



Village of Watkins Glen

Lakefront Management & Development Strategy

Final Report Open House

Please Sign In



Agenda

- ✓ Overview of Planning Process
- ✓ Vision It, Plan It, Implement It
- ✓ Q&A



Purpose of the Plan

- Establish a Community Vision
- Gain an Understanding of Assets & Liabilities
- Protect Important Natural & Cultural Resources
- Improve Economic Conditions & Revitalize an Area
- Improve Access to Financial & Technical Assistance



Planning Process

- Advisory Committee Meetings (3)
- Stakeholder Interviews
- Public Workshops
- Development of the Draft Plan Lakefront Management Plan
- Development of Design Guidelines
- Development of Recommendations & Final Plan
- Development of the Final Draft Plan

Final Document Overview

- I. Introduction
- II. Community Outreach Process
- III. Demographic & Growth Trend Analysis
- IV. Economic Development Analysis
- V. Existing Conditions in Study Area
 - Land Use, Zoning, Land Ownership, Infrastructure, Natural Resources, Parks/Open Space, and Trails
- VI. Lakefront Management Plan
- VII. Strategies & Implementation

3 Steps to Planning Success

VISION IT



PLAN IT



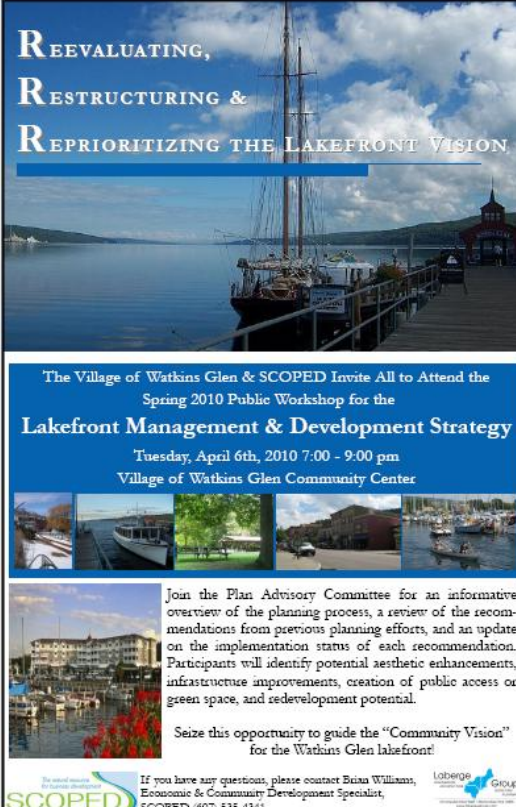
IMPLEMENT IT



Vision It

Visioning Process

- Steering committee workshop
- Site tour and development of initial observations
- Stakeholder Interviews
- Workshop #1 - “Reevaluating, Restructuring & Reprioritizing” the Lakefront Vision
- Walk and Talk
- Workshop #2 – Defining the Vision



REEVALUATING,
RESTRUCTURING &
REPRIORITIZING THE LAKEFRONT VISION

The Village of Watkins Glen & SCOPED Invite All to Attend the
Spring 2010 Public Workshop for the
Lakefront Management & Development Strategy
Tuesday, April 6th, 2010 7:00 - 9:00 pm
Village of Watkins Glen Community Center

Join the Plan Advisory Committee for an informative overview of the planning process, a review of the recommendations from previous planning efforts, and an update on the implementation status of each recommendation. Participants will identify potential aesthetic enhancements, infrastructure improvements, creation of public access or green space, and redevelopment potential.

Seize this opportunity to guide the “Community Vision” for the Watkins Glen Lakefront!

If you have any questions, please contact Brian Williams, Economic & Community Development Specialist, SCOPED (607) 535-4341

SCOPED logo and Loberge Group logo.

Watkins Glen Waterfront Design Workshop

The Village of Watkins Glen & SCOPED invite all residents to attend Public Workshop #2 for the Village of Watkins Glen Lakefront Management & Development Strategy.

Join the Plan Advisory Committee for a morning Walk & Talk Tour of the Study Area followed by a Public Presentation later in the evening.

Your input from the Walk & Talk Tour will be transformed into conceptual illustrations of your “Community Vision” for the Waterfront Study Area. These illustrations will be the focus of the evening’s Public Presentation.

Please seize this opportunity to take part in shaping the future of the Watkins Glen waterfront!

How Can I Participate?

Walk & Talk Tour
Where: SCOPED Parking Lot
2 North Franklin Street, Watkins Glen, NY (Behind Hotel)
When: Thursday, June 10th 2010
9:00 AM – 11:00 AM

Presentation & Community Workshop
Where: Chase Park Community Center
East Letcher Road, Watkins Glen, NY
When: Thursday, June 10th 2010
7:00 PM – 9:30 PM

SCOPED logo and Loberge Group logo.

SYNTHESIS

Come to Public Workshop #2 and express yourself! Your ideas and opinions are a valuable part of the process. The success of the Watkins Glen Lakefront Management and Development Strategy depends on your participation...so please join us!

Optional: Please contact Brian Williams, Economic & Community Development Specialist, SCOPED (607) 535-4341

SCOPED logo.

Vision It

- Identify Your Assets & Liabilities
- Identify Your Opportunities & Constraints



Reevaluating, Restructuring & Reprioritizing

Workshop #1 – Small Group Exercise

- Each table/person reviewed recommendations from previous plans
- Each person indicated whether they “agreed” or “disagreed” with the recommendations
- Each person wrote in any comments, changes, modifications, additions
- Each person selected three (3) “Top Priority” recommendations with a sticker
- Each person selected one (1) recommendations that he/she would support funding



Reevaluating, Restructuring & Reprioritizing

Workshop #1 – Small Group Results

- Limit the existing Village Marina boat length to 32' length (32.6%)
- Relocate sewage treatment plan (17.4%)
- Build boardwalk along the canal and in marsh for walking and viewing wildlife (6.5%)
- Encourage recreational uses on the Seneca Canal (6.5%)
- Explore solutions to divert truck traffic (6.5%)
- Improve the variety and appearance of housing stock (6.5%)



Waterfront Walk and Talk



Waterfront Walk and Talk

Initial Observations – Watkins Glen’s is Great!

- Needs a clear and direct linkage between the waterfront and the heart of downtown.
- Watkins Glen has started to create a distinctive waterfront district through land/streetscape features.
- Watkins Glen needs to define the edge of its waterfront district.
- A landscape plan is needed to soften the negative image of its industrial uses on the waterfront (i.e. Cargill Salt Complex).
- The downtown/waterfront districts lack a sense of cohesion in design and function, and wayfinding signage is lacking.
- The Village, business owners and SCOPED have taken great strides in the revitalization of downtown.
- The Waterfront is lacking housing opportunities and the “16 hour day.”



Waterfront Walk and Talk

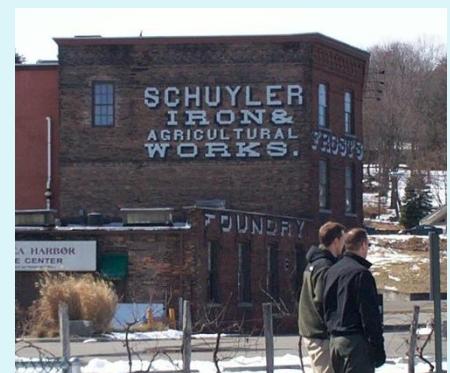
Initial Observations

- Seneca Harbor Park, Clute park, Tank Beach, and the canal side lands are huge assets and all have opportunities for expansion and revitalization.
- The current state of availability of property along Franklin Street is an opportunity for redevelopment.
- The “sea of parking” found along the water’s edge takes away from its character. Over time, as demand for waterfront land grows, the creation of parking decks or off-site parking should be entertained.
- Coordinated planning needs to incorporate the Watkins Glen “Feel”, while carefully balancing public access, economic redevelopment, housing, and tourism.



Highlights of Recommendations

- Encourage waterfront improvements.
- Facilitate rehabilitation and design improvements in downtown.
- Improve existing housing and encourage residential development on the waterfront.
- Improve recreation facilities and promote recreational uses on the Seneca Canal.
- Improve parking access.
- Foster public awareness and promotion



Plan It

"Would you tell me, please, which way I ought to go from here?" asked Alice. "That depends a good deal on where you want to get to," said the cat.

Lewis Carroll - Alice in Wonderland

PHYSICAL IMPROVEMENTS



Seneca Lakefront Improvements

Short-Term/Mid-Term (First 12 months to 3 years)

- Encourage downtown waterfront entertainment activities in Seneca Harbor Park that would include incorporating specific venues like a small-scale performance platform overlook.
- Incorporate design elements such as public art displays, grapevine row, trellis swings, serpentine seat wall with stone walk, an interactive fountain surrounding the existing trellis structure "Tiki Bar" with outdoor seating, and a park gazebo to not only attract visitors to the waterfront, but also give them reason to stay.
- Construct a "Gateway Plaza" centered between Captain Bill's ticketing office and Seneca Harbor Station to create a visual and physical connection between the downtown and the lakefront. The plaza should include an information kiosk and a pedestrian connection to Seneca Harbor Park.
- Work with the owner of Captain Bill's to remodel this strategic business into a structure more in tune with the design theme of the waterfront.

Long-Term (3 to 5 years)

- Create physical and visual connections between the Seneca Lake Waterfront and the Downtown Business District to enhance commercial, recreational, cultural, and entertainment uses and position the area as a unique destination for shopping and dining.
- Develop a great lawn area with pedestrian paths to replace existing parking area in Seneca Harbor Park.
- Construct indoor vertical boat storage facilities in order to allow for more efficient land usage. A large facility could be placed on the land behind Wal-Mart (property needs to be acquired) and smaller facilities could be located in the public boat launch parking lot.
- Provide access to Seneca Lake for small boats (kayak/canoe).

Ongoing

- Support mixed use development along the waterfront.
- Support the development of water related businesses such as kayak and/or canoe outfitters.

See Improvement Plans for all three design areas.

Clute Park /Tank Beach Improvements

Short-Term/Mid-Term (First 12 months to 3 years)

- Establish Clute Park as central gathering places on the waterfront for festivals, live music, special events, etc.
- Build a prominent park entry structure at the entrance of Clute Park.
- Consider the construction of a canoe and kayak launch in the Queen Catherine Marsh, complete with a nature overlook.
- Establish a public mooring area with water taxi service to either Clute Park or Tank Beach.

Long-Term (3 to 5 years)

- Strive to connect Clute Park and Seneca Harbor Park by a multipurpose trail or promenade along the waterfront.
- Consider the construction of a Natural History Interpretive Center at Tank Beach. The facility should be a "green building" with composting toilets and solar power. Due to flooding issues at Tank Beach, the Interpretive Center should be elevated on stilts above the flood stage level.
- Consider developing a salt museum and waterfront restaurant in Clute Park.
- Build a board shell structure and family spray park at Clute Park in order to make this location a greater destination for residents and visitors.
- Develop a boardwalk connection from Clute Park to the Interpretive Center at Tank Beach.
- Develop nature trails from the Interpretive Center into the Marsh.
- Expand jetty to reduce beach erosion.

Ongoing

- Maintain the cleanliness of Clute Park.
- Consider relocating the skate park in Clute Park if development pressure is present.
- Promote mixed-use development on the south side of Route 414, overlooking Clute Park and the lakefront.

Seneca Canal Improvements

Short-Term/Mid-Term (First 12 months to 3 years)

- Enhance the parking lot at the public boat launch on Seneca Canal with paving and landscaping improvements.
- Enhance the streetscape to include lighting, street trees and wayfinding signage.
- Provide additional ground-level vegetation to screen the Cargill property.
- Provide architectural enhancements to the gateway bridge to expand its pedestrian capacity.

Long-Term (3 to 5 years)

- Develop the multipurpose trail across the bridge to connect Seneca Harbor Park and Tank Beach.
- Develop a large indoor vertical boat storage facility. Move onsite boat storage to the rear of the Villages' property.
- Support the redevelopment of the marinas to include restaurants, outdoor dining, public restrooms, vertical boat storage, improved paved public parking areas, and expanded public docks.
- Explore the dredging of Seneca Canal to expand recreational boating opportunities.

Ongoing

- Support the development of a marina store.
- Support waterfront condominiums and clubhouse along Seneca Canal.

Lakefront Management Plan

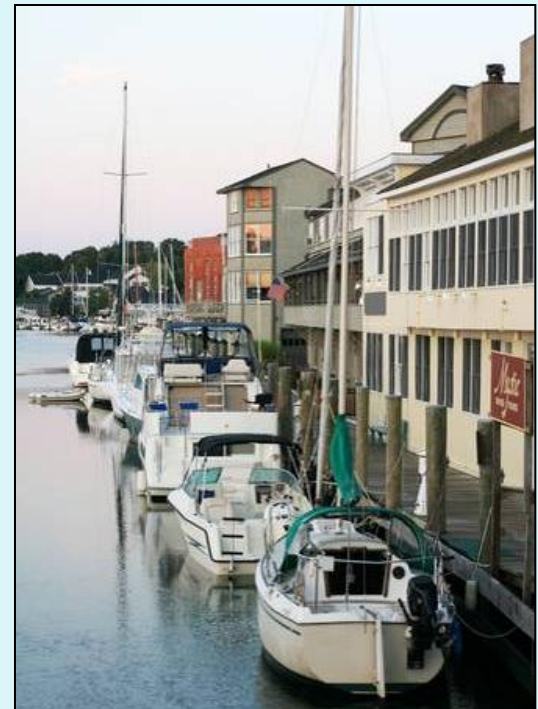
Management of the waterfront reflects a 3 legged stool:

- 1) Municipality.** Visions through its adopted long-range harbor plan, enforces its comprehensive zoning regulations, and pursues grants.
- 2) Business/Waterfront Improvements District (B/WID).** The B/WID would include all properties along the waterfront area including some inland areas that depend on waterfront uses.
- 3) Harbor management staff.** A new position created that is trained and understands the need to protect, administer, promote, and stimulate growth in the harbor district.



Lakefront Management Plan – 12 Key Principals

- 1) Be sensitive to environmental issues, including dredging the canal, protecting the marsh and birding areas.
- 2) Successful waterfronts build on their historic and cultural assets.
- 3) Harbors should be integrated inland as extensively as possible.
- 4) Harbors must plan for a 16-hour day and should be oriented to an active life style.
- 5) Waterfronts must be planned for multi-use activities.
- 6) Tourism can provide a significant economic boost to older waterfront areas; linkages between the waterfront and local/regional activities.



Lakefront Management Plan – 12 Key Principals

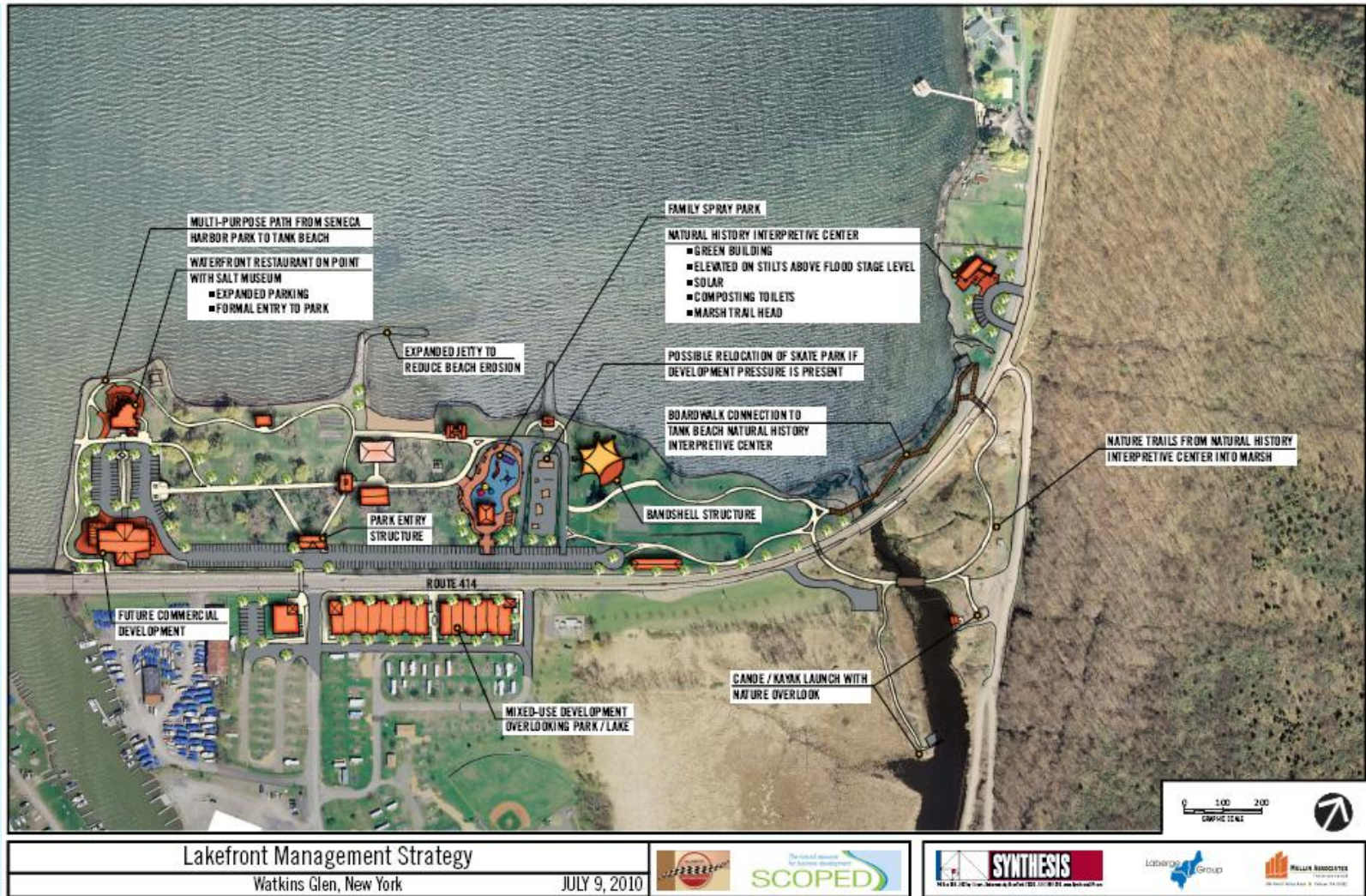
- 7) The harbor is a great opportunity for recreational activity with a regional focus to encourage families to stay longer.
- 8) Careful zoning, historic preservation, and site planning can add great value to waterfronts; water dependent or water related activities should be allowed.
- 9) A physical, social, and psychological connectedness must be developed between downtown and the waterfront.
- 10) Downtown waterfronts benefit significantly from open spaces such as parks, plazas, and trails.
- 11) Harbors must be linked to key transportations systems and adopt traffic management polices.
- 12) Make the waterfront an essential part of the downtown.



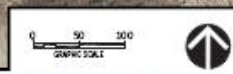
The Physical Plan – Seneca Harbor/Downtown



The Physical Plan – Clute Park/Tank Beach



The Physical Plan – Seneca Canal



<p>Lakefront Management Strategy</p>			
<p>Watkins Glen, New York</p>	<p>JULY 9, 2010</p>		

Design Guidelines

What are Design Guidelines?

- Convey general policies about new construction, site work, and design for the lakefront & downtown.

Why have Design Guidelines?

- A guide for new construction, infill development, expansions and renovations.
- Establishes a foundation for good urban design.

Who uses the Design Guidelines?

- The Reviewing Authority.
- Property owners, contractors, and developers making decisions about new construction projects, renovations, or expansions.

Where do the Design Guidelines Apply?

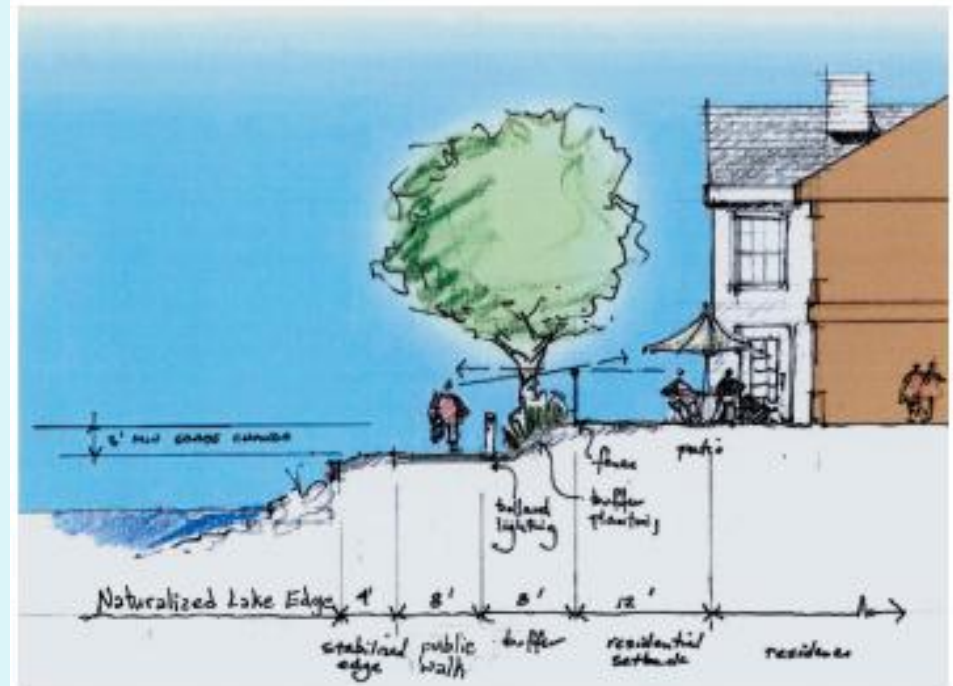
- Lakefront & Downtown Areas



Design Guidelines



This cross-section shows the dimensional relationship between streetscape components for the proposed boulevard on Franklin Street. The landscape median should be a minimum of 10' wide.

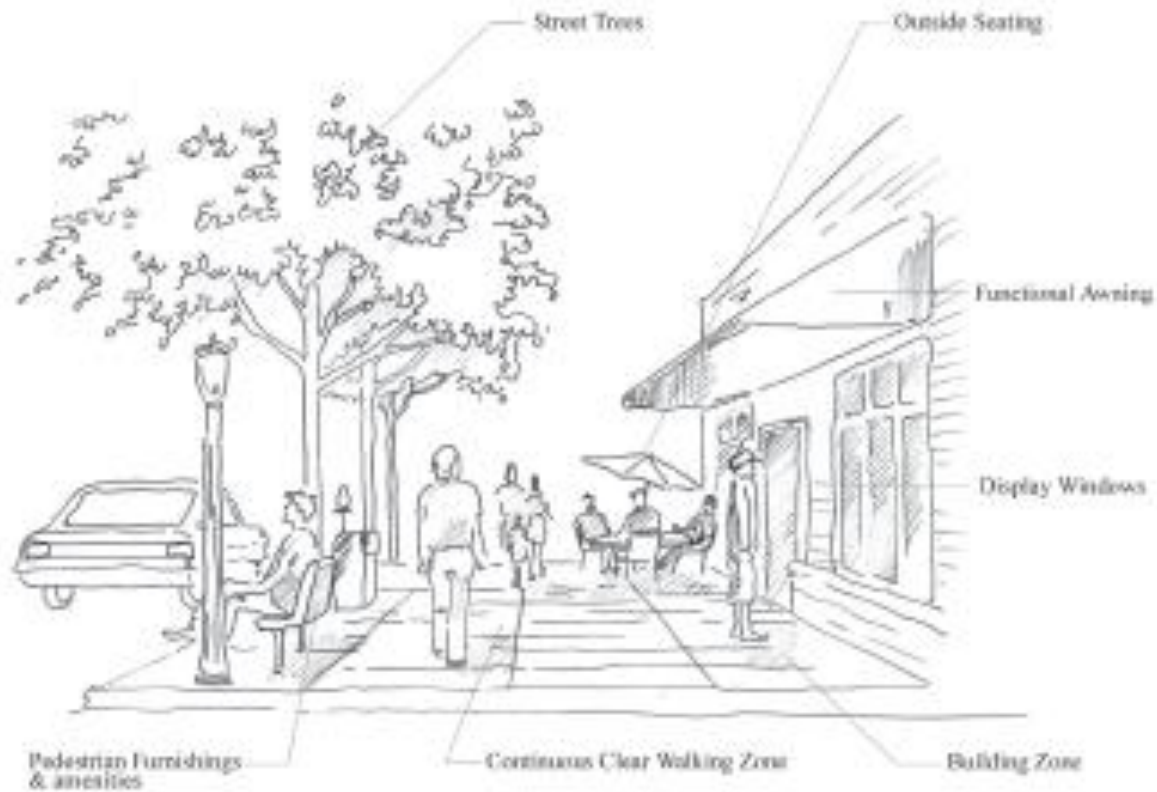


Residential Setback and Public Walk: Cross-section for Naturalized Lake Edge Conditions

Simple streetscape and waterfront improvements can change the whole character of an area.

Design Guidelines

North Franklin Street Pedestrian Corridor



STREETScape WITH BUILDING ENTRIES, WINDOWS, WEATHER PROTECTION, STREET FURNISHINGS AND TREES.



IMPLEMENT IT

“Destiny is no matter of chance. It is a matter of choice: It is not a thing to be waited for; it is a thing to be achieved.”



What Does it Take to Implement your Plan?

Leadership



Commitment



Resources



Master the 4-A's of Implementation

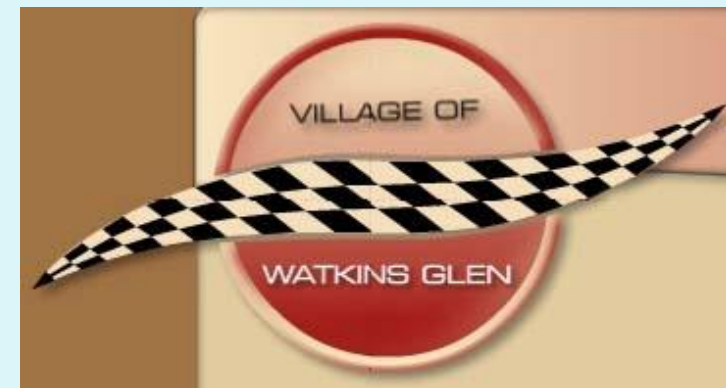


Assess the Current Situation

- Assess the status of your current plan, update as needed.
- Review your goals and objectives.
- Select achievable goals.
- Assess project viability.
- Gauge public support.
- Assess your resources.
- Identify funding opportunities.
- Re-assess feasibility of project based on updated information.

Assign Tasks

- Be a leader!
- Assign responsibility
- Create a project team (staff, volunteers, consultants, local and state officials)
- Develop a project schedule and work plan.
- Establish milestones and deadlines.



Assign Tasks

Create a Realistic Implementation Matrix

Action	Time Frame	Funding Source
Coordinate appropriate easements for pedestrian connections across the railroad with Finger Lakes Rail..	Short-Term	FHWY, NYSCA, EPF, USDA, TEP, Local
Encourage a balanced blend of quality housing opportunities on the waterfront.	Short-Term	CDBG, HOME, USDA, LITC, HHTC, Local
Acquire waterfront property.	Short -Term	LWRP, LWCF, EPF, EDI, BEDI, Local
Prepare a long range capital plan that addresses critical issues.	Long-Term	CDBG-Ta, NYPF, LWRP, LWCF, EPF, Local

Activate Your Team

- Accept responsibility
- Coordinate project team members
- Get stakeholders involved early
- Obtain media and public support
- Initiate project apply for grant/loans; commence project implementation; go out to bid.
- Adhere to project deadline
- Build momentum



Activate Your Team

Funding!

Funding Source/Stakeholders Grid

STAKE HOLDERS	Utilities	News- paper	Schools/ Colleges	Contractors	City	Manu- facturers	Parks and Rec.	Churches	Banks	Building Owners	Preserv- ation Society
PROJECTS											
Rent										X	
Printing/ Copying		X	X		X				X		
Office Supplies			X		X						
Newsletter		X	X								
Restore Gazebo	X			X	X	X	X	X			X
Festival	X		X			X	X	X			
Image Campaign	X	X					X	X	X		
Facade Incentives	X				X				X		
Market Analysis	X	X	X			X			X	X	

(c) National Trust for Historic Preservation

Accomplish Your Goal

Goal achieved...
...congratulations!

- Celebrate your achievement
- Provide recognition (media, individuals, groundbreaking)
- Re-assess your goals...

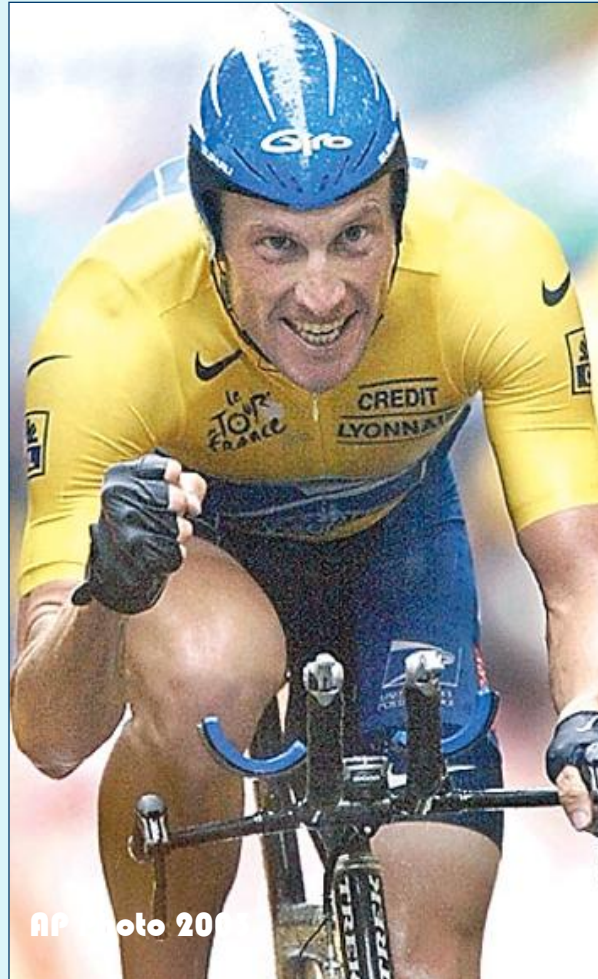
...and start over!



DISTRACTIONS WILL HAPPEN...



...BUT, DON'T LOOSE YOUR COOL...



...STAY FOCUSED ON YOUR GOALS!



Next Steps

- Village of Watkins Glen
 - **Lakefront Management Plan**
 - Adopt & Complete SEQR
 - Create a “Working Waterfront Committee” with SCOPED
 - Prioritize Goals & Strategies
 - **Design Guidelines**
 - Review Design Guidelines & Finalize
 - Adopt & Complete SEQR
- SCOPED/Schuyler County IDA
 - Coordinate with Village to Establish B/WID & Harbor Management Position
 - Continue to Pursue Grant Opportunities
 - Acquire Available Properties Along Waterfront

Questions & Answers...

