

- ZONE ONE**
POROUS ASPHALT AREA FOR MIXED USE:
- LONG TERM, HIGH FREQUENCY PARKING (125 SPACES)
 - LARGE VEHICLE ACCESSIBILITY
 - MOTORCYCLE DEMONSTRATIONS
 - MOTORCYCLE PARKING
 - ANTIQUE CAR DISPLAY

- ZONE TWO**
BUILDING RENOVATED AS OPEN AIR PAVILION FOR MIXED USE:
- FARMER'S MARKET, FLEA MARKET
 - CRAFT FAIRS
 - THEATER PRODUCTIONS AND CONCERTS
 - ICE/SAND SCULPTURE CONTESTS

- ZONE THREE**
BUILDING RENOVATED TO BRING UP TO CODE AS AN ENCLOSED STRUCTURE FOR MIXED USE:
- TRADE SHOWS
 - EVENTS REQUIRING AIR CONDITIONING OR COMPLETE ENCLOSURE

Lands Now or Formerly of
Fort William Henry Corp.
Book 497 Page 222
Section 264.06 Block 2 Lot 51

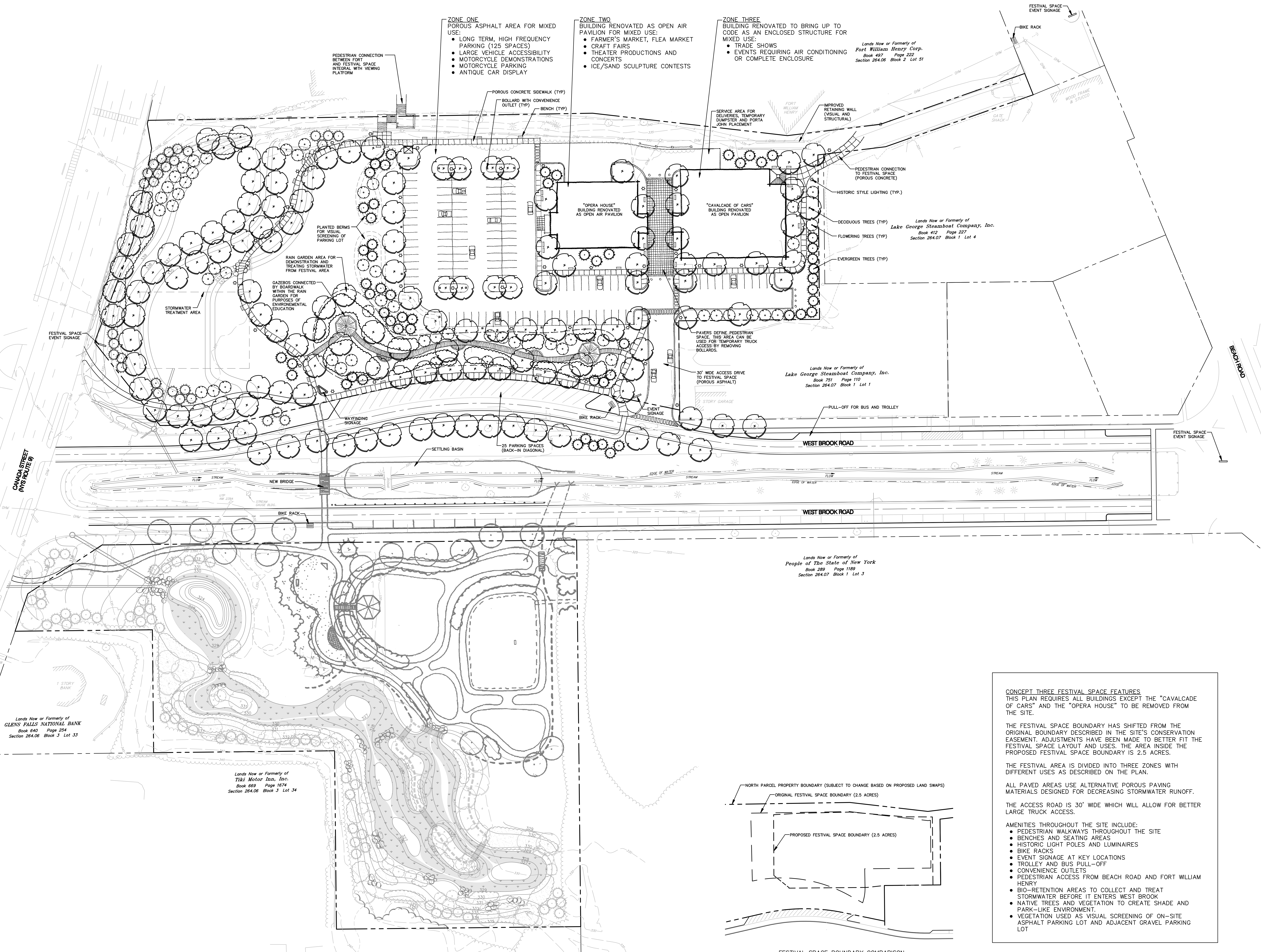
Lands Now or Formerly of
Lake George Steamboat Company, Inc.
Book 412 Page 227
Section 264.07 Block 1 Lot 4

Lands Now or Formerly of
Lake George Steamboat Company, Inc.
Book 751 Page 110
Section 264.07 Block 1 Lot 1

Lands Now or Formerly of
People of The State of New York
Book 269 Page 1189
Section 264.07 Block 1 Lot 3

Lands Now or Formerly of
GLENS FALLS NATIONAL BANK
Book 640 Page 254
Section 264.06 Block 3 Lot 33

Lands Now or Formerly of
Tiki Motor Inn, Inc.
Book 669 Page 1674
Section 264.06 Block 3 Lot 34



CONCEPT THREE FESTIVAL SPACE FEATURES
THIS PLAN REQUIRES ALL BUILDINGS EXCEPT THE "CAVALCADE OF CARS" AND THE "OPERA HOUSE" TO BE REMOVED FROM THE SITE.

THE FESTIVAL SPACE BOUNDARY HAS SHIFTED FROM THE ORIGINAL BOUNDARY DESCRIBED IN THE SITE'S CONSERVATION EASEMENT. ADJUSTMENTS HAVE BEEN MADE TO BETTER FIT THE FESTIVAL SPACE LAYOUT AND USES. THE AREA INSIDE THE PROPOSED FESTIVAL SPACE BOUNDARY IS 2.5 ACRES.

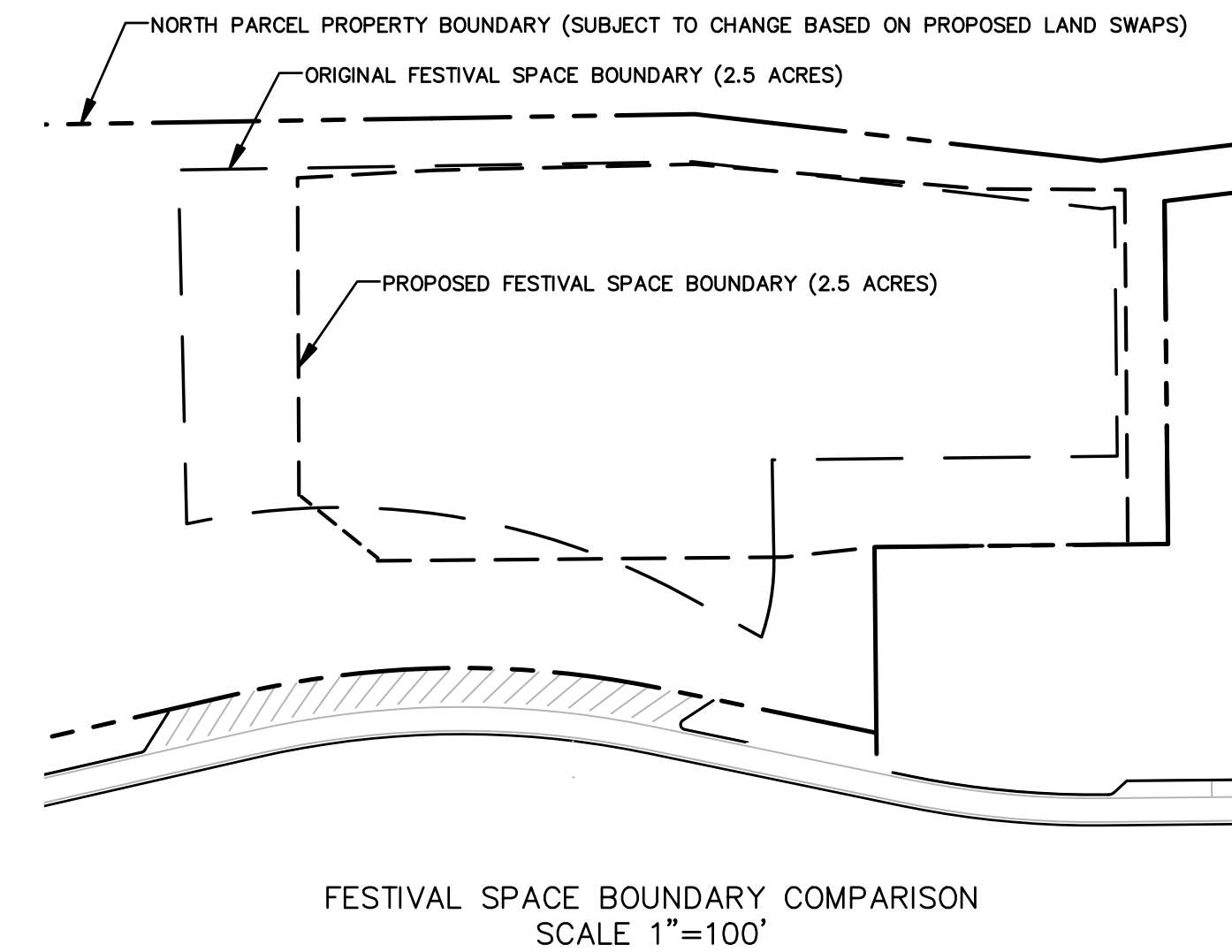
THE FESTIVAL AREA IS DIVIDED INTO THREE ZONES WITH DIFFERENT USES AS DESCRIBED ON THE PLAN.

ALL PAVED AREAS USE ALTERNATIVE POROUS PAVING MATERIALS DESIGNED FOR DECREASING STORMWATER RUNOFF.

THE ACCESS ROAD IS 30' WIDE WHICH WILL ALLOW FOR BETTER LARGE TRUCK ACCESS.

AMENITIES THROUGHOUT THE SITE INCLUDE:

- PEDESTRIAN WALKWAYS THROUGHOUT THE SITE
- BENCHES AND SEATING AREAS
- HISTORIC LIGHT POLES AND LUMINAIRES
- BIKE RACKS
- EVENT SIGNAGE AT KEY LOCATIONS
- TROLLEY AND BUS PULL-OFF
- CONVENIENCE OUTLETS
- PEDESTRIAN ACCESS FROM BEACH ROAD AND FORT WILLIAM HENRY
- BIO-RETENTION AREAS TO COLLECT AND TREAT STORMWATER BEFORE IT ENTERS WEST BROOK
- NATIVE TREES AND VEGETATION TO CREATE SHADE AND PARK-LIKE ENVIRONMENT.
- VEGETATION USED AS VISUAL SCREENING OF ON-SITE ASPHALT PARKING LOT AND ADJACENT GRAVEL PARKING LOT



FESTIVAL SPACE BOUNDARY COMPARISON
SCALE 1"=100'

WEST BROOK CONSERVATION INITIATIVE FESTIVAL AREA CONCEPT THREE