

PLATTSBURGH CITY BEACH IMPLEMENTATION PLAN

Plattsburgh City Beach Waterfront Revitalization

City of Plattsburgh
Clinton County
New York

August, 2021

Prepare for:

City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

Prepared by:

Saratoga Associates
21 Congress Street, Suite 201
Saratoga Springs, NY 12866

TABLE OF CONTENTS

SECTION 1 – PROJECT OVERVIEW

1.1 Introduction Page 1

SECTION 2 – IMPLEMENTATION PLAN

1.2 Approach Page 2

1.3 Short-Term Plan 2021 – 2023 Page 2

1.4 Mid-Term Plan 2024 – 2026 Page 4

1.5 Long-Term Plan 2027 – 2029 Page 6

1.6 Project Costs Page 8

1.7 Project Grants Page 10

1.8 Conclusion Page 10

SECTION 1 – PROJECT OVERVIEW

1.1 Introduction

Plattsburgh’s City Beach is a focal point for tourism, attracting visitors from both the U.S. and Canada. In addition to the natural beach along Lake Champlain, the property includes the Crete Center, a 30,000 square foot multipurpose facility used for recreation and special events. Though the beach has maintained its status as a recreational destination, the Crete Center will soon outlive its usefulness and be demolished during the first phases of the City Beach project.

Saratoga Associates assisted the City with a Feasibility Study which included site reconnaissance and a Phase I Environmental Site Assessment for City Beach; a building assessment for the Crete Center, including a Hazardous Materials Survey of the structure; and general assessment of the entire property. Redevelopment ideas considered alternative visions for the future of the property that both included and removed the Crete Center. The study identified strategies to improve recreation at the City Beach site and access to the waterfront, and included a design study, design standards and guidelines for parks and recreation, suggested waterfront best management practices, and a feasibility analysis for the redevelopment and enhancement of the Crete Center and City Beach sites.

Based on community feedback and initial cost analyses, the preferred concept looked to provide enhanced open space with a focus on community recreation — expanded passive and active recreation opportunities, improved lakefront access, open space within the flood zone, and minimal impacts on sensitive areas. Cost estimates were developed for the mitigation, remediation, renovation and restoration of the property, including the redevelopment options for the Crete Center site.

The proposed concept provides a wide variety of attractions and open space locations for the community. Improvements to sidewalk and trail networks and parking and vehicle circulation are key to connectivity for community and tourism to the region as well as the addition of two piers for improved connection to Lake Champlain. The City Beach site will have improvements to public amenities such as updated bathrooms and public waterfront buildings. These upgrades will also include public pavilions for recreation and picnics, the inclusion of open lawns with a performance venue for concerts and a new nature center for public outreach and education to learn about the ecology on the site as well as the environment around Lake Champlain. Recent ideas for the property have included the development of a small primitive camping area and/or an off-leash dog park in the southwest corner of the site.



SECTION 2 – IMPLEMENTATION PLAN

1.2 Approach

This Implementation Plan identifies individual projects and a phasing schedule based on priorities and integration with other projects. The actual implementation of any project is contingent upon approval by the City Board and available resources. The implementation plan is developed into three planning periods; Short-Term 2021-2023, Mid-Term 2024-2026 and Long-Term 2027-2029+. The consultant recognizes that projects in the Long-Term Phase, such as continued rehabilitation and maintenance of the sand dunes and periodic maintenance of facilities will be a continued ongoing process for years to come.

1.3 Short-Term Plan 2021 – 2023

The Short-Term Plan focuses on the demolition of two buildings, the inclusion of site consulting services for Archeological Investigations; Environmental Investigation and Landfill Delineation; Geotechnical Investigation; Wetland Delineation; Site Survey, and continued design and permitting consultation. The first phase is intended to provide the framework for utility infrastructure for the site, improvements to the trail network on the west end of the site, through trail improvements, boardwalks, and overlooks. The first phase also includes the addition of docking and pedestrian piers, the included restoration of the existing dune network along Lake Champlain and the mitigation of the retired landfill and restoration of wetlands in the disturbed areas.

The projected sequence for the Short-Term Plan is as follows:

- A.** *Consulting Services including Archeological Investigation, Environmental Investigation and Landfill Delineation, Geotechnical Investigation, and Wetland Delineation.*
- B.** *Demolition of the Crete Center and Old Bathhouse.*
 - 1.** *Installation and upgrades to current site utilities*
 - 2.** *Design, Permitting and Construction of Wetland Trails and Boardwalk including overlooks.*
 - 3.** *Design, Permitting and Construction of Pedestrian and Docking Piers.*
 - 4.** *Design, Permitting and Mitigation of the Landfill, including Wetland Restoration.*
 - 5.** *Design, Permitting and Restoration of Sand Dunes and other Mitigative Measures to Control Sand Erosion.*

Implementation Phases

Phase One

Consulting Services

Demolition

- Crete Center
- Old Bathhouse

Site Improvements

- Fencing, Utilities

Wetland Trail & Boardwalks

Construction of Piers

Ecological Restoration

Phase Two

Demolition

Site Improvements

Scotion Creek Access

New Construction Buildings

New Construction Circulation

Parking & Circulation

Softscape

Across Site

Phase Three

Site Improvements

New Construction

Furnishings

- ①
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩
- ⑪
- ⑫



Figure 1.1 Short-Term 2021-2023 Implementation Plan

1.4 Mid-Term Plan 2024 – 2026

The Mid-Term Plan continues demolition of the remaining buildings on site in conjunction with the construction of new waterfront facilities to maintain access to amenities for the public. This phase also included the acquisition and construction of the Scotion Creek Access and new pedestrian and roadway circulation, as well as new parking areas.

The projected sequence for the Mid-Term Plan is as follows:

- C. Demolition of Storage buildings, Entrance Kiosk, and Concessions Building*
- 5. Demolition of Existing Parking and Construction of Stormwater Management*
- 6. Clearing and Construction of Scotion Creek Access*
- 7. Demolition of New Bathhouse; Construction of Pavilion and Pedestrian Pier Shelter; Construction of Additional Structures*
- 8. Construction of Improved Walkways*
- 9. Construction of New Parking Lots*
- D. Installation of new Trees, Landscape Enhancements, and Turf Areas*

Implementation Phases

Phase One

Consulting Services

Demolition

- Crete Center
- Old Bathhouse

Site Improvements

- Fencing, Utilities

Wetland Trail & Boardwalks

Construction of Piers

Ecological Restoration

Phase Two

Demolition

Site Improvements

Scotion Creek Access

New Construction Buildings

New Construction Circulation

Parking & Circulation

Softscape

Across Site

Phase Three

Site Improvements

New Construction

Furnishings



Figure 1.2 Mid-term 2024-2026 Implementation Plan

1.5 Long-Term Plan 2027 -2029+

The Long-Term Plan focuses on the continued restoration of the sand dune ecology along the beach, installation of Public Performance Venue Spaces, and a new Nature Center. This Phase also includes the installation of Events Lawns, Stream and Ponds, addition of a new multipurpose pavilion and site furnishings including a Playground, and signage.

The projected sequence for the Long-Term Plan is as follows:

10. *Construction of ponds and stream, Installation of Events Lawns*

11. *Construction of nature Center*

Construction of Performance Venue

Construction of Multipurpose Building

12. *Installation of remaining Site Furnishings across site, and Playground at Beach*

Installation of wayfinding & interpretive signage along paths, entries, and intersections

Continued maintenance of sand dune environment

Implementation Phases

Phase One

Consulting Services

Demolition

- Crete Center
- Old Bathhouse

Site Improvements

- Fencing, Utilities

Wetland Trail & Boardwalks

Construction of Piers

Ecological Restoration

Phase Two

Demolition

Site Improvements

Scotion Creek Access

New Construction Buildings

New Construction Circulation

Parking & Circulation

Softscape

Across Site

Phase Three

Site Improvements

New Construction

Furnishings

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 



Figure 1.3 Long-Term 2027-2029+ Implementation Plan

1.6 Project Costs

Project Costs consist of ‘hard’ (probable construction costs) plus a contingency at 25% of hard costs, soft costs (approvals, surveys, testing, and design) Project budgets are estimated on 2021 construction costs and the level of work required, such as new construction or low intensity renovation. Annual inflation is not factored into the numbers, but are reflected in the implementation plans for each project.

Summary

Short-Term	2021-2023	\$8,594,684
Mid-Term	2024-2026	\$31,427,474
Long-Term	2027-2029	\$35,392,366

TOTAL \$75,414,524

Note: Yearly Totals in 2021 \$

CITY BEACH IMPLEMENTATION PLAN

Phase 1: 2021-2023	
Consulting Services	
Archeological Investigation	\$7,900
Environmental Investigation & Landfil Delineation	\$15,000
Geotechnical Investigation	\$62,000
Wetland Deliniation	\$5,000
Site Survey	\$21,175
Demolition	
Old Bathhouse Demo	\$55,815
Crete Center Demo	\$926,820
Infrastructure	
Utilities	\$1,000,000
Site Improvements	
Fencing/ Retaining Walls	\$219,000
Wetland Trail System	
Wetland/Forest Boardwalk/Trails	\$350,000
Boardwalk/Trail Overlooks	\$80,000
Piers	
Pedestrian Pier	\$1,000,125
Docking Pier	\$500,247
Ecological Restoration	
Dune Restoration	\$548,000
Landfill Remediation and Wetland Restoration	\$2,000,000
Phase 1: Subtotal	\$6,791,082
Phase 1: Subtotal Less Consulting Services	\$6,680,007
Design, Permitting & Construction Administration - 12%	\$801,601
General Contingencies/Overhead/Field Costs - 15%	\$1,002,001
Phase 1:Total	\$8,594,684

Figure 1.6 Short-Term 2021-2023 Implementation Plan

Phase 2: 2024-2026	
Demolition	
Demo Storage Building	\$30,517
Demo New Bathhouse	\$10,915
Demo Concessions	\$24,131
Demo Disposal	\$40,055
Site Improvements	
Stormwater Management	\$430,000
Scotion Creek Access	
Property Acquisition	-
Signage	\$5,000
Unclassified Clearing	\$4,356
Misc. Removals	\$10,000
Parking Barriers	\$3,600
Hand Launch (docks, gangway)	\$30,000
Parking- Asphalt	\$80,480
Pavement Striping	\$2,000
Walkways - Stone dust	\$3,556
Permitting and Traffic Studies	\$10,000
Grading	\$37,037
Site Lighting	\$45,000
	Scotion Creek - Subtotal
	\$231,028
New Construction	
Waterfront Buildings	\$17,625,600
Shelters and Kiosks	
Waterfront Pavilion at Beachfront Plaza	\$288,000
Waterfront Kiosk at Beachfront Plaza	\$103,680
Large Waterfront Pavilion near Pier	\$597,600
Pathway Shelters along Lawn	\$72,000
Pedestrian Pier Shelter	\$48,000
Pavement and Walkways	
Pavement Demolition	\$889,287
Pavement - Drives and Parking - no curb	\$1,765,480
Pavement Striping	\$12,000
Walkways - concrete	\$1,090,250
Walkways - pavers	\$557,500
Softscape	
Tree Planting	\$350,000
Turf Establishment	\$150,000
Parking Islands	\$70,000
Landscape Beds	\$360,000
Phase 2:Subtotal	\$24,746,043
Design, Permitting & Construction Administration - 12%	\$2,969,525
General Contingencies/Overhead/Field Costs - 15%	\$3,711,906
Phase 2:Total	\$31,427,474

Figure 1.7 Mid-term 2024-2026 Implementation Plan

Phase 3: 2027-2029	
Site Improvements	
Large Event Lawn	\$2,031,333
Multipurpose Lawn	\$322,667
Stream/Pond	\$865,944
New Construction	
Multi Purpose Building	\$8,069,760
Nature Center	\$1,900,800
Main Performance Venue	\$12,000,000
Multi-Purpose Pavilion	\$2,400,000
Furnishings	
Signage	\$45,000
Picnic Tables	\$42,000
Park Benches	\$28,000
Bike Racks	\$7,500
Trash Receptacles	\$5,000
Playground	\$150,000
Phase 3:Subtotal	\$27,868,004
Design, Permitting & Construction Administration - 12%	\$3,344,161
General Contingencies/Overhead/Field Costs - 15%	\$4,180,201
Phase 3:Total	\$35,392,366

Figure 1.8 Long-Term 2027-2029+ Implementation Plan

1.7 Project Grants

On behalf of the City, Saratoga Associates has worked closely with City's grant writers to identify possible financial resources available via New York State's Consolidated Funding Application (CFA) Process. The CFA grants pursued in 2021 include:

City Beach Amenities – EPF - OPRHP Parks Development

- a) Vendor building, restrooms, sidewalks/trails, ADA-compliance improvements
- b) High-poverty level (18%) qualifies for 75% grant / 25% local match of total project costs.
- c) Maximum grant request is \$500,000.

The focus of this grant would be used towards the construction of buildings, restrooms, ADA compliance and sidewalks and trails. Priority use for this grant may be needed or to be split evenly across all areas applicable.

City Beach Shoreline Stabilization – WQIP: Beach Restoration

- a) Riparian/beach improvements to reduce beach erosion, dune system expansion, plantings, sand fencing, stormwater management improvements
 - I. In general, we propose expanding the dune system and native plantings at the site at select areas upland from the break wall/walkway but avoiding the old-growth trees.
 - II. The proposed dune system will need to be accommodated in the designs for the OPRHP application described above.
- b) Maximum grant is \$500,000. Local match - 25% of grant award

The focus of this grant would be used towards the rehabilitation of the natural dune ecosystem along the beach and added improvements to the beach for stormwater management, fencing, plantings and continued improvements to the sand dunes.

1.8 Conclusion

This Implementation Plan identified the major steps and phasing of construction with consideration to site access, ecological factors and costs. The allocation of funding both through grants, state and federal funding and through other means will be the most beneficial to transform the design concept to a constructed reality. Through the guidance of the Implementation Plan and phasing of site improvements, the residents of the City of Plattsburgh will be able to enjoy the multiple recreational options onsite for generations to come.