



City of Plattsburgh Harborside Master Plan

Public Meeting #3 | October 25, 2022



Agenda



Project Status and
Timeline



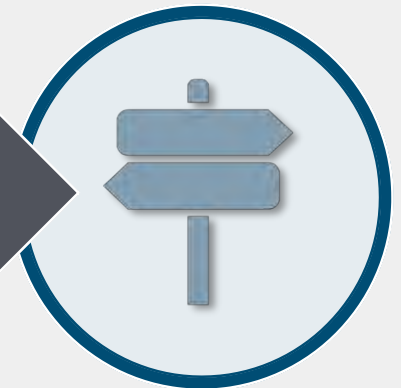
Public Engagement
Summary



Draft Master Plan, Project
Phasing, and
Environmental Learning
Center Building Plan +
Programming Analysis



Feedback and
Discussion



Next Steps



Project Status and Timeline



Project Team

Harborside Master Plan Committee

- Julie Baughn, ZBA & Former Farmers Mkt
- Shannon Thayer, Clinton County Planner
- Kim Manion, Business Owner
- Liou Xie, SUNY Plattsburgh & Clinton Co. PB
- Jacob Avery, City Resident
- Michael Bessette, City DPW
- Jim Abdallah, Planning Board Chair
- Jared Hogle, Outdoor Enthusiast
- Jeff Moore, City Councilor
- Jon Ruff, Environmental Manager
- Shelise Marbut, CDO
- Matthew Miller, CDO

Webpage:

<https://www.cityofplattsburgh-ny.gov/department/community-development/harborside-master-plan>



B&L

- Robert Murphy Jr., AICP - Community Planner
- Leigh Jones, PLA – Landscape Architect
- Olivia Mallon, PLA – Landscape Architect



Aubertine & Currier

- Brian Jones, AIA, LEED, AP – Architect



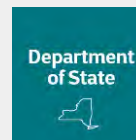
4ward Planning

- Todd Poole – Fiscal Impact Analysis



Hadley Exhibits

- Paul Warner – Museum Services

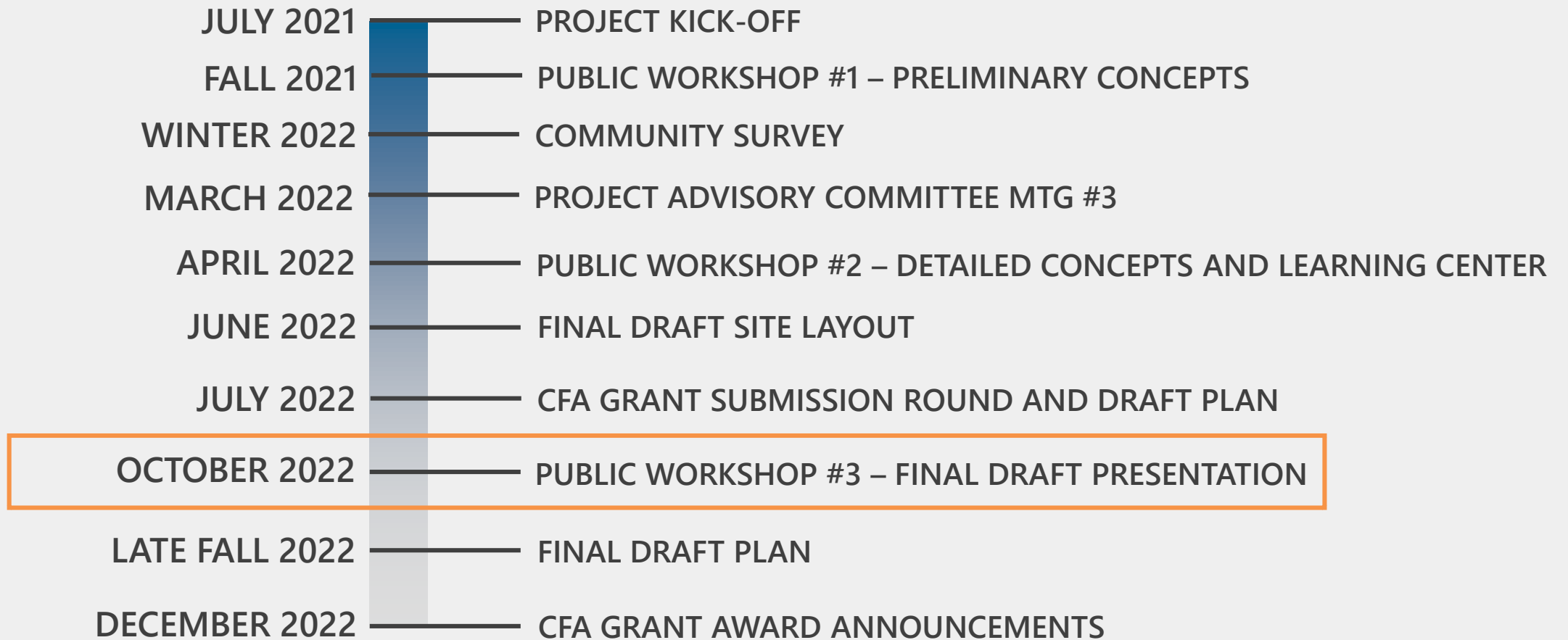


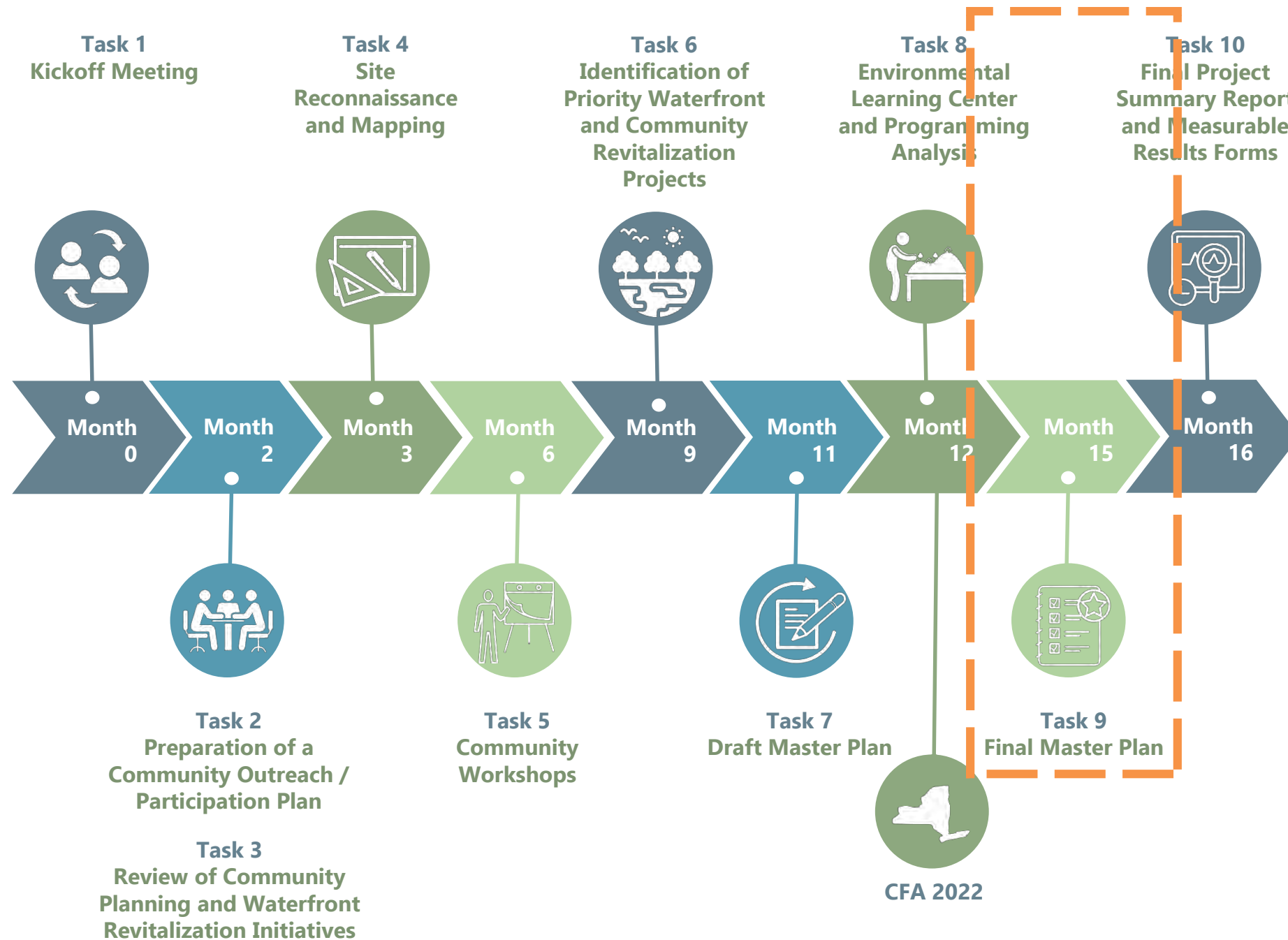
NYS Department of State

- Barbara Kendall – Coastal Resources Specialist



Project Schedule







Public Engagement Summary



Public Engagement Summary

- Virtual PIM #1
 - November 16, 2021
- Community Survey
 - January 2022
- PIM #2
 - April 27, 2022
 - Plattsburgh City Library
- PIM #3
 - October 25, 2022
 - Plattsburgh City Library





VIRTUAL PIM SUMMARY

- November 16, 2021
- Introduce the project to the public
- Generate initial feedback on preliminary concepts

YOU'RE INVITED!

A Public Information Meeting for the Harborside Master Plan City of Plattsburgh

Tuesday, November 16, 2021
6-7:30pm
Virtual Meeting

The City of Plattsburgh has begun preparing a Master Plan for Harborside in the Dock Street Landing area on Lake Champlain and the Saranac River. The Plan will include preliminary designs for an Environmental Learning Center, an exercise trail, farmers market area, and recreational amenities and will provide connections between the 30-acre Harborside site and redevelopment opportunities on Lake Champlain and in the downtown.

[Join Here](#) or Use the Link Below

To create a successful and inclusive participation from members of the public like you is needed. This Public Information Meeting (PIM) will inform residents and stakeholders of the project progress. Topics will include:

- Vision for Harborside
- Priority Amenities and Accessibility
- Identification of Stakeholder Groups
- Preliminary Conceptual Plans

The link for public access is as follows:
<https://us06web.zoom.us/j/81426225361>



Provide your input





Community Survey Summary



City of Plattsburgh Harborside Master Plan Community Survey – January 2022

City of Plattsburgh Harborside Master Plan

Summary of Responses from the Community Survey, January 2022

The City of Plattsburgh is developing a Master Plan for its Harborside Lakefront and Riverfront subareas. In order to gather public input on the project, an online survey was available to the public from January 14 to January 25. During that time, 1,094 people took the survey. Participants were asked a total of 18 questions about their ideas, priorities, and concerns about the future of Plattsburgh’s Harborside site. Survey questions were a combination of multiple-choice, ranking criteria, and some open-ended responses for issues or concerns not covered within the survey.

Question 1- Are you a resident of the City of Plattsburgh?

Yes



The City of Plattsburgh

February 2 · 🌐

Feeling like [#waybackwednesday](#) with vintage postcards of Plattsburgh train station and harborside!

Thank you to over 1,000 people who took the Harborside Masterplan Survey. Your feedback will contribute to the preliminary site layout and concept plan currently being designed. Stay tuned for a public workshop in late March or early April. Congrats to our lucky gift card winner: Lorraine Torgesen! We have sent you an email to claim your prize.

Thank you local resident, Susan Picard for sending us a fantastic collection of vintage postcards from Plattsburgh!

[#giftcard](#) [#postcard](#) [#vintagepostcards](#) [#publicworkshop](#)
[#cityofplattsburgh](#) [#northcountryny](#) [#discoverplattsburgh](#)
[#adkcoast](#) [#plattsburghny](#) [#downtownplattsburgh](#)
[#harborsidemasterplan](#)





Community Survey Summary

- 1100 participants from January 14-25
 - 53% said they don't visit Harborside because there isn't enough to do
 - 53% access Harborside Lakefront via Dock Street, 22% via Green Street. 42% access the Riverfront Subarea via Durkee Street Ped Bridge
 - 65% favor active recreation as high priority at Lakefront
 - 54% favor whitewater recreation as high priority, another 32% as medium
 - 69% believe Harborside is lacking passive recreation
 - A popular open form comment was for Harborside to be appealing to people of all ages





Harborside Layout



1. What features / amenities at Harborside should be top priority

- Walking paths and views ●
- Playground areas ●●
- Stage / entertainment
- Kayak / canoe / fishing access ● *concerns about long term maintenance / costs*
- Whitewater course ●
- Passive recreation and "sittable" spaces ●●
- Other (please specify)

low maintenance - important

- active land use for kids (playground) with passive for adults
- active water use



Environmental Learning Center



3. What community partners should be involved in programming and operations of the ELC? Please Explain.

- SUNY Plattsburgh
- Clinton County Historical Society
- Lake Champlain Basin Program
- Champlain Valley Physicians Hospital
- Collaboration with the Wild Center (Tupper Lake) and/or ECHO(Burlington)
- Other partners and explanations:

*Clinton Co Community College
 Consortium For Environmental Ed Program (agreements, ideas, standards)
 Workforce Development Groups + Unions
 Nova Bus - Private sector or Responder
 DTA Groups*

PUBLIC WORKSHOP SUMMARY (PIM #2)

- April 27, 2022, 6pm – 7:30pm
- Plattsburgh City Library
- Advanced site layout designs presented to the public, in-person
- Generate feedback on layout, amenities, and preferences
- Revisions made to site layout prior to CFA Grant Funding Round in July

Grassy Knolls / 'W' for Seating

River Rafting + Viewing Areas

Fishing + Overlook Areas with River Access

River Hydraulics + Tubing

NYSEG Concept

Engagement

Hydraulics 2

How worse low water concerns

Very expensive and difficult to maintain and the City's recent cost prohibitive facilities in 2021 year.

Would INTERESTED WITH SALMON RIVER

Restroom facilities, A series of grassy knolls are located along the riverfront to provide views to the lawn Saranac River. A riverfront trail meanders along the shoreline for fishing, river access, and overlooks. The installation of river hydraulics provides opportunities for new experiences and water activities for park users.

OCTOBER 25, 2022





Harborside Master Plan



Master Plan Document

- Master Plan Document Composition
 - In addition to the graphical layouts
 - Community Participation Plan and Summary
 - Community Profile and Previous Plans
 - Identification of Site Layout and Priority Projects
 - Environmental Learning Center Layout and Programming Analysis

<u>Task #</u>	<u>Brief Task Description</u>	<u>Percent of Completion</u>
1	Project Initiation Meeting	100%
2	Project Advisory Committee	100%
3	Procurement of Consultant (if applicable)	100%
4	Consultant Selection and Compliance with Local Procurement Requirements	100%
5	Subcontract Preparation and Execution	100%
6	Project Advisory Committee Meetings	90%
7	Preparation of a Community Outreach/Participation Plan	100%
8	Review of Community Planning and Waterfront Revitalization Initiatives	100%
9	Community Profile	100%
10	Community Workshops	67%
11	Identification of Priority Waterfront and Community Revitalization Projects	95%
12	Draft Master Plan	75%
13	Environmental Learning Center and Programming Analysis	95%
14	Final Master Plan	0%

Plattsburgh

HARBORSIDE WATERFRONT PARK

MASTER PLAN



SARANAC RIVER

CUMBERLAND BAY

MACDONOUGH MONUMENT PARK

EXISTING WATER RESOURCE RECOVERY FACILITY

- PROPOSED DOCK FOR FISHING OPPORTUNITIES
- PROPOSED OUTLOOK WITH OVERHEAD PAVILION + SAIL SHADE STRUCTURE
- PROPOSED EDUCATION PANEL ABOUT WASTE WATER OUTFALL
- PROPOSED EDUCATION PANEL ABOUT LAKE CHAMPLAIN
- PROPOSED RIVERFRONT TRAIL TRAILHEAD
- PROPOSED RIVERFRONT TRAIL
- PROPOSED IN-WATER SCULPTURE
- PROPOSED BOARDWALK
- PROPOSED SEAT WALL SEATING
- PROPOSED BOARDWALK CONNECTION
- PROPOSED ART FEATURE
- PROPOSED PAVER SPLASH PAD AREA WITH INTERACTIVE EDUCATIONAL ELEMENTS
- PROPOSED DOG PARK AREA
- PROPOSED NATIVE GRASSES PLANTING
- PROPOSED PLAYGROUND AREA
- PROPOSED PEDESTRIAN CORRIDOR
- PROPOSED SEAT WALL SEATING ALONG PATHWAY
- PROPOSED ART INSTALLATION
- PROPOSED PICNIC PAVILION AREA
- PROPOSED FUTURE HARBORSIDE SUBDIVISION
- OPEN LAWN
- PROPOSED ART FEATURES
- PROPOSED PIERA + SEASONAL SPLASH PAD AREA
- PROPOSED PICNIC PLAZA
- PROPOSED CLIMBING WIRE TRUCKS
- PROPOSED ANAEROBIC DIGESTER
- PROPOSED FENCE
- EXISTING PARKING LOT
- PROPOSED PLANTED ISLANDS WITH RAIN GARDEN AREAS
- EXISTING PARKING LOT
- PROPOSED PEDESTRIAN BRIDGE
- EXISTING DRIVEWAY
- EXISTING PARKING LOT
- EXISTING DRIVEWAY CONNECT TO LOOP TRAIL
- EXISTING TRUCK ACCESS DRIVE WITH PROPOSED FENCE
- EXISTING BOAT WASH STATION
- PROPOSED SEAT WALLS / AMPHITHEATER SEATING FOR VIEWING
- ENHANCE AREA WITH SAIL PAVILION + PLANTINGS
- MAINTAIN EXISTING VEGETATION TO PREVENT EROSION
- WATERFRONT GRAVEL AREA
- LIMB UP EXISTING TREES TO ENHANCE VIEW, CLEAR UNDERSTORY PLANTING
- PROPOSED BEACH ACCESS / WATERFRONT AREA
- PROPOSED NATURE PLAY AREA WITH CLIMBING LOGS + ROCKS
- MAINTAIN SHORELINE VEGETATION FOR STABILIZATION
- ENHANCE MEMORIAL AREA
- OPEN LAWN
- PROPOSED NATIVE GRASSES PLANTING



Draft Master Plan

Phase 1 – Circulation Improvements



PRECEDENT IMAGES







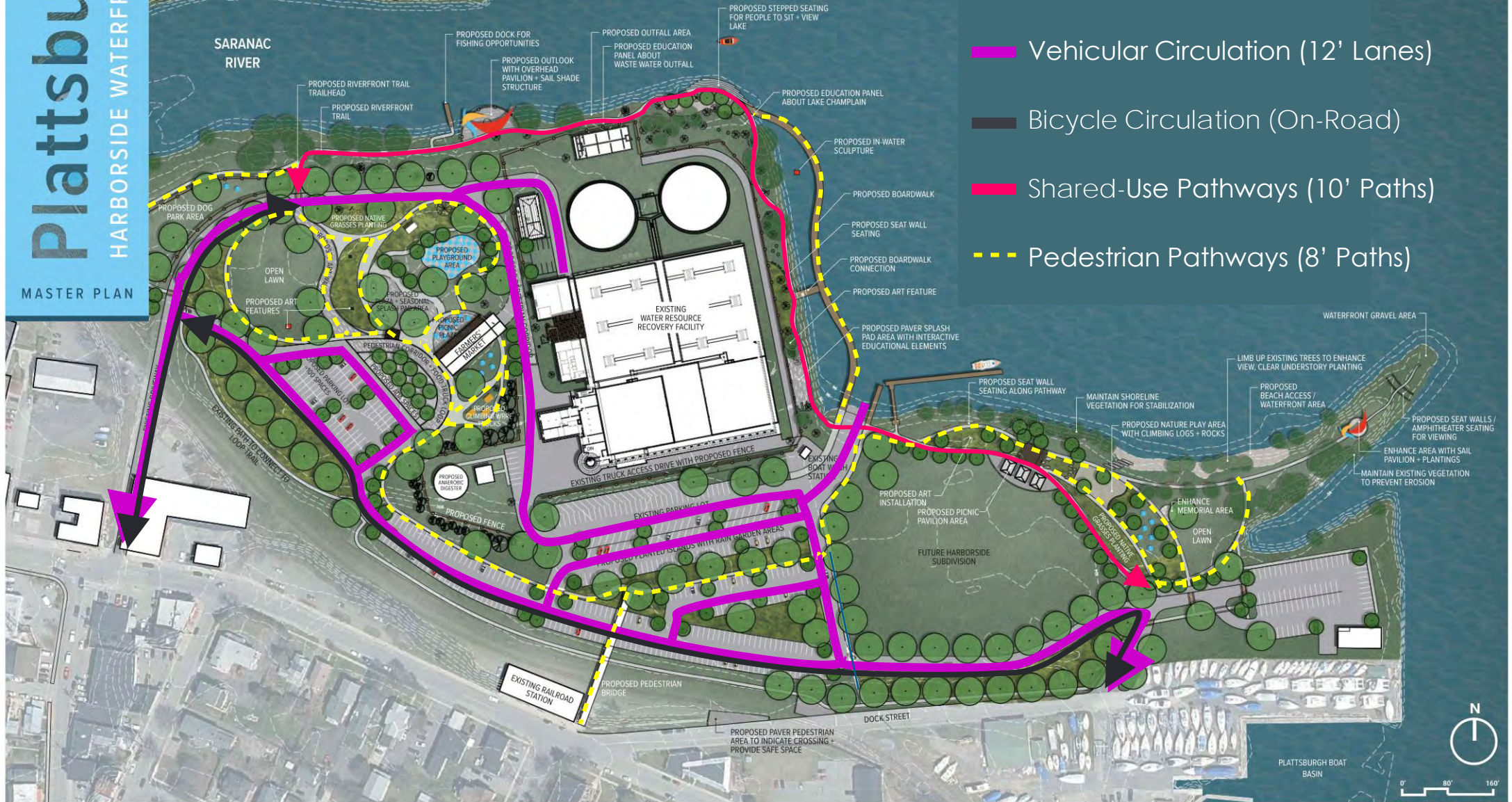
Plattsburgh

HARBORSIDE WATERFRONT PARK

MASTER PLAN

Legend

-  Vehicular Circulation (12' Lanes)
-  Bicycle Circulation (On-Road)
-  Shared-Use Pathways (10' Paths)
-  Pedestrian Pathways (8' Paths)





Draft Master Plan

Phase 1 – Circulation Improvements

TYPES OF PATHWAYS



Waterfront Shared-Use Pathway (Approx. 2,000lf)
Just under .5mi. of Shared-Use Path



Pedestrian Pathway (Approx. 6,000lf)
~1 mi. of Walking Paths

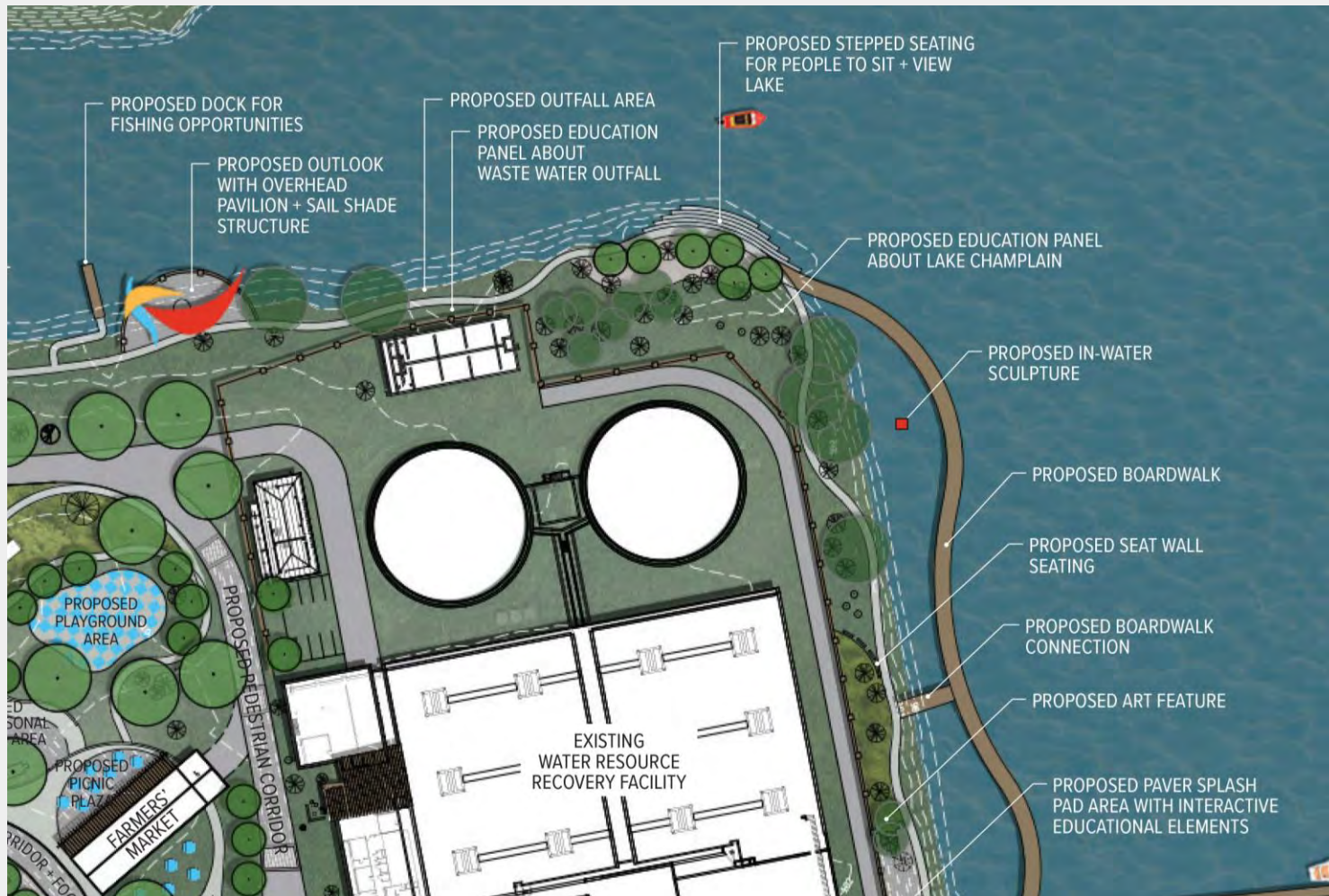


Boardwalk (Approx. 700lf)



Draft Master Plan

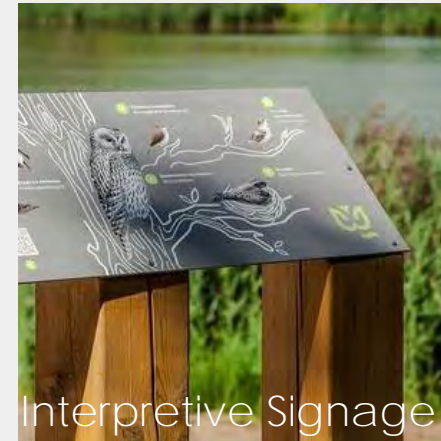
Phase 1 – Circulation Improvements



PRECEDENT IMAGES



Hammock Grove



Interpretive Signage



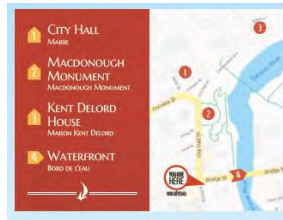
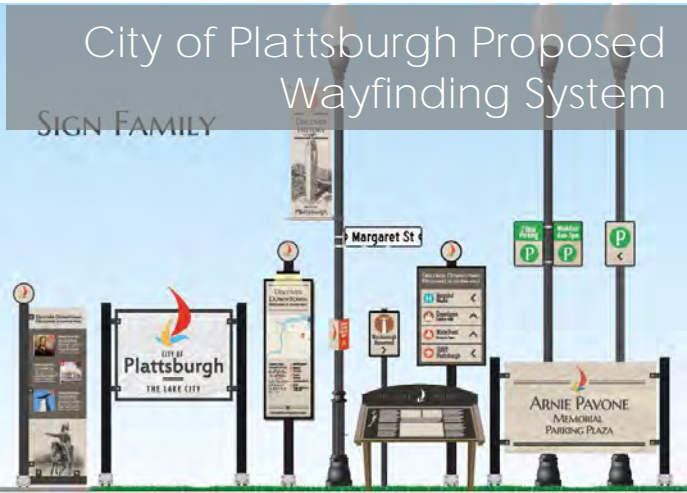
'Sail-like' Shade Pavilion



Overlook Pavilion



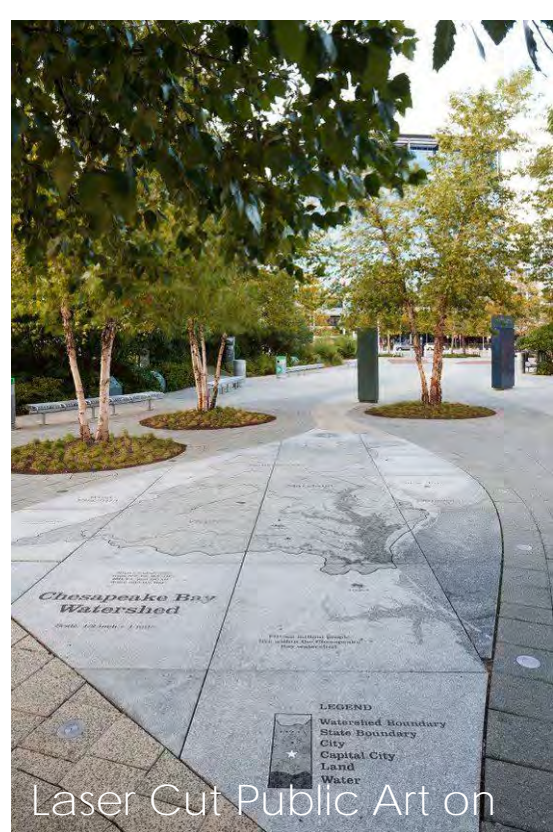
Stepped Seating



Draft Master Plan

Phase 2 – Wayfinding Signage

OCTOBER 25, 2022



Laser Cut Public Art on Path



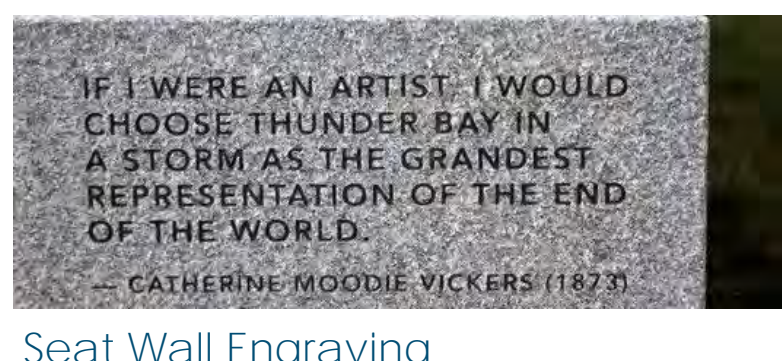
Educational Public Art



Educational Public Art + Seating



Paver Engraving



Seat Wall Engraving



Educational Public Art

Draft Master Plan

Phase 2 – Interpretive Signage

OCTOBER 25, 2022



Silhouette of First Douglas Fir Tree on Campus



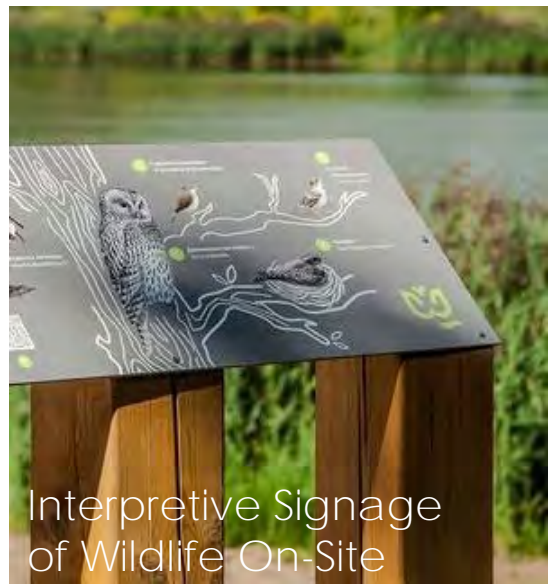
Old Railroad Used as Pathway



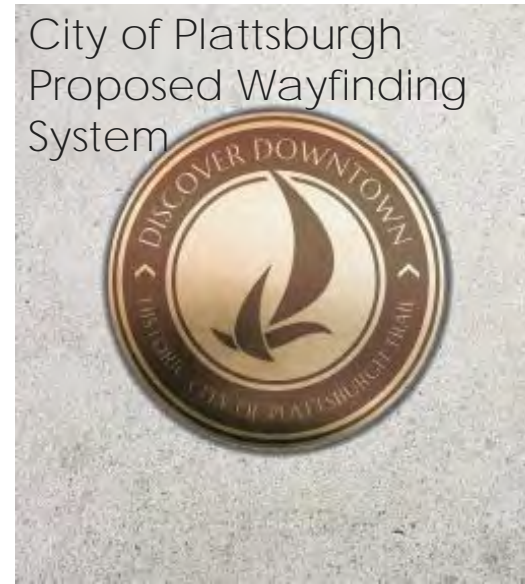
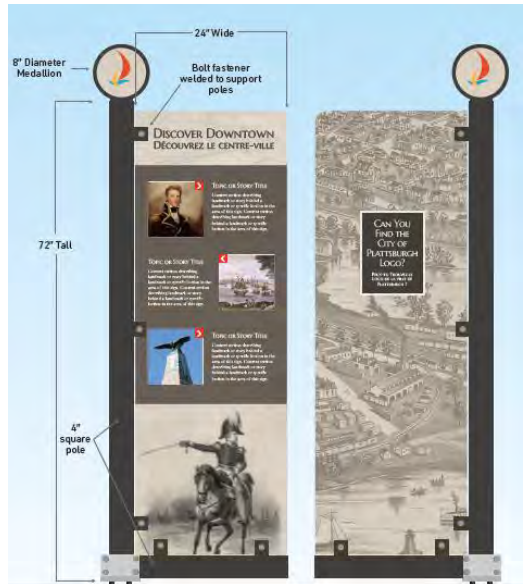
History Engraving



Pathway Designed to Mimic Railroad



Interpretive Signage of Wildlife On-Site



City of Plattsburgh Proposed Wayfinding System

Draft Master Plan

Phase 2 – Interpretive Signage

OCTOBER 25, 2022



Draft Master Plan

Phase 3 – Farmers’ + Crafters’ Market Area



Farmers' Market + Picnic Areas

PRECEDENT IMAGES



Pedestrian Corridor



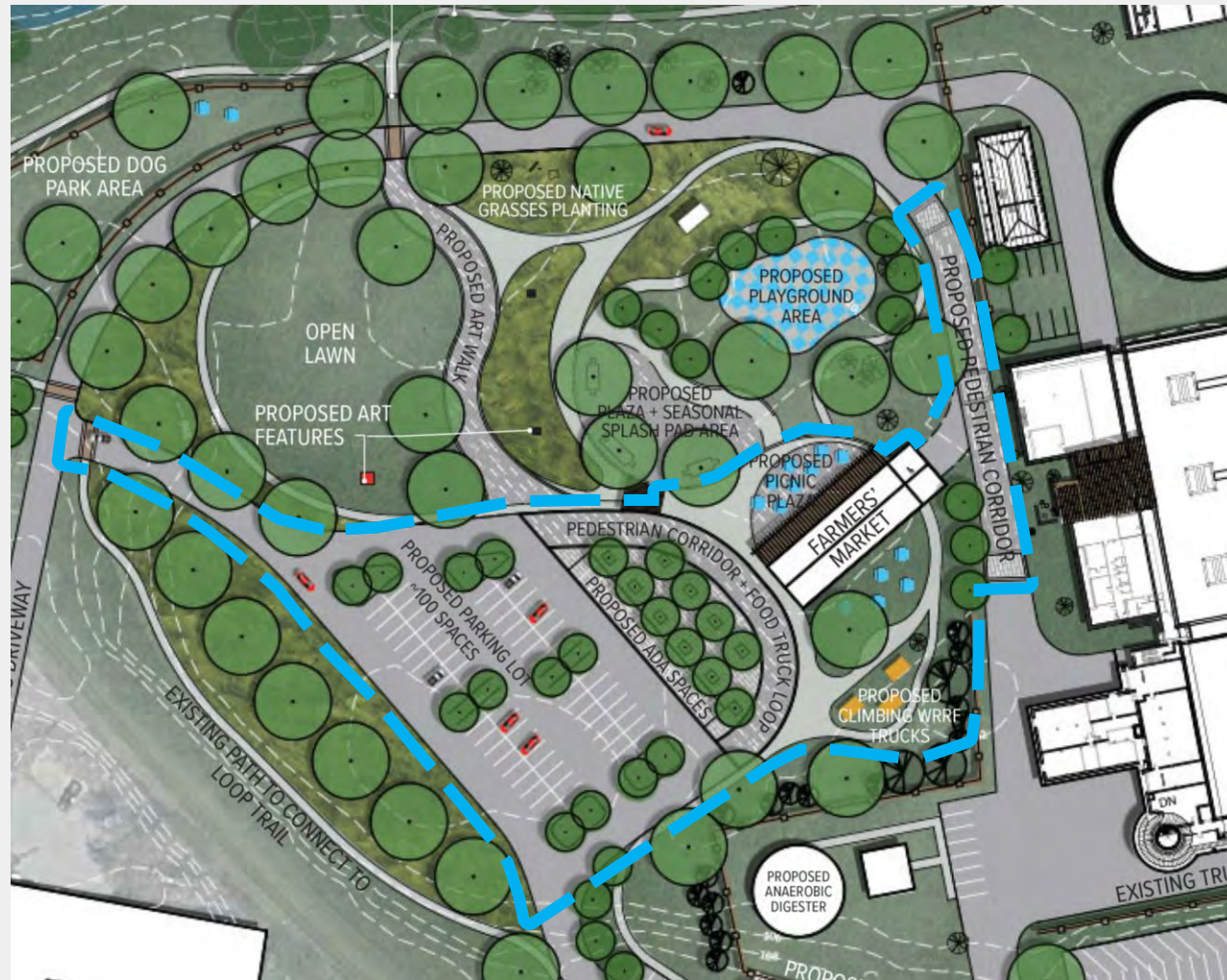
Paved Tree Pit Area



Food Truck Loop



Shaded Picnic Areas





Draft Master Plan

Phase 3 – Farmers’ + Crafters’ Market Area

EXISTING FARMERS’ AND CRAFTERS’ MARKET



Existing Condition

PROPOSED FARMERS’ AND CRAFTERS’ MARKET



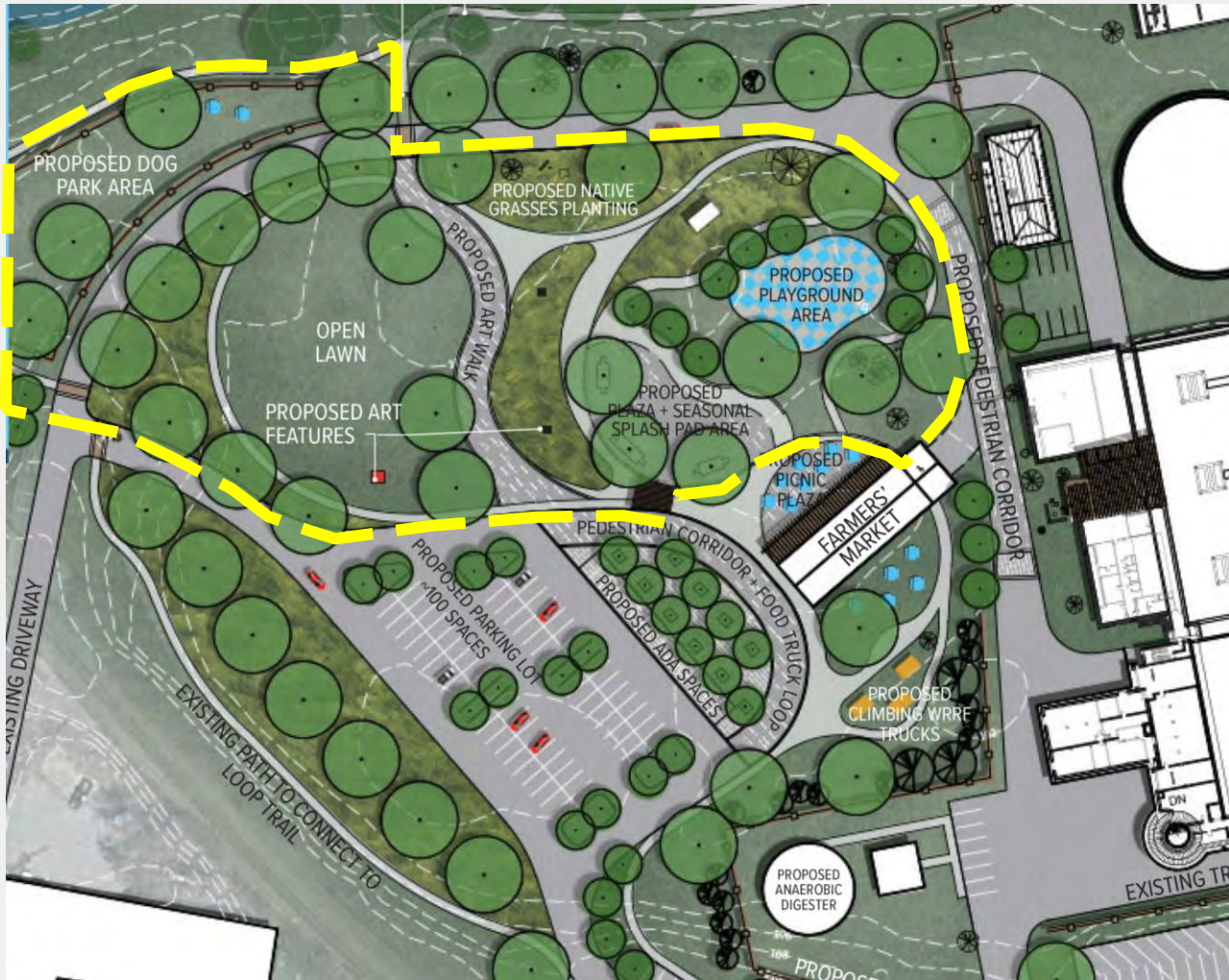


Draft Master Plan

Phase 4 – Playground + Informal Plaza



Paver Walkways/ Plaza + Planted Areas



PRECEDENT IMAGES



Art Walk

Photo credit: Robert Kezire



Dog Park



Informal Plaza Area with Spray Features



Draft Master Plan

Phase 4 – Destination Playground

Destination Playground with Theme relating to the Harborside

Proposed Playground Area: Approx. 5,400sf

Proposed Expanded Playground Area: Approx. 10,000sf



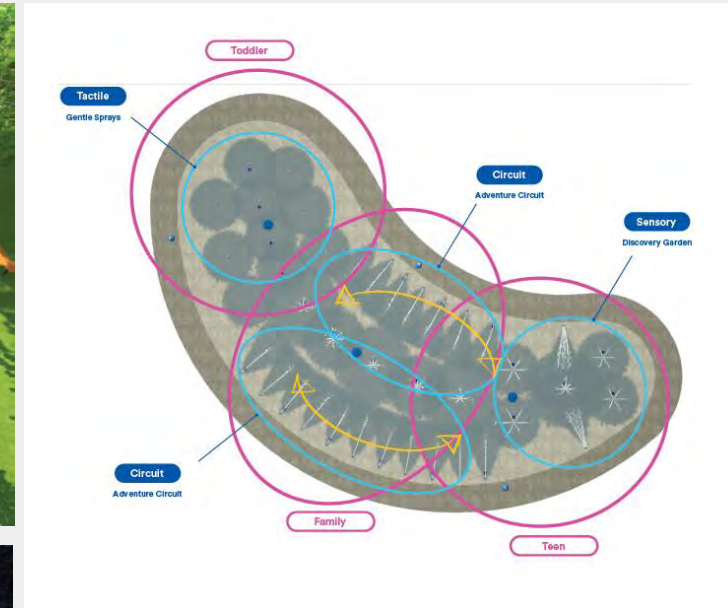


Draft Master Plan

Phase 4 – Informal Plaza + Seasonal Splash Pad Area



Proposed Splash Pad Area: Approx. 4,400sf



Play Value Planning

Aquatic play may feel spontaneous, but it actually requires lots of planning. We design every play experience to keep families engaged, boost dwell times, and increase return visits.

To build lasting memories among moms, dads, and little ones of all abilities, we carefully consider how to integrate products that cater to everything from the location's footprint and capacity to its demographics and theming objectives.



Draft Master Plan

Phase 4 – Informal Plaza + Seasonal Splash Pad Area



Harborside Waterfront Park, Plattsburgh, NY
Version A - 38639



Draft Master Plan

Phase 5 – Future Subdivision + Waterfront Area



PRECEDENT IMAGES



Beach + Bank Stabilization



Picnic Pavilions



Nature Play Areas



Waterfront Pathways with Native Plantings



Draft Master Plan

Phase 6 – NYSEG Site

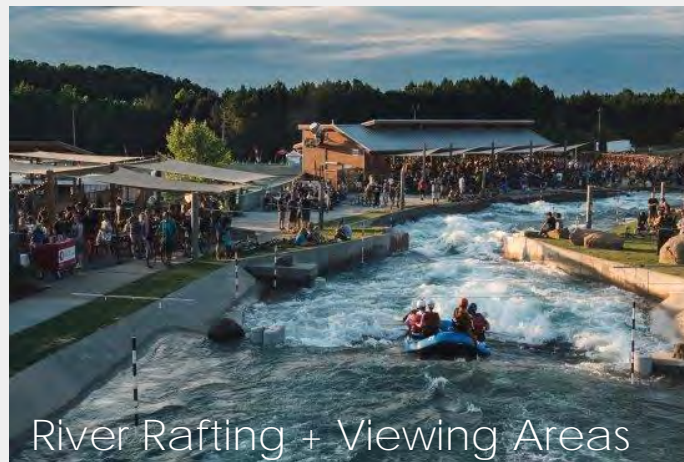
PRECEDENT IMAGES



Grassy Knoll for Seating



Overlook Areas



River Rafting + Viewing Areas



Sail-like Pavilion Shade Structures



Plattsburgh
HARBORSIDE WATERFRONT PARK
MASTER PLAN







29 JUNE 2022

MASTER PLAN



Legend

-  Vehicular Circulation (12' Lanes)
-  Bicycle Circulation (On-Road)
-  Shared-Use Pathways (10' Paths)
-  Pedestrian Pathways (8' Paths)



Feedback – Draft Master Plan

- Any general questions on the Draft Master Plan and proposed phasing?





Environmental Learning Center Layout and Programming

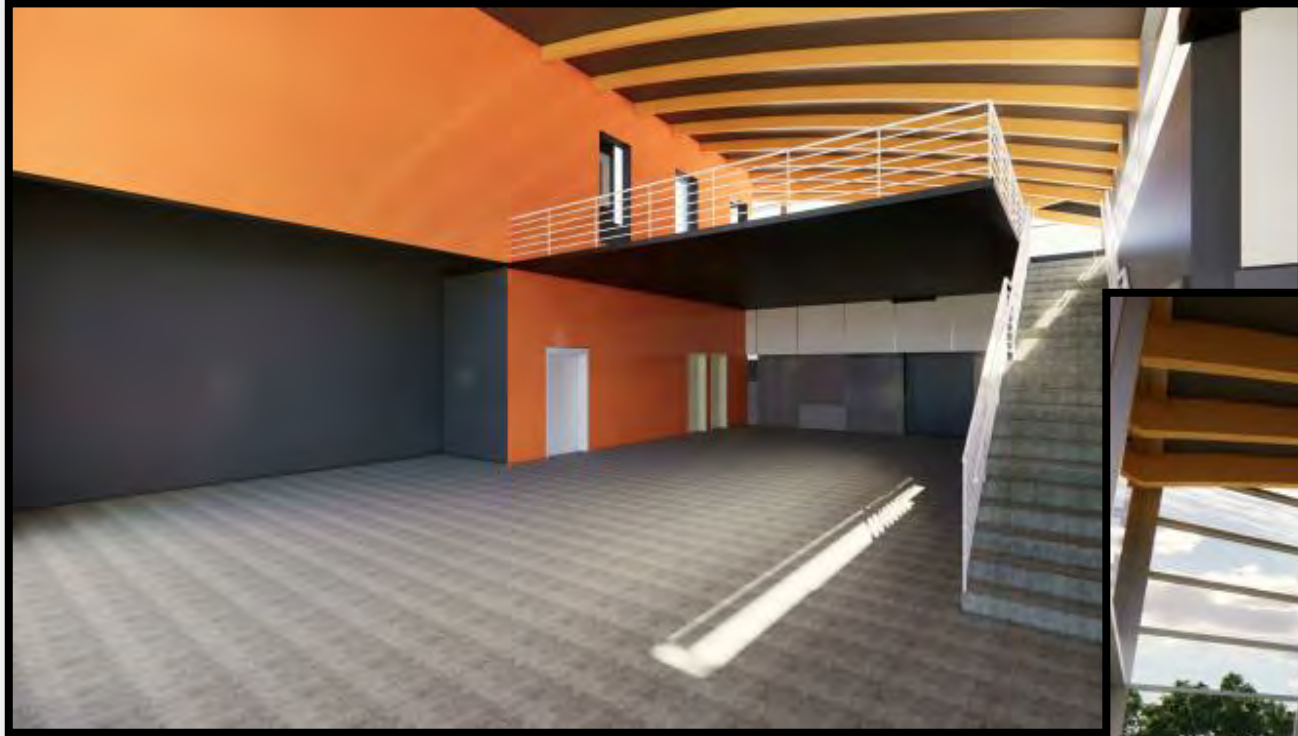


Environmental Learning Center – Layout and Building Plan





Environmental Learning Center – Layout and Building Plan

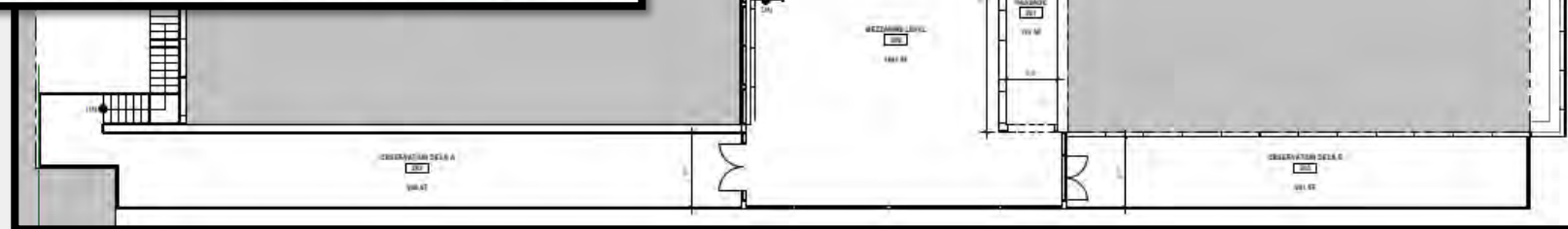
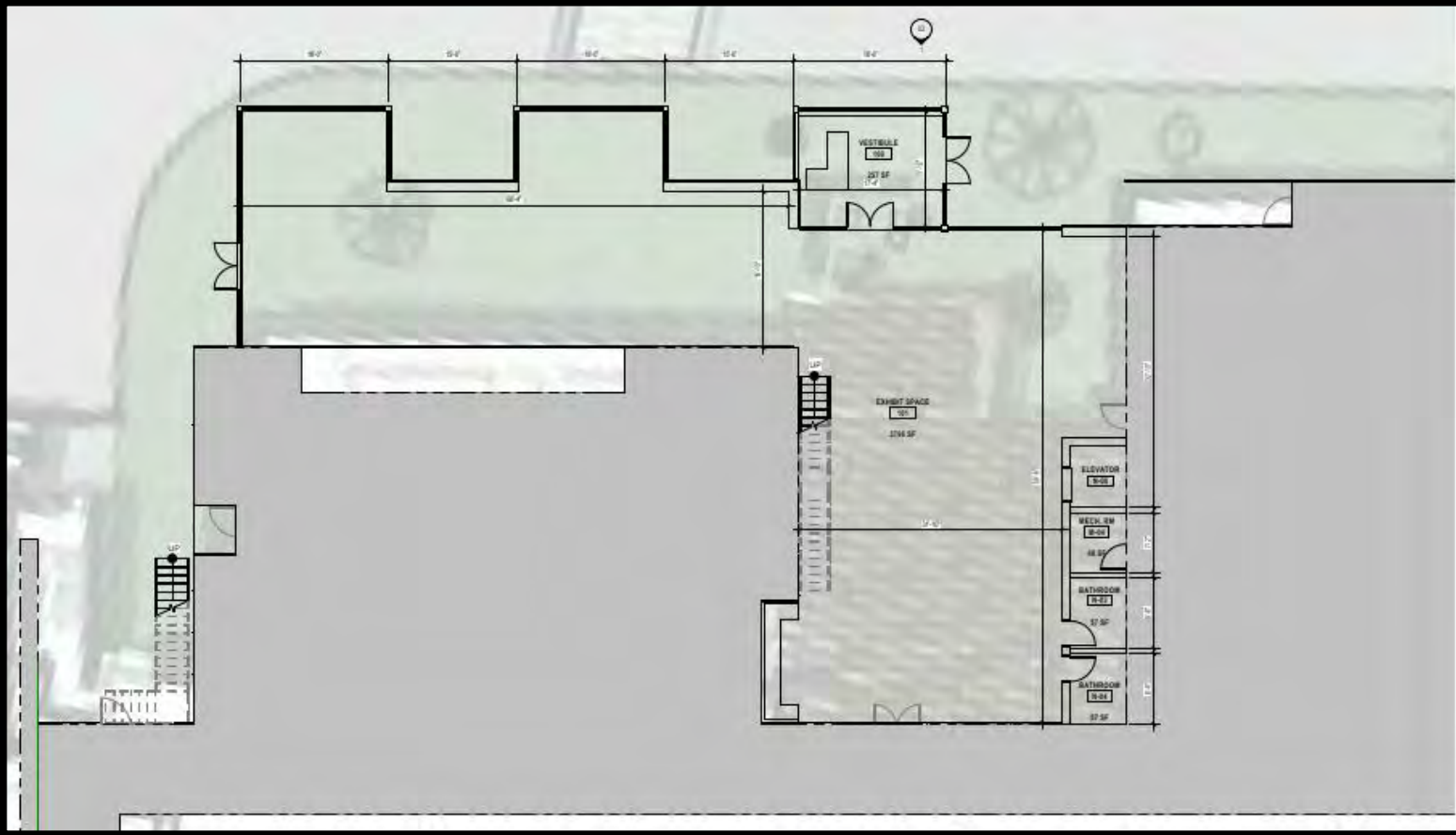




Environmental Learning Center – Layout and Building Plan

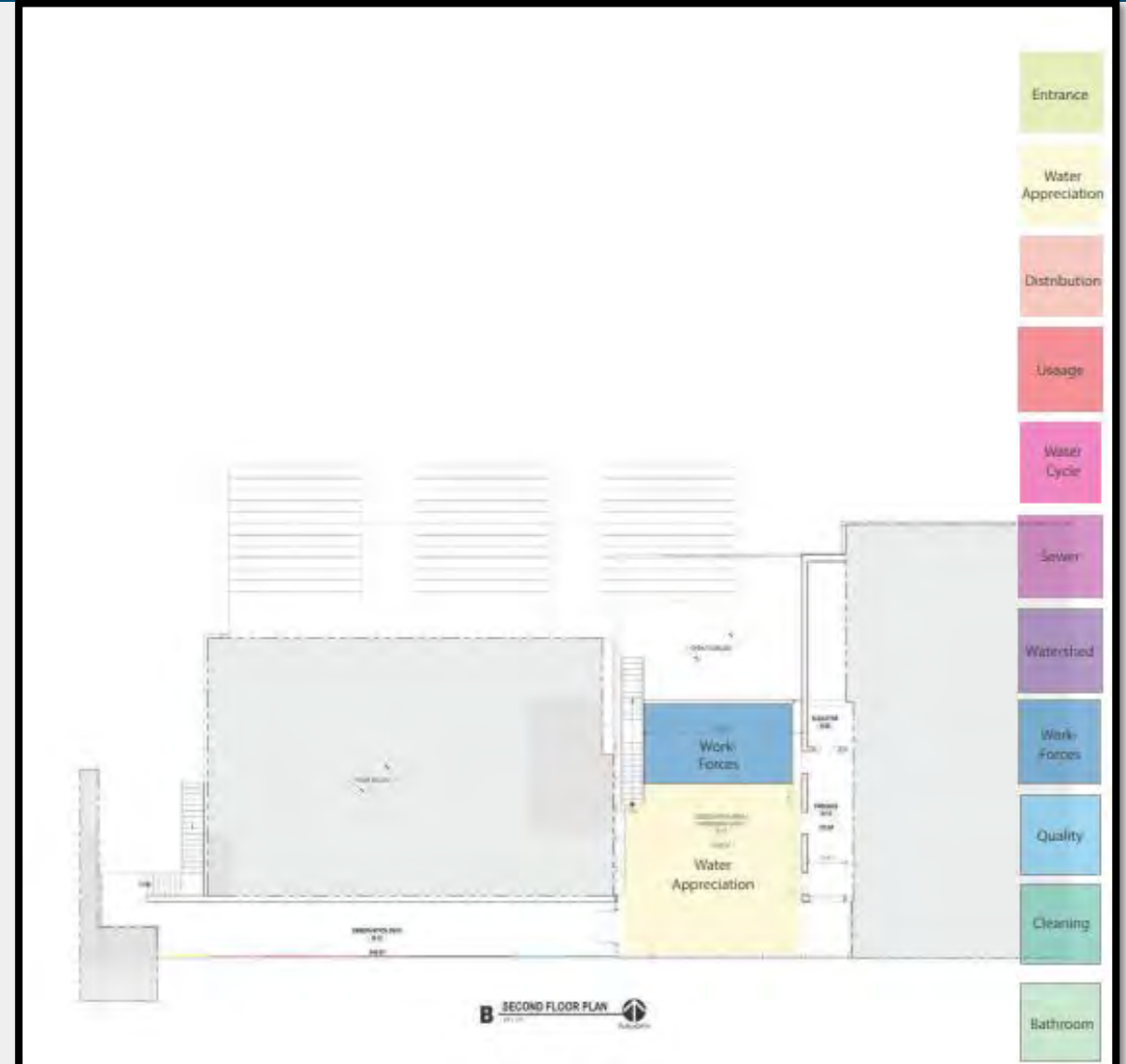
SPACE SCHEDULE

NUMBER	NAME	AREA
100	VESTIBULE	257 SF
101	EXHIBIT SPACE	3788 SF
200	MEZZANINE LEVEL	1482 SF
201	PASSAGE	170 SF
202	OBSERVATION DECK A	940 SF
203	OBSERVATION DECK B	601 SF
TOTAL AREA		7247 SF





Environmental Learning Center – Programming Analysis

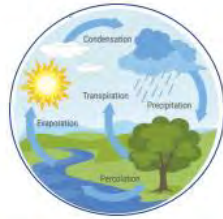




Environmental Learning Center – Programming Analysis

WATER CYCLE

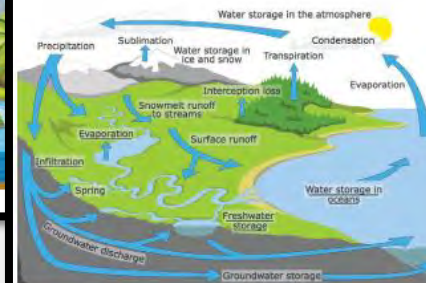
An LED or water interactive that illustrates the water cycle
A continuously moving cycle of evaporation, condensation, precipitation, evaporation, etc.



THE WATERSHED FLOW

Our watershed

- Layers of transparent materials
- Flowing light detail of water in a watershed
- Light box graphics
- Simple interactive that shows the Plattsburgh area watershed (Rain falls and simple animation shows where it goes)
- Watershed sandbox is a hands-on experience that is never the same solution





Environmental Learning Center – Pro forma and Governance Analysis

CASE STUDIES

- Wild Center, Tupper Lake, NY
- ECHO Leahy Center, Burlington, VT
- Museum of Life + Science, Durham, NC

Topics:

- Background
- Governance & MGMT
- Revenue Generation
- Lessons Learned

Case Studies: Comparative Table

	Location	Est.	Annual Visitors	Governance	Management	2022 Operating Cost	Revenue	Top Earned Revenue Sources
The Wild Center	Tupper Lake, NY	2006	100,000	Elected Board & Advisory Board	Senior staff & senior manager group	\$4.25 million	50/50 earned to contributed	Admissions, business partner programs, store, café
ECHO Leahy Center	Burlington, VT	2003	150,000	Self-appointed Board	Executive director & senior staff	\$3.7 million	50/50 earned to contributed	Admissions, store, café, rentals
Museum of Life + Science	Durham, NC	1946	475,000	Elected Board	Executive team led by CEO & CFO	\$9.5 million	70/30 earned to contributed	Camps, admissions, rentals

Takeaways:

- Building it.
- Running it.
- Programming it.

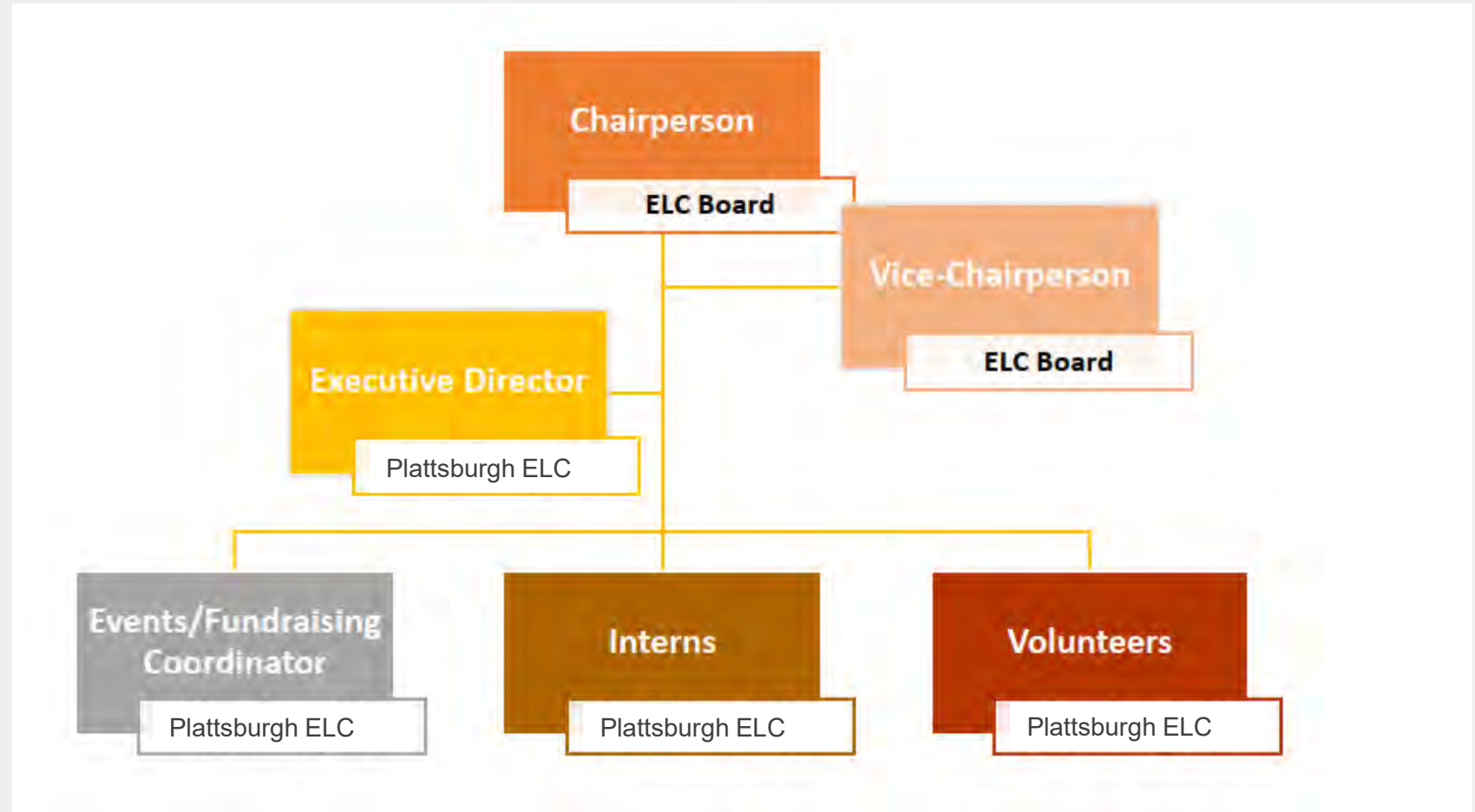




Environmental Learning Center – Pro forma and Governance Analysis

Projected Revenues and Expenses for Plattsburgh Environmental Learning Center

Earned Revenue	Annual Visitors	Average Fee	Annual Revenue	
Annual Admissions	1	10,400	\$12,000	\$124,800
Earned Revenue	Members	Average Annual Fee	Annual Revenue	
Annual Memberships	2	200	\$50	\$10,000
Earned Revenue	Annual Events	Cost per Event	Annual Revenue	
Wedding Receptions/Parties	3	6	\$3,500	\$21,000
Corporate Functions	3	4	\$2,000	\$8,000
Environmental Camps	4	2	\$4,000	\$8,000
				\$37,000
Earned Revenue	Average Annual Sponsors	Average Annual Sponsorship	Annual Revenue	
Corporate Sponsors	5	5	\$2,500	\$12,500
Sub-Total Earned Revenue			\$184,300	
Contributed Revenues	Donors	Average Annual Donation/Grant	Annual Revenue	
Individuals/Families	6	250	\$50	\$12,500
Private Businesses	7	30	\$1,000	\$30,000
Government	8	4	\$8,000	\$32,000
Sub-Total Contributed Revenue			\$74,500	
Total Revenues				\$258,800
Operating Expenses	Staffing Roles	Staffing Persons	Annual Salary	
Labor Expenses				
	Executive Director	1 full-time	\$75,000	
	Events/Fundraising Coord.	1 part-time	\$30,000	
	Interns	4 part-time	\$25,000	
			\$130,000	
Benefits				
	35% of permanent staff salaries		\$36,750	
Sub-total: Labor Expenses			\$166,750	
Non-labor Expenses				
Supplies	9		\$12,000	
Cleaning Service	10		\$10,400	
Minor Repairs	11		\$5,000	
Insurance (liability)	12		\$4,000	
Utilities	13		\$18,000	
Bookkeeping, Payroll & Auditing Svcs.	14		\$12,000	
Capital Reserves	15		\$25,000	
Sub-total: Non-Labor Expenses			\$86,400	
Total Expenses				\$253,150
Net Surplus (Deficit)				\$5,650





Feedback – Environmental Learning Center

- Any general questions on the Environmental Learning Center Building Plans, Programming Analysis, or Pro forma / Governance Analysis?





Gallery Review

OVERALL MASTER PLAN, ELC DOCUMENTS



Gallery Review – Feedback Activity

PANELS AND DOCUMENTS

- Harborside Master Plan – Lakefront Subarea
- Harborside Master Plan – Riverfront Subarea
- Harborside Master Plan – Precedent Images
- Environmental Learning Center – Renderings and Analysis
- Documents:
 - ELC Concept Renderings and Building Plans
 - ELC Programming Analysis
 - ELC Case Studies, Pro forma, and Governance Analysis





Next Steps

OUR HOMEWORK & YOURS



Next Steps

ONLINE FEEDBACK

- Comments encouraged on the Harborside Master Plan page on the City website
- Comments accepted through November 14, 2022
- [Harborside Master Plan | City of Plattsburgh, New York \(cityofplattsburgh-ny.gov\)](https://www.cityofplattsburgh-ny.gov/harborside-master-plan)

CFA APPLICATION

- Request funding for Phase 1 Harborside Implementation
- Awards Notification: December 2022

B&L TEAM

- Final adjustments to Site Layout
- Assemble Final Draft Plan Document
 - Late November
 - Committee Review and DOS Review
 - Common Council Review and Adoption



Scan QR Code to provide online feedback



Thank you!