors, leaving approximately 1/4" of the anchor protruding, and tap into surface. Tighten nuts down to secure rack.



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HOOP RACK

Installation Instructions – In Ground Mount

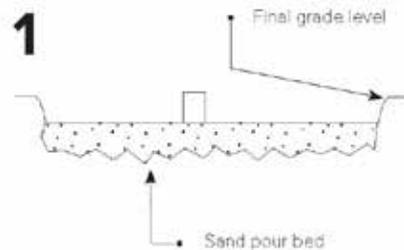
TOOLS NEEDED

Level	Hole coring machine with 4" bit
Cement mixing tub	Access to water hose
Shovel	Materials to build brace (see "Install Tip" at bottom of page)
Trowel	

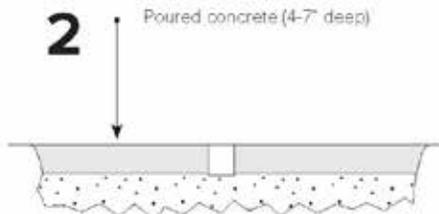
INSTALLING INTO EXISTING SIDEWALK

Core holes no less than 3" diameter (4" recommended) and 10" deep into sidewalk. Fill holes with Por-Rok or epoxy grout. Place rack into holes, making sure the rack is level. 33"-36" of the rack should remain above the surface. If the rack is less than 33" high, it will not support the bike adequately. Make sure the rack is level and held in place until the grout has set.

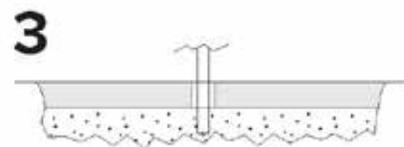
INSTALLING INTO A NEW SIDEWALK



Place corrosion resistant sleeve (min. 3" inside diameter) in sand pour bed in exact location where rack will be installed. Make sure top of sleeve is at same level as desired finished concrete surface. Fill sleeve with sand to keep it in place and prevent it from filling with concrete.



Pour concrete and allow to cure.



After appropriate cure time, dig out sand from sleeves and insert racks, making sure they are level and at the appropriate height. Pour in Por-Rok or epoxy grout and allow to set.

INSTALL TIP
An easy way to brace the rack while the grout sets is to bolt two 1x4" boards together at one end and clamp them onto the rack like a clothes pin.



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Cost Estimates

Cost estimates are included for use in budgeting for streetscape improvements. These estimates were derived from unit pricing from the manufacturers as of Summer 2025, where available, or historical costs. The sales tax was based on a 4% State and 4% County Tax. The freight costs came from the vendors in some cases and historical cost in others. Exact costs can be requested from vendors by asking for a full quotation which will include shipping and taxes and installation (when offered by the contractor).

Streetscape Cost Estimate							
Item	Unit of Measure	Unit Price	Shipping & Taxes	Installation Costs	Manufacturer/ Model Information	Color Options	Website/Notes
Street Furniture							
Backed Bench	EA	\$2,810.00	\$375.00	\$190.00	Landscape Forms - Lakeside Bench, Picket Fence - Polysite	Polysite: Bark Powdercoat: Loll Apple Red, Matte Black, Blue Ash, Forest	https://www.landscapeforms.com/products/lakeside-bench
Backless Bench	EA	\$3,230.00	\$400.00	\$190.00	Landscape Forms - Lakeside Bench, Picket Fence - Polysite	Polysite: Bark Powdercoat: Loll Apple Red, Matte Black, Blue Ash, Forest	https://www.landscapeforms.com/products/lakeside-bench
Adirondack Chair	EA	\$1,860.00	\$225.00	\$95.00	Landscape Forms, Americana - Single Lounge Chair, Freestanding, One Bag Hanger	Seat Color and Support Frame Powdercoat Color: Loll Apple Red.	https://www.landscapeforms.com/products/americana
Chair	EA	\$420.00	\$115.00	\$95.00	Landscape Forms - Parc Centre, armless	Black	https://www.landscapeforms.com/products/parc-centre-chair
Table	EA	\$910.00, \$1,000.00	\$230.00	\$190.00	Landscape Forms - Parc Centre, round options: 24" or 30"	Black	https://www.landscapeforms.com/products/parc-centre-table
Picnic Table	EA	\$2,799.00	\$224.00	\$190.00	Sitescapes - New York Picnic Tables with steel tubing	Recycled Plastic: Cedar Powdercoat: Onyx	https://www.sitescapesonline.com/new-york-ny6-1500.asp
Trash Can	EA	\$1,630.00	\$200.00	\$95.00	Landscape Forms, Gretchen Litter Receptacles - Polysite, Side Open	Polysite: Bark Powdercoat: Matte Black	https://www.landscapeforms.com/products/gretchen-litter



Streetscape Cost Estimate							
Item	Unit of Measure	Unit Price	Shipping & Taxes	Installation Costs	Manufacturer/ Model Information	Color Options	Website/Notes
Recycling Can	EA	\$1,680.00	\$200.00	\$95.00	Landscape Forms, Gretchen Litter Receptacles - Polysite, Side Open	Polysite: Bark Powdercoat: Matte Black	https://www.landscapeforms.com/products/gretchen-litter
Planter	EA	\$300.00	\$100.00	\$95.00	Earth Planter - Model: EPMV31 - Urban Vase 31	Gray Granite	https://earthplanter.com/shop-self-watering-planters/urban-vase-31/
Hanging Baskets	EA	\$210.00	\$75.00	\$95.00	Earth Planter - Model: EPPS22 - Pro-Series 22 Self Watering Hanging Basket	Black	https://earthplanter.com/shop-self-watering-planters/pro-series-self-watering-hanging-basket-22/
Bike Rack	EA	\$2,590.00	\$265.00	\$190.00	Dero Hoop Rack	Black	https://www.dero.com/product/hoop-rack/ Unit and shipping based on previous purchase
Bike Repair Station (no air)	EA	\$1,800.00	\$150.00	\$190.00	Dero Fixit	Dependent on Location	https://www.dero.com/product/fixit-plus/ There is only single sided per the manufacturer
Bike Repair Station (with pressure gauge)	EA	\$3,700.00	\$150.00	\$240.00	Dero Fixit Prime Air 4	Dependent on Location	https://www.dero.com/product/fixit-plus/ There is only single sided per the manufacturer
Covered Bike Parking Option	EA	\$29,640.00	\$5,271.00	\$2,400.00	Dero Kolo Shelter	Black	https://www.dero.com/product/kolo-shelter/
Covered Bike Parking Option	EA	\$22,800.00	\$7,200.00	\$2,400.00	Duo-Guard Parachute	Black, Roof Color TBD	https://www.duo-guard.com/product/parachute-model/



Streetscape Cost Estimate							
Item	Unit of Measure	Unit Price	Shipping & Taxes	Installation Costs	Manufacturer/ Model Information	Color Options	Website/Notes
Covered Bike Parking Option	EA	\$22,698.00	\$1,513.00	\$2,400.00	Handi-Hut Velo Park	Jet Black, Roof Color TBD	https://www.handi-hut.com/products/bike-shelters/velopark/ Unit price includes freight
Water Fountain	EA	\$12,000.00	Incl. in unit cost	\$4,050.00		Dependent on Location	https://www.prodinkingfountains.com/elkay-outdoor-drinking-fountains-water-coolers-for-outdoors/
Water Fountain/ Bottle Filler	EA	\$10,000.00	Incl. in unit cost	\$4,050.00		Dependent on Location	Assume water fountain, 15LF of pipe, and associated earthwork
Street Lights	EA	\$7,500.00	Incl. in unit cost	\$500.00	Riverwalk: American Electric Lighting - Valiant Full Cutoff LED Series AVPCL2	Black	https://www.acuitybrands.com/products/detail/318029/american-electric-lighting/series-avpcl2-led---full-cutoff/valiant-led-post-top-lantern---full-cutoff Confirm with National Grid for detailed specifications
Other Items							
Street Tree	EA	\$450.00	\$65.00	\$261.00	See Street Tree List		Contact Local Nursery for Availability
Tree Grates	EA	\$500.00 - \$1,500.00	\$120.00 - \$350.00	\$348.00	IRONSMITH	Black	https://ironsmith.cc/products/tree-grates/
Tree Guards	EA	\$75.00	\$25.00	\$95.00	IRONSMITH	Black	https://ironsmith.cc/products/tree-guards/
Banners	EA	\$500.00	\$70.00	\$380.00		Various	Contact Local Sign Company for Quote
Signage Kiosk	EA	\$8,100.00	\$150.00	\$1,700.00		SL Brand	Contact Local Sign Company for Quote



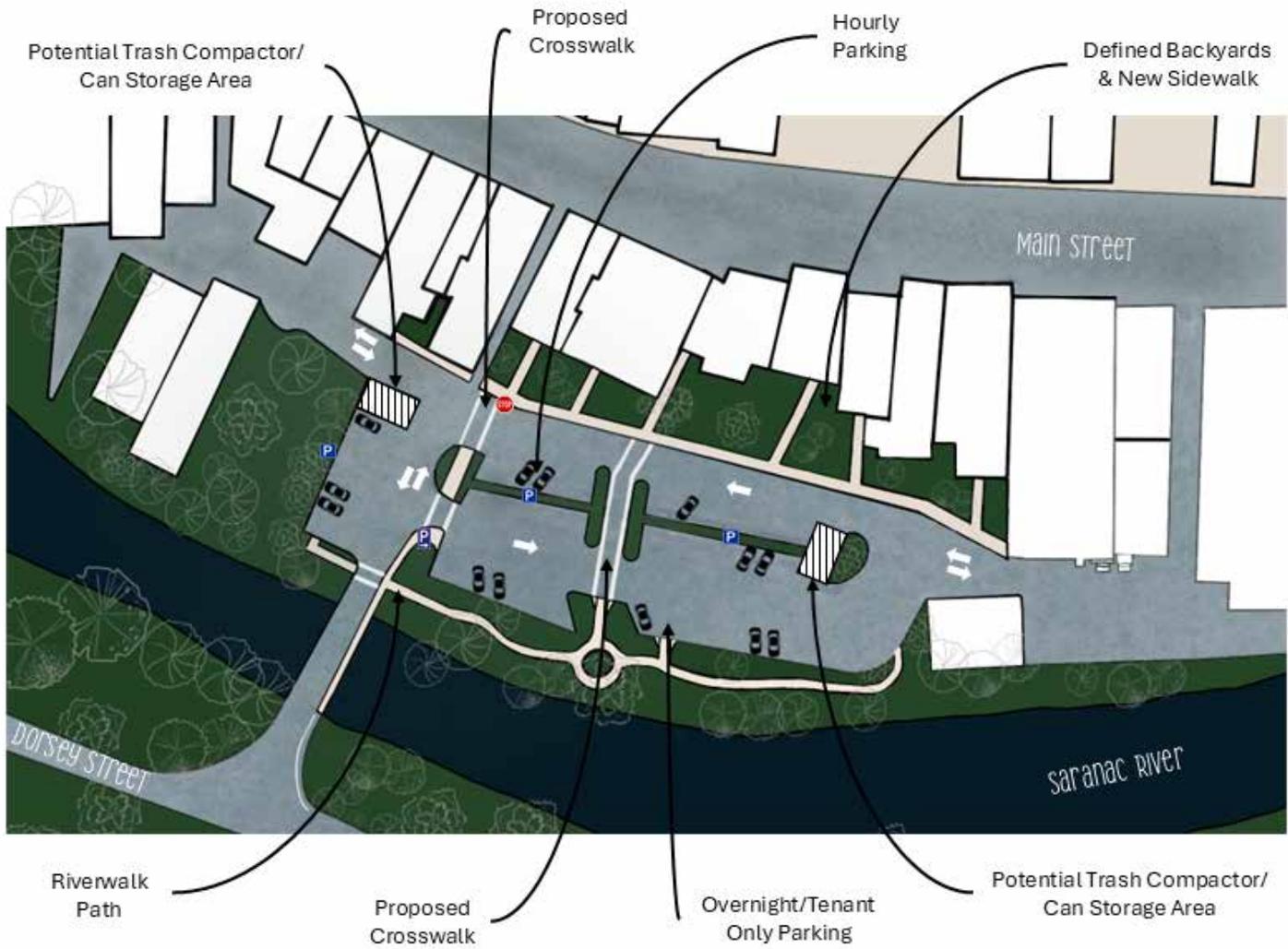
Streetscape Cost Estimate							
Item	Unit of Measure	Unit Price	Shipping & Taxes	Installation Costs	Manufacturer/ Model Information	Color Options	Website/Notes
Wayfinding Signage	EA	\$3,600.00	\$300.00	\$1,044.00		SL Brand	Based on previous project (36" wide by 52" tall) Contact Local Sign Company for Quote
Parking Sign	EA	\$400.00	\$35.00	\$348.00		SL Brand	Based on previous project (36" wide by 52" tall) Contact Local Sign Company for Quote
Options for Sidewalk and Accents							
Concrete Sidewalk	SF	\$7.50	Incl. in unit cost	\$7.50			
Pavers over stone subbase	SF	\$18.00	Incl. in unit cost	\$15.00			
Pavers over concrete and stone subbase	SF	\$25.50	Incl. in unit cost	\$22.50			
Stamped/ colored concrete	SF	\$11.70	Incl. in unit cost	\$12.00			
Options for Crosswalk Materials							
Pavers over heavy duty concrete and stone subbase	SF	\$30.00	Incl. in unit cost	\$27.00			
Stamped concrete including rebar reinforcing, thicker concrete and deeper stonebase	SF	\$16.00	Incl. in unit cost	\$15.00			
Line painting in crosswalks	EA	\$2,500.00	Incl. in unit cost	Incl. in unit cost			Based on 4 lane road 8' -0" wide with piano keys and white borders
Thermoplastic	EA	\$12,000.00	Incl. in unit cost	Incl. in unit cost			Based on 4 lane road 8' -0" wide with piano keys and white borders
This cost estimate was prepared in the Summer of 2025. Please contact the manufacturers for current pricing.							



Dorsey Street Parking Lot Concept Design

The Dorsey Street Parking Lot was discussed during the development of this document. Opportunities for formalizing pedestrian walkways, facade improvements to the rear facades, adding additional rear entrances, consolidating trash containers (with two trash compactors), adding landscaping, and improving traffic flow are shown in the suggested concept on the opposite page.





Code References

In addition to the plans and studies references in this document, there are key provisions of Village law (found at <https://ecode360.com/SA0109>) that that directly impact downtown and which are related to the streetscape guidelines, including:

1. Access, parking and circulation (§ 106-81)
2. Landscape Standards (§ 106-82)
3. Exterior lighting (§ 106-83)
4. Signage design (§ 106-86)
5. Rubbish, dumpsters, and garbage storage (§ 106-96, § 184-4)
6. Food Trucks and Food Carts (Chapter 146)
7. Streets and Sidewalks (Chapter 243)
8. Trees (Chapter 269)
9. Established truck routes (Chapter 276 Article V)

Topic & Relevant Code Sections

1. Access, parking and circulation

§ 106-81 Access, parking and circulation sets standards for how sites handle access, parking, and circulation. It encourages safe and convenient movement for pedestrians, cyclists, and drivers, requires parking to be placed mostly to the side or rear of buildings, and calls for sidewalks, bike racks, and dark sky compliant lighting. The goal is to keep parking areas functional and attractive while reducing their visual and environmental impact.

2. Landscape Standards

§ 106-82 Landscape Standards sets for landscaping standards for development that are aesthetic and functional and which prioritize the preservation of existing vegetation and the use of native plants.

3. Exterior Lighting

§ 106-83 Lighting establishes standards for exterior lighting, emphasizing the prevention of glare and light trespass, as well as promoting energy efficiency. It mandates the use of full cutoff fixtures for most applications and encourages a consistent style and appearance for lighting on both private property and in the public right-of-way.

4. Signage Design

§ 106-86 Signs provides detailed regulations for different types of signage. It specifies permitted sign types (wall, projecting, window, awning, freestanding, temporary/sandwich board), sets size and height limits, and regulates illumination (internal illumination is generally prohibited).



5. Dumpsters / Refuse Storage

§ 184-4 Outdoor deposit or storage of waste, rubbish, debris, or garbage requires proper containers to prevent nuisances.

§ 106-96 Rubbish, dumpsters, and garbage storage requires the use of covered containers for trash storage and regulates the screening and location of containers. and screening for trash.

6. Food Trucks and Food Carts

Chapter 146 Food Trucks and Food Carts sets forth permitting requirements for food trucks and food courts and regulations for their location and operation in the Village.

7. Streets & Sidewalks

§ 106-81 Access, parking and circulation includes minimum standards for bicycle facility design the encourage and require adequate bicycle racks, signage and striping, and pedestrian facility design for walkways and sidewalks, including a minimum width of five feet and compliance with the American with Disabilities Act.

Chapter 243 Streets and Sidewalks governs the use of sidewalks and requirements for sidewalk opening permits.

8. Trees

Chapter 269 Trees regulate the planting, maintenance, and removal of trees on public property.

9. Established Truck Routes

Chapter 276 Article V Truck Routes establishes designated truck routes within the Village, generally utilizing state highways (like parts of Main Street/Route 86 and River Street/Route 3). Restrictions likely apply to smaller side streets downtown.

