

# Lakefront Management Strategy

Watkins Glen, New York

June 10, 2010



# THE PROJECT TEAM

## Laberge Group

**Ben Syden** – Director of Planning

**Katherine V. Coffield** – Planner

**Role:** Team Lead



## Synthesis LLP

**Ian Law** – Director of Landscape Architecture

**Role:** Urban Designer

**Joseph Eats** – Graphic/ Production Designer

**Role:** Graphic Designer

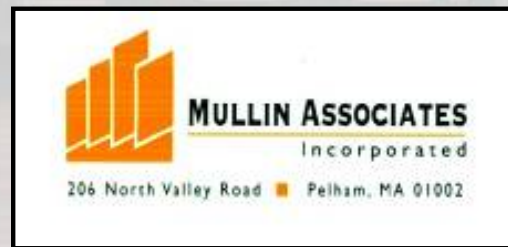


## Mullins Associates

**Dr. John Mullin** – Principal

**Zenia Kotval** – Principal

**Role:** Public Process Facilitation



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# AGENDA

- Walk-n-Talk 9:00 AM-11:00 AM
- Lunch with Advisory Committee
- Design! Design! Design!
- Public Presentation 7PM-9:30PM
- Review Findings from Workshop #1
- Review Results of “Walk and Talk”
- Key Design Considerations
- Draft Plan Recommendations
- Workshop/Group Presentations
- Questions and Answers



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# Completed Tasks

## What has been done:

- Kick-Off Meeting
- Community Plans Summary
- Key Issues Summary
- Draft Demographic & Growth Trends Analysis
- Draft Economic Development Analysis
- Draft Inventory & Summary of Existing Conditions
- Preliminary Summary of Redevelopment Opportunities & Improvements
- Stakeholder Interviews
- Workshop 1: “Reevaluating, Restructuring & Reprioritizing” the Lakefront Vision
- Workshop 2: Lakefront Design Workshop

## What needs to be completed:

- Goals & Recommendations
- Design Guidelines
- Workshop 3: Final Report Open House

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## Public Workshop 1: “Reevaluating, Restructuring & Reprioritizing” the Lakefront Vision

- April 6, 2010 at Watkins Glen Community Center
- Presentation on Planning Process & Past Achievements
- Small Group Exercise

## Public Workshop 1: Review of Previous Plans & Studies

- Watkins Glen Tomorrow - 1980
- Watkins Glen Lakefront Development Concept - 1990
- Clute Park Schematic Plan - 1994
- Villages of Montour Falls and Watkins Glen Downtown Improvement Strategy - 2004
- Village of Watkins Glen Local Waterfront Revitalization Plan - 2008
- Villages of Watkins Glen and Montour Falls Area Transportation Study - 2009

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## Highlights of Recommendations

- Encourage Waterfront Improvements
- Facilitate Rehabilitation & Design Improvements Downtown
- Improve Existing Housing & Encourage Residential Development on the Waterfront
- Improve Existing Recreation Facilities & Promote Recreational Uses on the Seneca Canal
- Improve Parking & Access
- Foster Public Awareness & Promotion

## Accomplishments

- Over 31 million invested 1980-2010
  - Watkins Glen Harbor Hotel
  - Clute Park Improvements
  - Seneca Harbor Station
  - Farmers Market

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## Public Workshop 1: Small Group Exercise

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

## Public Workshop 1: Small Group Exercise Results

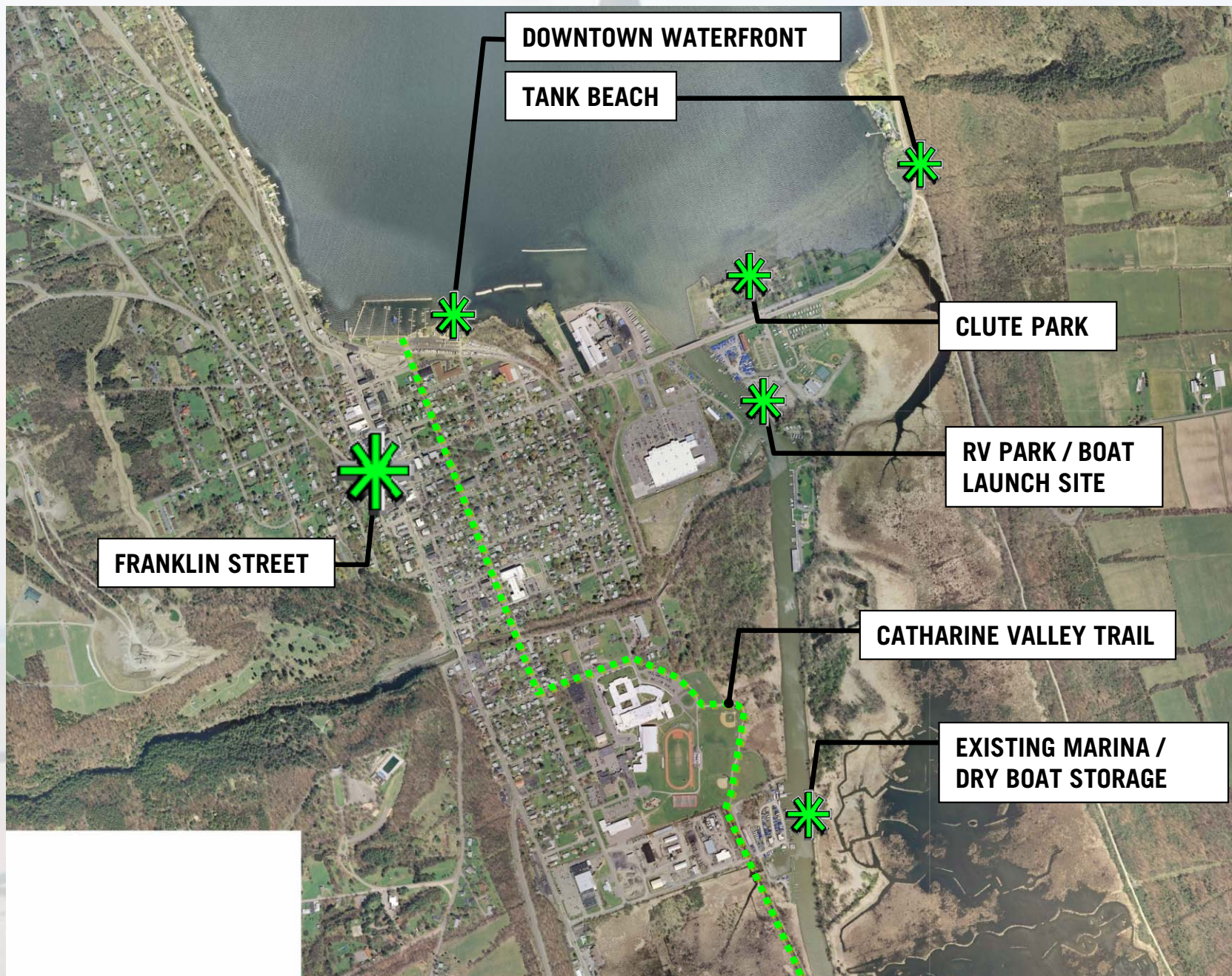
### Top Funding Priorities as Identified by Workshop Participants

- Limit the existing Village Marina boat length to 32' length (32.6%)
- Relocate sewage treatment plant (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%)

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# STUDY AREA

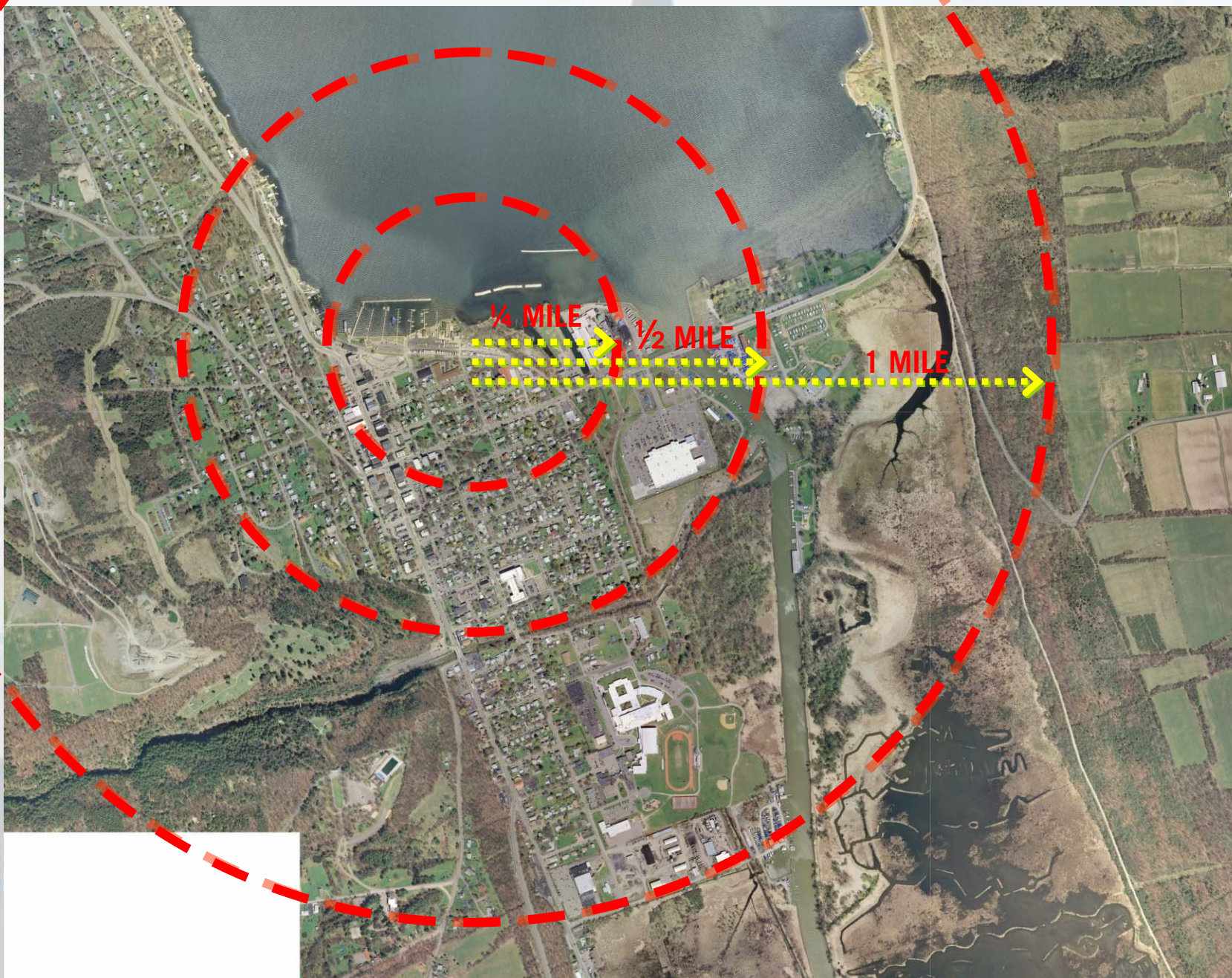


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# STUDY AREA



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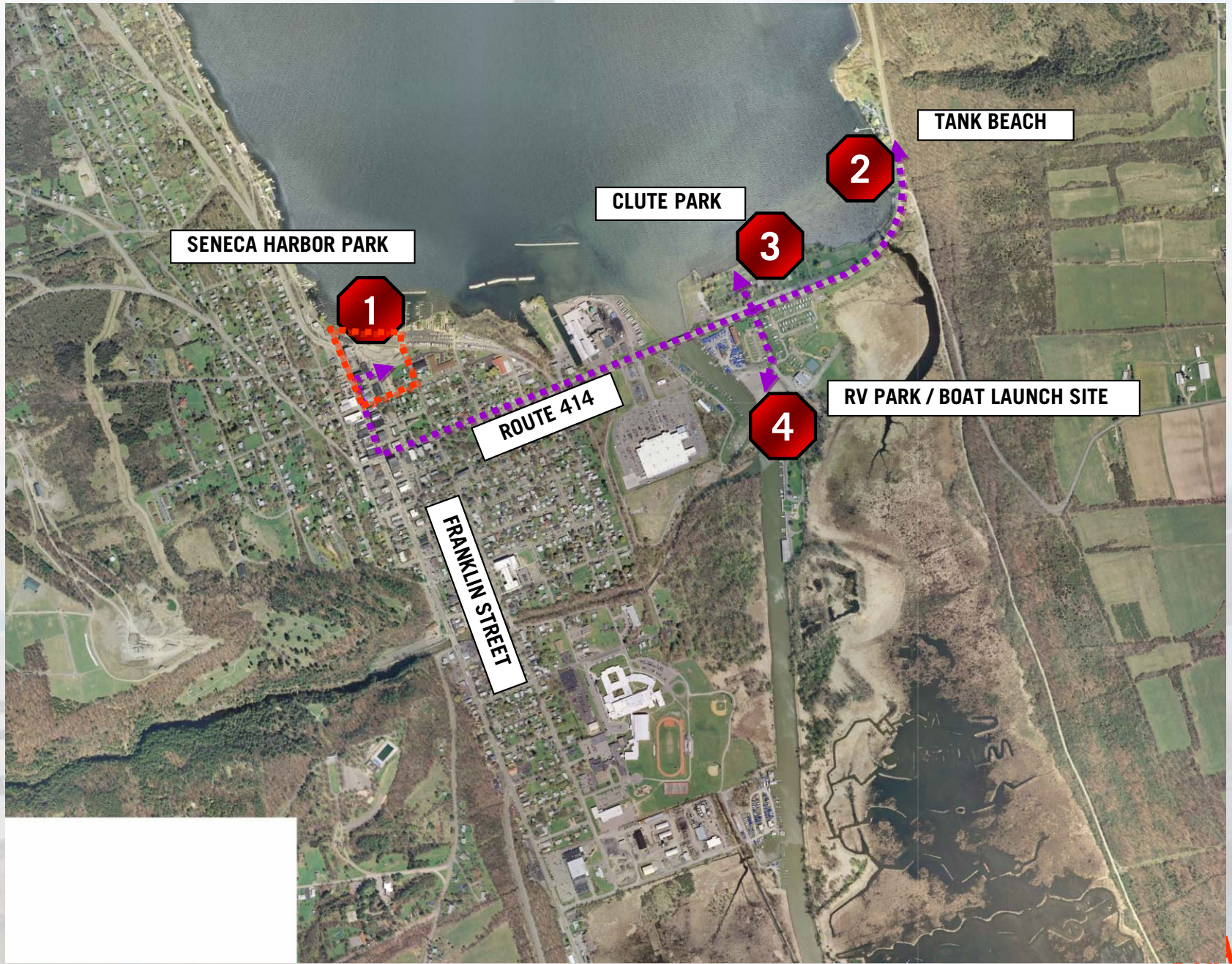


# WALK AND TALK ROUTE

VEHICULAR ROUTE



WALKING ROUTE



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# Existing Conditions & Walk and Talk

# Seneca Harbor Park Area



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# Existing Conditions & Walk and Talk / Downtown Waterfront

# Seneca Harbor Park Area



Possible Redevelopment Area



Important Axis



Connection to Hotel





Possible Redevelopment Site



Railroad Easement



Important Axis / Poor Connection



Waterfront Sealed From Downtown

# Existing Conditions & Walk and Talk

# Public Boat Launch / RV Park Area



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Eastern Gateway





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# Existing Conditions & Walk and Talk



# Other Areas of Interest



Canal Marina Adjacent to Catharine Valley Trail

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Magee Point Rehabilitation and Redevelopment



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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

1. Municipal/Economic Anchors
2. Architectural Integrity
3. Mixed Use (Office, Residential, Specialty Retail Shops)
4. Transportation and Linkages (Including landmarks and Gateways)
5. Quality Outdoor Spaces and Design
6. Recognition of Local History, Local Culture and Regional Context
7. Protection or Sustainable Use of Natural Resources
8. Desirable Residential Options
9. Supporting Commercial and Residential Districts



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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 1) *Municipal Anchors*



**Municipal Offices**



**Post Office**



**Court House**

**Municipalities that keep public offices, banks, library, and governmental agencies located downtown will retain their architectural integrity and provide important daily destinations for local consumers.**

*“Civic buildings and public gathering places require sites to reinforce community identity and the culture of democracy” – A. Duany*

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 1) Economic Anchors



**Economic anchors within a downtown core draw steady crowds, which create active street life and encourage spin-off businesses.**

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 2) Architectural Integrity



Quality architecture provides a sense of place for a downtown and encourages a mix of uses that support a vibrant social and economic structure.

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 2) Architectural Integrity



Less than quality architecture and the effects of urban renewal can equally erode the sense of place of downtown and weaken the structure of the social and economic fabric.

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 3) *Mixed-use Development (Live, Work, & Play)*

Downtown buildings with restaurants, and pedestrian oriented retail space on the first floor - office and residential space on the upper floors create a pedestrian presence, stable consumer population and customer base that can function 16hrs / day.



Mixed-use



Single-use

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 3) *Mixed-use Development (Live, Work, & Play)*



### To Optimize Downtown Retail Potential

- Strengthen existing retail offerings through financial assistance, marketing and promotion
- Introduce additional retail activity
- Cluster complementary retail
- Lifestyle market – family activities, outdoor recreation, antiques, etc...
- Create stable population with office and residential space in the downtown

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

**4) Vehicular Routes, access to some types of mass transit and alternative forms of transportation that provide easy movement into and through the Downtown Core and Waterfront Area.**



**“Complete Streets”**

***“In the contemporary metropolis, development must adequately accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.” – Douglas Farr***

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

4) Safe downtown pedestrian and bicycle zones promote an active downtown / waterfront.



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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

**4) Vehicular Routes, Access to Mass Transit & Pedestrian Access that provide easy movement into and through the Downtown Core.**



**The vehicular and Pedestrian flow within a downtown should be clear and well marked.**

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## 5) *Quality Pedestrian and Outdoor Spaces*



**Quality pedestrian spaces should provide effective and inviting links between important parts of the City.**

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 5) Quality Pedestrian and Outdoor Spaces



Quality pedestrian spaces should provide effective and inviting links between important parts of the City.

Before: Underutilized and Ambiguous Open Space

After: Attractive, Usable and Active Waterfront Parks can Create A Destination and provide a vital link Between the waterfront and the Downtown Core!!



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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

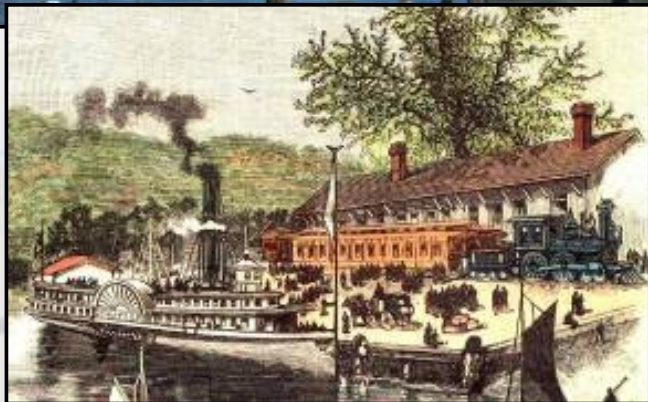
## 5) Quality Pedestrian and Outdoor Spaces



**Quality** pedestrian spaces should provide effective and inviting links between important parts of the **City**.

# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 6) *Historic, Cultural, and Regional Context*



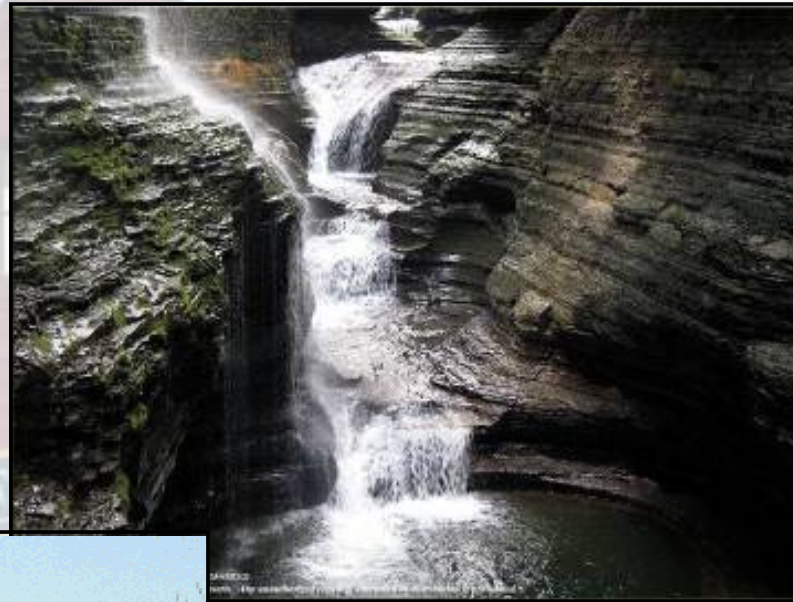
- Historic Architecture
- Industrial Heritage
- Transportation Heritage

Recognition of historic, cultural and regional character promotes a sense of identity. **DRAFT**

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 7) *Natural Resources/ Environmental Context*



- Protect Municipal Watersheds
- Provide Tourist Revenue
- Maintain “Sense of Place”
- Preserve Environmental Quality

Preservation, celebration, and effective use of a regions natural resources improves the quality of life and attracts consumers.

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 8) *Downtown Residential Options*



**Upper Story Downtown Residential**



**Future Opportunity**



**Residential Conversion**

**Urban living - when made a desirable, and an affordable option has many advantages for residents and tax payers**

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 8) Downtown / Waterfront Residential Options



**Most communities do not market urban living as a desired housing option - but communities that do... have more vibrant downtowns.**

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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 9) Supporting Commercial and Residential Districts



ADD PHOTOS OF COMMERCIAL TRANSITION



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# ANATOMY OF A VIBRANT DOWNTOWN / WATERFRONT

## 9) Supporting Commercial and Residential Districts



Existing - Black River Boulevard, Rome, NY



Proposed - Black River Boulevard, Rome, NY

### Proposed Improvements

- Façade Improvements
- Landscaping
- Uniform and regulated signage
- Consolidated curb-cuts
- Shared parking
- Street tree planting
- Continue downtown streetscape amenities into commercial corridor
- Setback requirement for new development
- Parking to side and rear for new development

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# DOWNTOWN STREETScape



Replace with Watkins Glen Photos



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# DOWNTOWN STREETScape

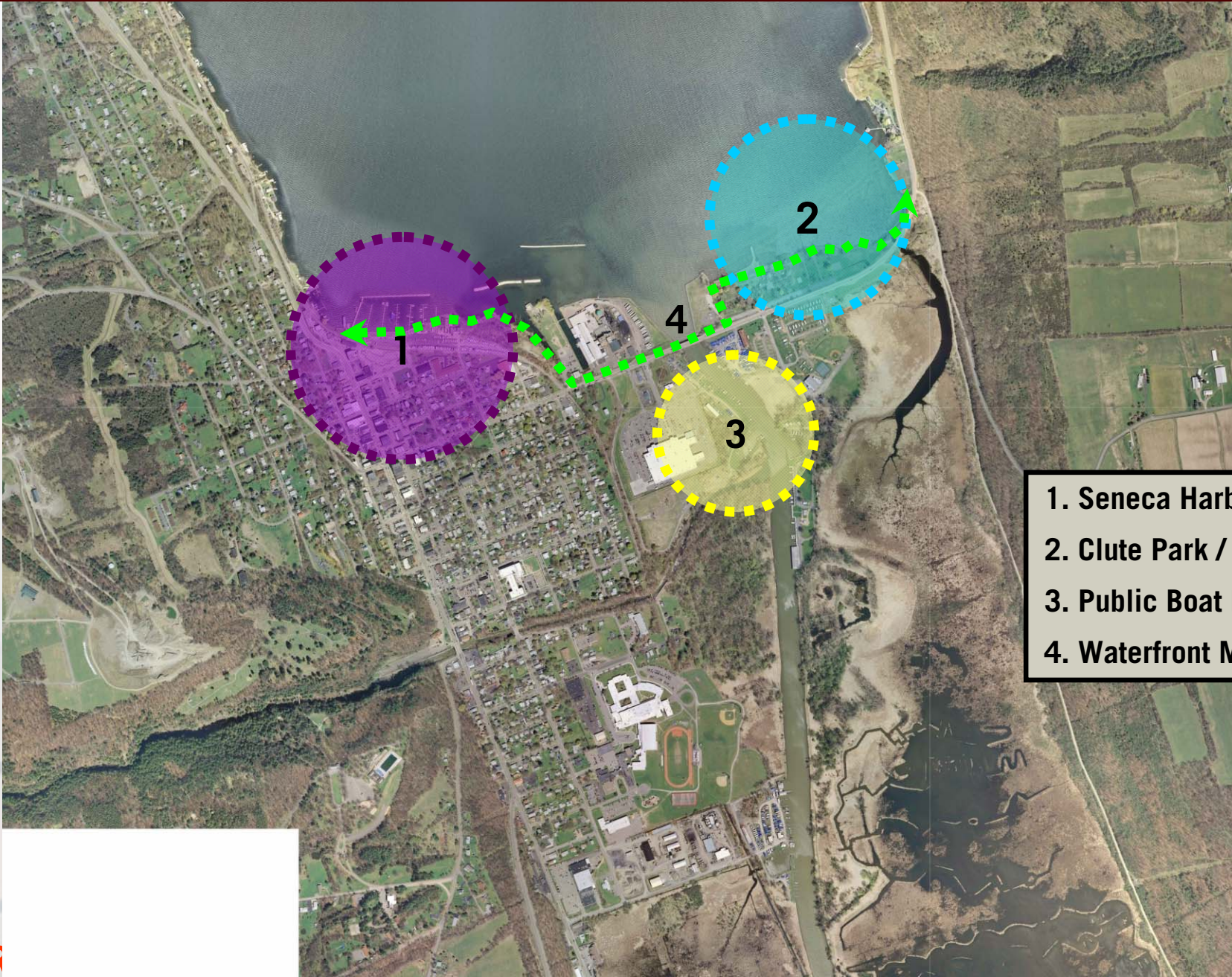


- Street Furnishings
- Lighting
- Street Trees
- Paving
- Pedestrian Crossing
- Relationship to Street
- Signage
- Cleanliness
- Façade Treatment
- Sense of Place



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# KEY DESIGN AREAS



- 1. Seneca Harbor Park Area
- 2. Clute Park / Tank Beach Area
- 3. Public Boat Launch Area
- 4. Waterfront Multi-Purpose Path

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# KEY DESIGN CONSIDERATIONS

1. Gateways and Transitions
2. Existing and Future Development
3. "Walkability"
4. Transportation and Linkages
5. Quality Green Space



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# 1. Redeveloped Seneca Harbor Park Area Concept



Existing Seneca Harbor Park Area



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# 1. Redeveloped Seneca Harbor Park Area Concept



# 1. Redeveloped Seneca Harbor Park Area Concept



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# 1. Redeveloped Seneca Harbor Park Area Concept



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# 1. Redeveloped Seneca Harbor Park Area Concept



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# 1. Redeveloped Seneca Harbor Park Area Concept



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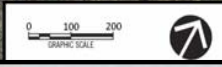
# 2. Redeveloped Clute Park / Tank Beach Concept



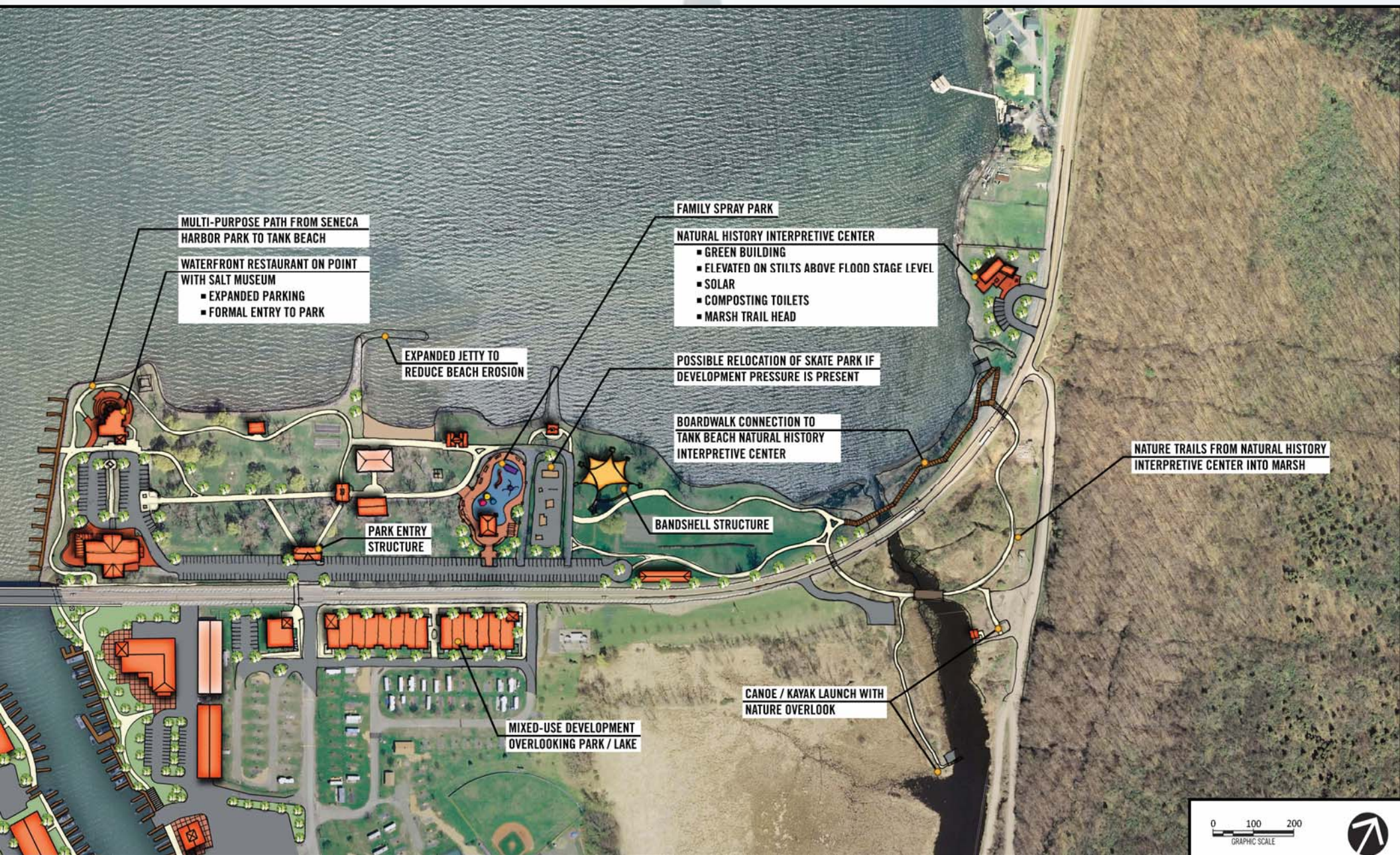
Existing Clute Park / Tank Beach



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# 2. Redeveloped Clute Park / Tank Beach Concept



**MULTI-PURPOSE PATH FROM SENECA HARBOR PARK TO TANK BEACH**

**WATERFRONT RESTAURANT ON POINT WITH SALT MUSEUM**

- EXPANDED PARKING
- FORMAL ENTRY TO PARK

**FAMILY SPRAY PARK**

**NATURAL HISTORY INTERPRETIVE CENTER**

- GREEN BUILDING
- ELEVATED ON STILTS ABOVE FLOOD STAGE LEVEL
- SOLAR
- COMPOSTING TOILETS
- MARSH TRAIL HEAD

**EXPANDED JETTY TO REDUCE BEACH EROSION**

**POSSIBLE RELOCATION OF SKATE PARK IF DEVELOPMENT PRESSURE IS PRESENT**

**BOARDWALK CONNECTION TO TANK BEACH NATURAL HISTORY INTERPRETIVE CENTER**

**NATURE TRAILS FROM NATURAL HISTORY INTERPRETIVE CENTER INTO MARSH**

**PARK ENTRY STRUCTURE**

**BANDSHELL STRUCTURE**

**MIXED-USE DEVELOPMENT OVERLOOKING PARK / LAKE**

**CANOE / KAYAK LAUNCH WITH NATURE OVERLOOK**

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GRAPHIC SCALE



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# 2. Redeveloped Clute Park / Tank Beach Concept



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# 2. Redeveloped Clute Park / Tank Beach Concept



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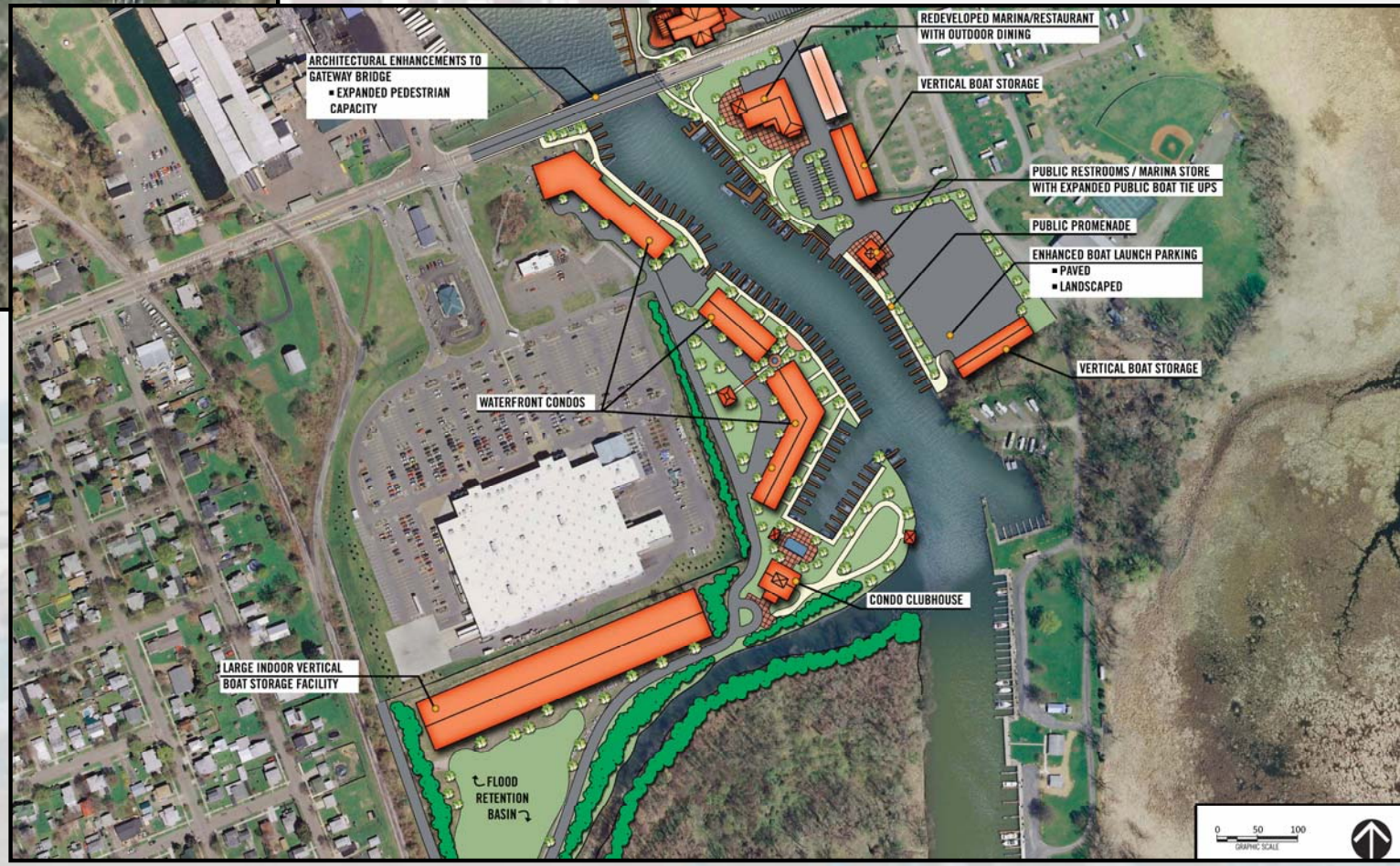
# 2. Redeveloped Clute Park / Tank Beach Concept



# 3. Public Boat Launch Area Concept



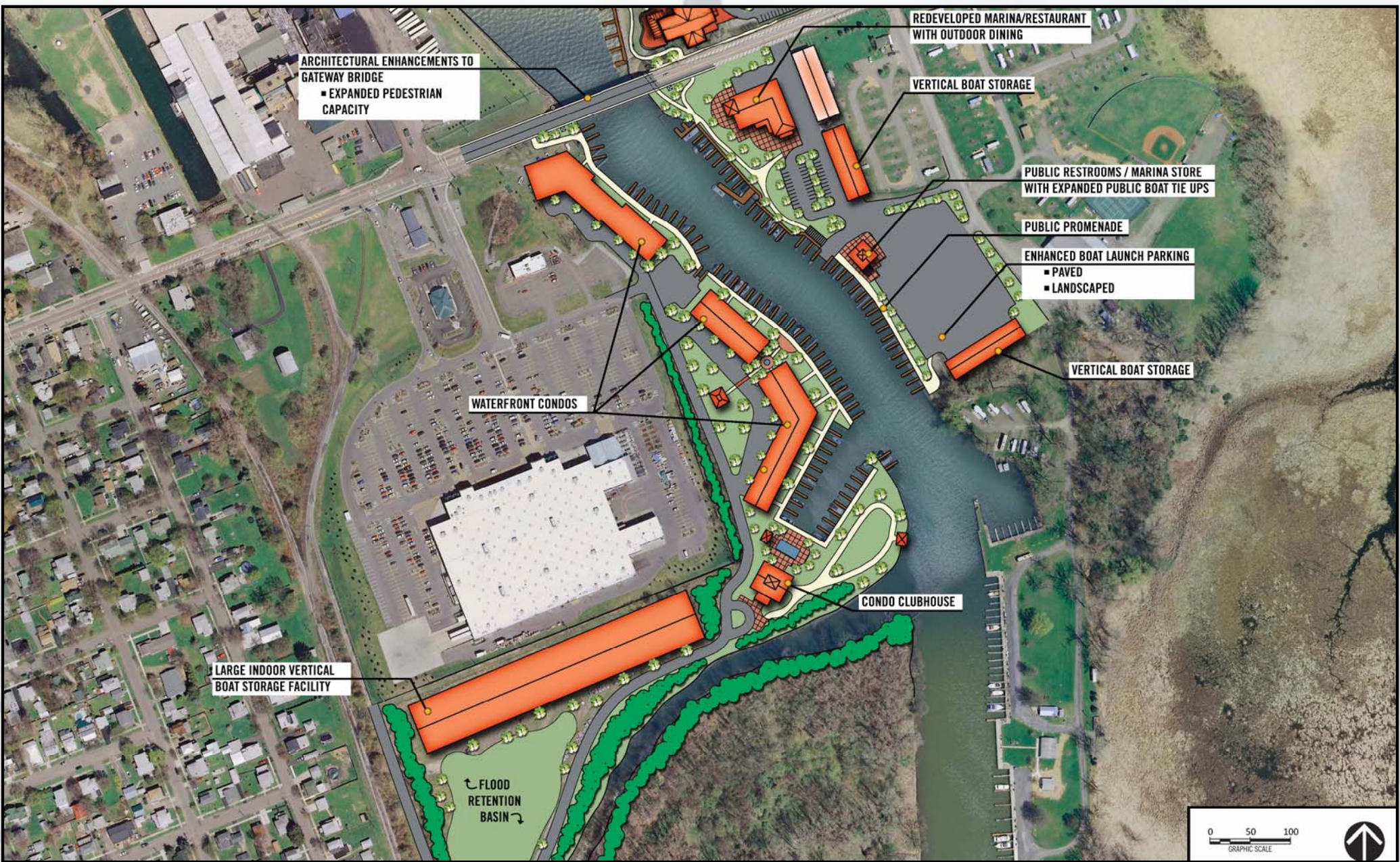
Existing Public Boat Launch



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# 3. Public Boat Launch Area Concept



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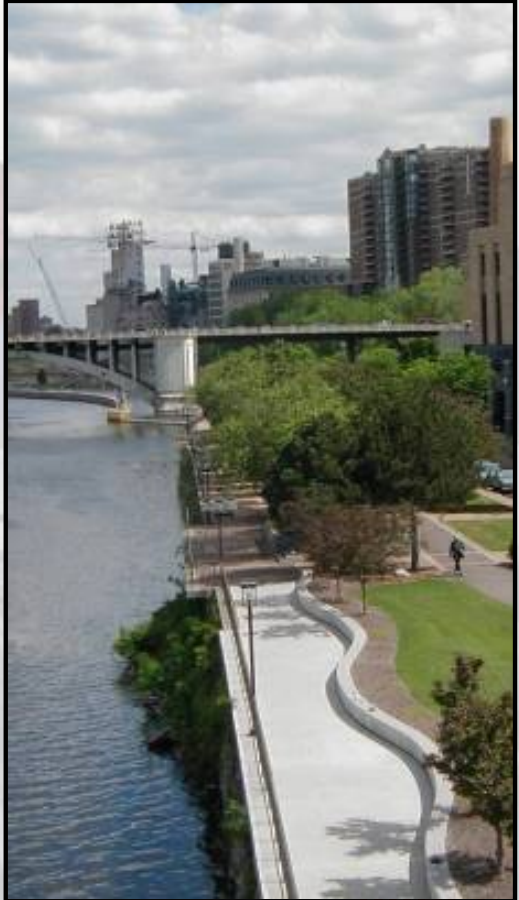
# 3. Public Boat Launch Area Concept



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# 4. Waterfront Multi-Purpose Path



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# THANK YOU



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