



City of Plattsburgh Harborside Master Plan

Public Workshop #2 | April 27, 2021



Public Meeting Ground Rules

Ground Rules for Participation

- The presentation portion of tonight's meeting will be livestreamed on YouTube for those to observe remotely. The livestream will end following the end of the presentation.
- Comments on the YouTube page are enabled and will be reviewed as we prepare public feedback summary for this meeting.
- A video recording and transcript for the hearing-impaired will be made available.

This document was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.





Agenda



Project Status and
Timeline



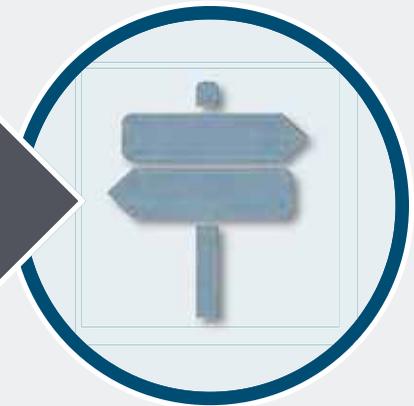
Virtual PIM
Summary
Survey Summary



Detailed Site Layout Plans
And
Environmental Learning
Center Plans



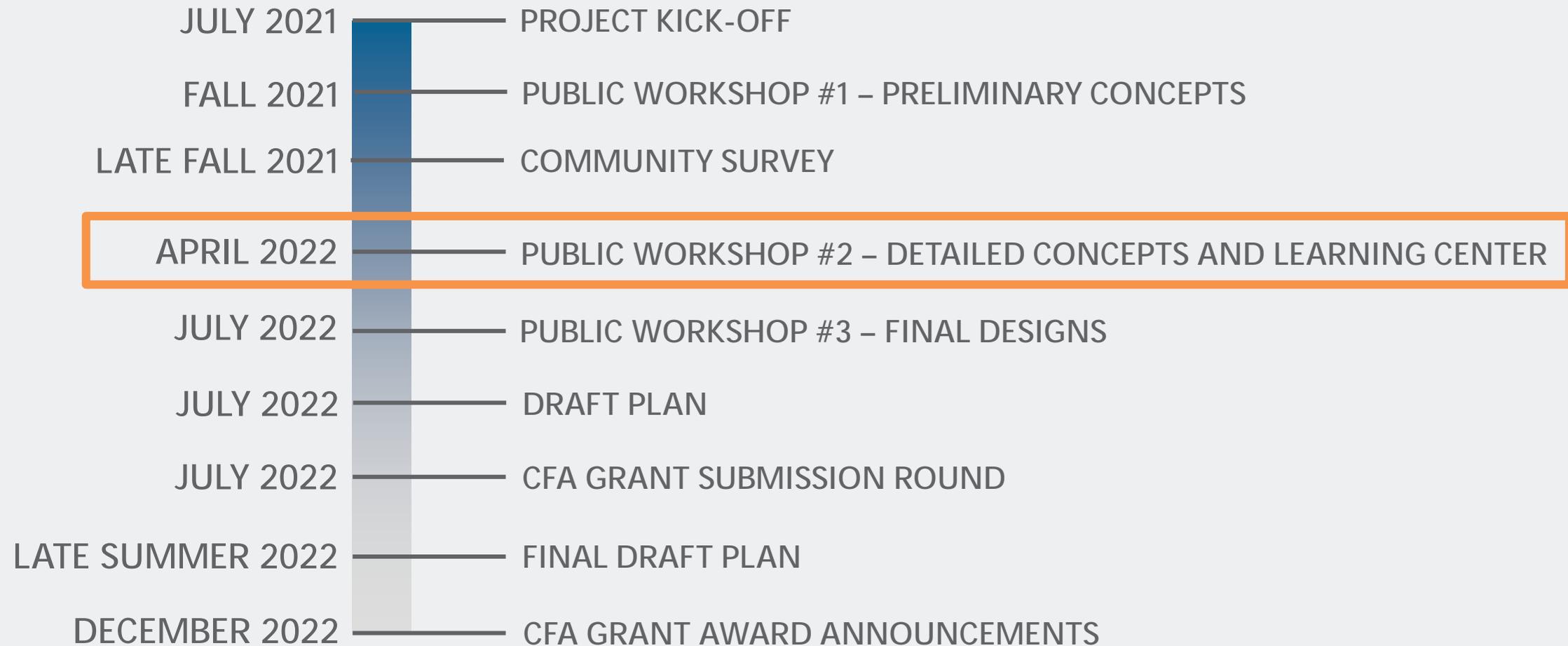
Committee Feedback and
Discussion

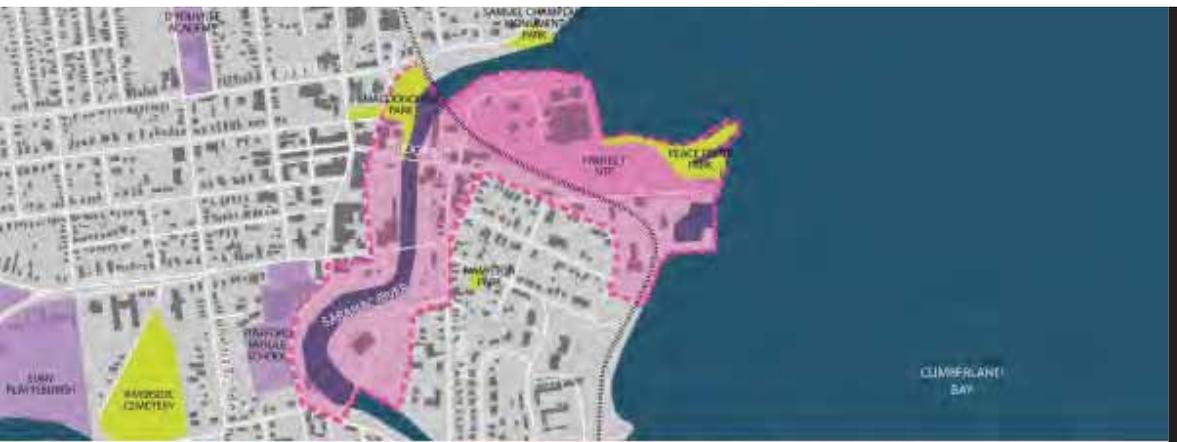


Next Steps



Project Schedule





YOU'RE INVITED!

A Public Information Meeting for the Harborside Master Plan

City of Plattsburgh

Tuesday, November 16, 2021

6-7:30pm

Virtual Meeting

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

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.

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



VIRTUAL PIM SUMMARY

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





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

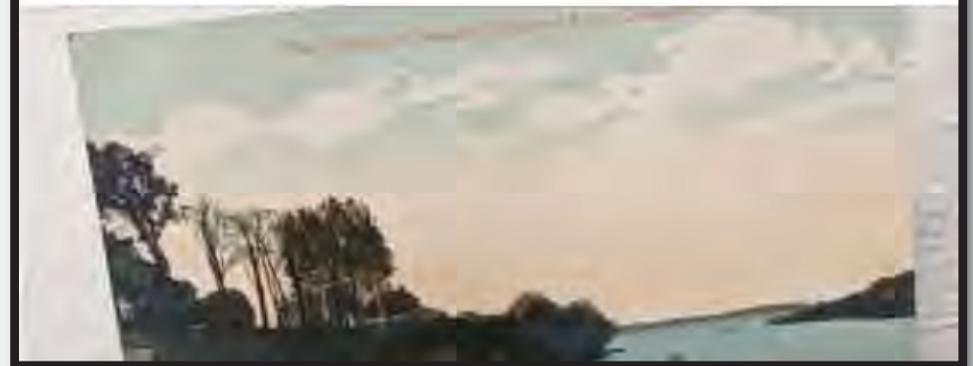
February 2 · 🌐

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

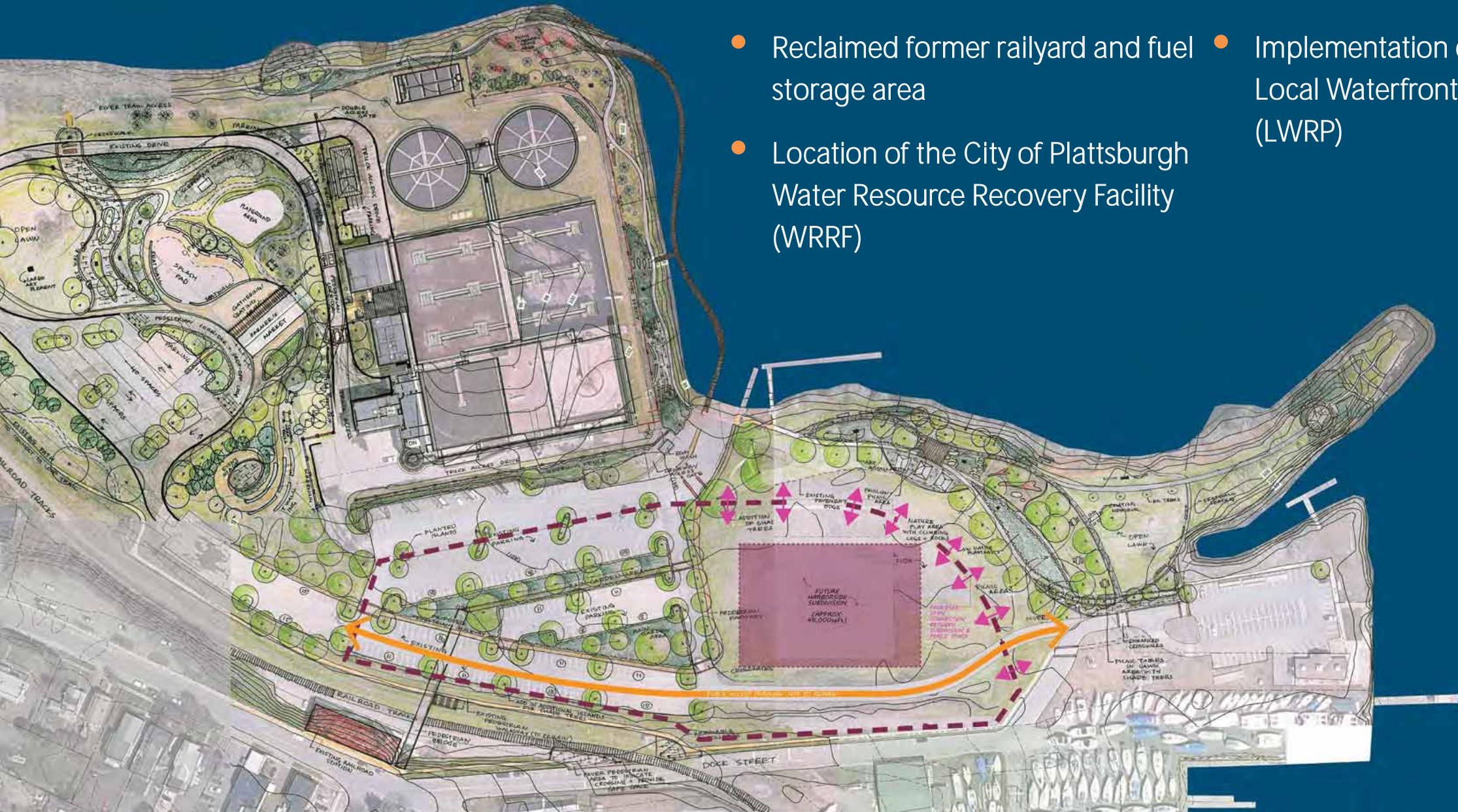




Project Background

PROJECT BACKGROUND

- Reclaimed former railyard and fuel storage area
- Location of the City of Plattsburgh Water Resource Recovery Facility (WRRF)
- Implementation of the Plattsburgh Local Waterfront Revitalization Plan (LWRP)



PROJECT BACKGROUND

GOALS:

- Identify key community and economic growth initiatives and development opportunities
- Connections between the Harborside area and the City's downtown
- Preliminary designs for an Environmental Learning Center, an exercise trail, a year-round multi-use building, and recreational amenities

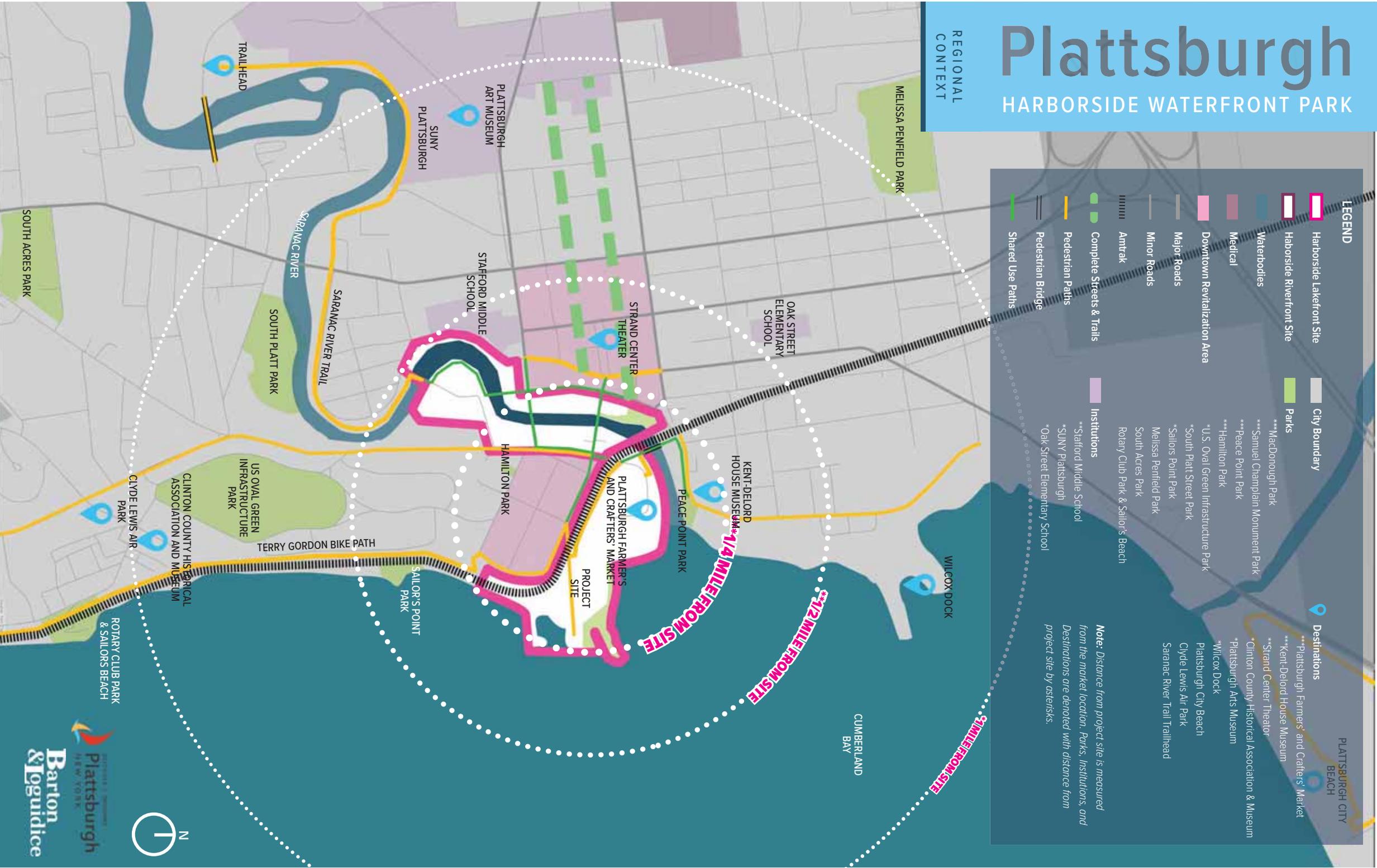




Site Context

Plattsburgh

HARBORSIDE WATERFRONT PARK



LEGEND

- Harborside Lakefront Site
- Harborside Riverfront Site
- Waterbodies
- Medical
- Downtown Revitalization Area
- Major Roads
- Minor Roads
- Amtrak
- Complete Streets & Trails
- Pedestrian Paths
- Pedestrian Bridge
- Shared Use Paths

- City Boundary
- Parks
 - ***MacDonough Park
 - ***Samuel Champlain Monument Park
 - **Peace Point Park
 - **Hamilton Park
 - *U.S. Oval Green Infrastructure Park
 - *South Platt Street Park
 - *Sailors Point Park
 - Melissa Penfield Park
 - South Acres Park
 - Rotary Club Park & Sailor's Beach
- Institutions
 - **Stafford Middle School
 - **SUNY Plattsburgh
 - *Oak Street Elementary School

- Destinations**
- ***Plattsburgh Farmers' and Crafters' Market
 - ***Kent-Delord House Museum
 - **Strand Center Theater
 - *Clinton County Historical Association & Museum
 - *Plattsburgh Arts Museum
 - *Wilcox Dock
 - Plattsburgh City Beach
 - Clyde Lewis Air Park
 - Saranac River Trail Trailhead

Note: Distance from project site is measured from the market location. Parks, Institutions, and Destinations are denoted with distance from project site by asterisks.





Preliminary Concept Plans



Preliminary Concept Plans

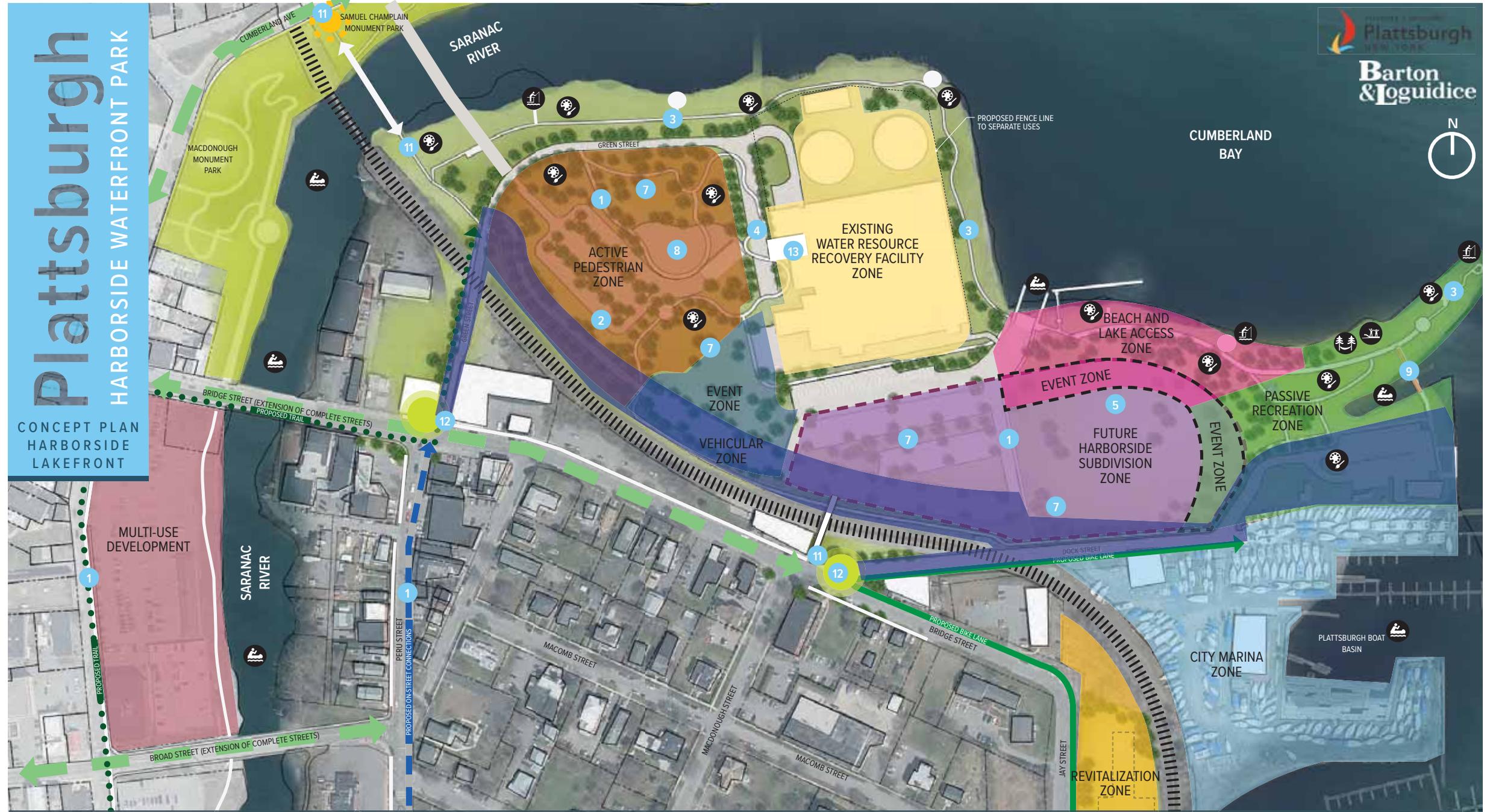
- Based on:
 - Committee Input
 - Relevant previous plans
 - Public Input
- Inventory Plans and Preliminary Concept Plans for:
 - Harborside Lakefront: adjacent to the WRRF and bay
 - Harborside Riverfront: reclaimed NYSEG site and riverside area



Plattsburgh

HARBORSIDE WATERFRONT PARK

CONCEPT PLAN HARBORSIDE LAKEFRONT

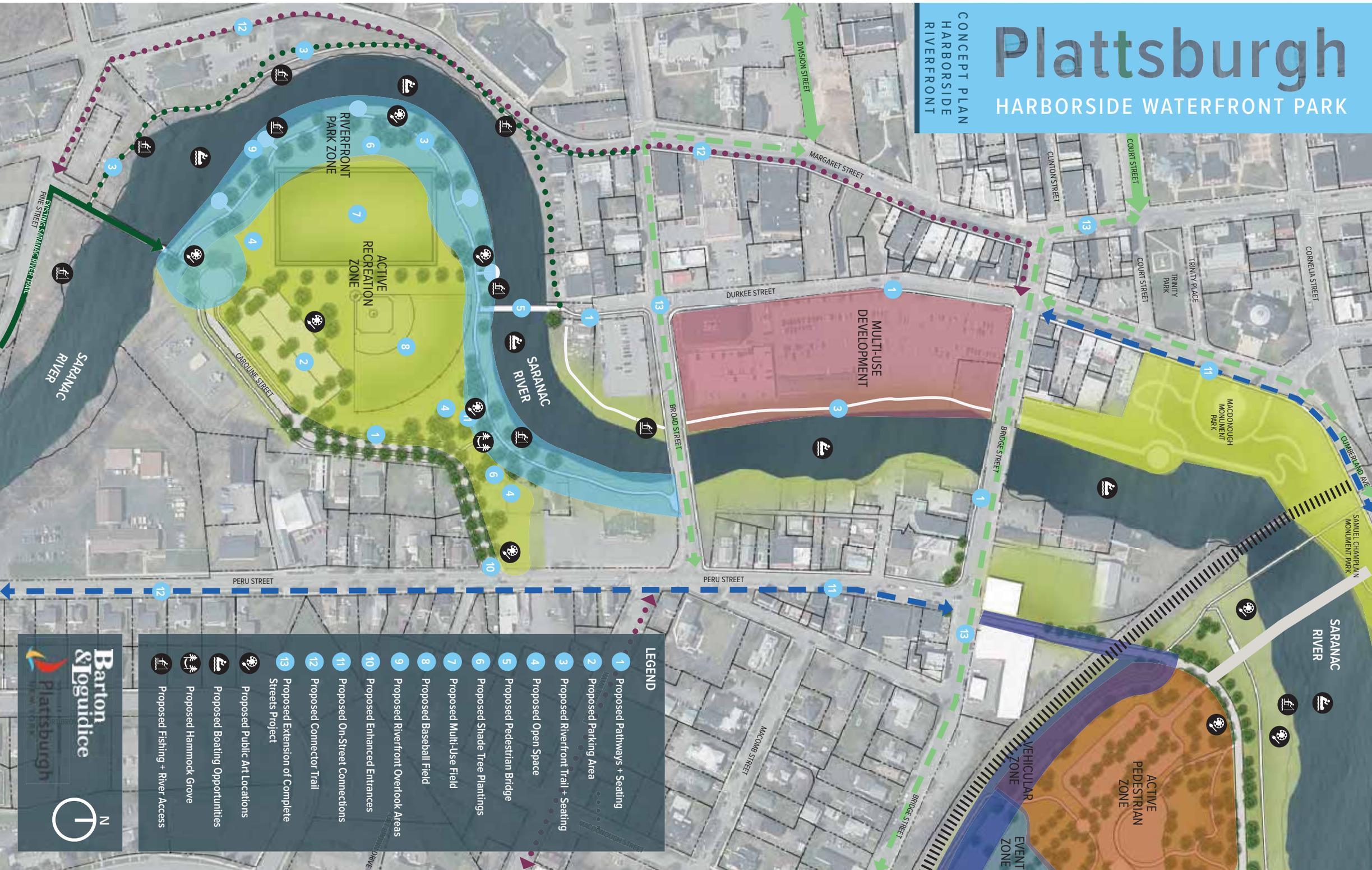


1 Proposed Pathways + Seating	3 Proposed Waterfront Trail + Seating	5 Proposed Open Space	7 Proposed Shade Tree Plantings	9 Proposed Waterfront Pedestrian Bridge	11 Proposed Improvements to Existing Pedestrian Bridge	13 Proposed Education Center	Proposed Boating Opportunities
2 Proposed Parking Area	4 Proposed Pedestrian Corridor	6 Proposed Pedestrian Bridge	8 Proposed Public Market Space with Playground + Splash Pad	10 Proposed Waterfront Overlook	12 Proposed Enhanced Entrances	Proposed Public Art Locations	Proposed Hammock Grove
						Proposed Nature Play Area	Proposed Fishing + Lake Access

Plattsburgh

HARBORSIDE WATERFRONT PARK

CONCEPT PLAN
HARBORSIDE
RIVERFRONT



LEGEND

- 1 Proposed Pathways + Seating
 - 2 Proposed Parking Area
 - 3 Proposed Riverfront Trail + Seating
 - 4 Proposed Open Space
 - 5 Proposed Pedestrian Bridge
 - 6 Proposed Shade Tree Plantings
 - 7 Proposed Multi-Use Field
 - 8 Proposed Baseball Field
 - 9 Proposed Riverfront Overlook Areas
 - 10 Proposed Enhanced Entrances
 - 11 Proposed On-Street Connections
 - 12 Proposed Connector Trail
 - 13 Proposed Extension of Complete Streets Project
- Proposed Public Art Locations
 - Proposed Hammock Grove
 - Proposed Fishing + River Access

Barton & Loguidice
PLANNERS ARCHITECTS

Plattsburgh
NY



Detailed Enlargement Plans



Overall Site Plan

ENLARGEMENT KEY PLANS

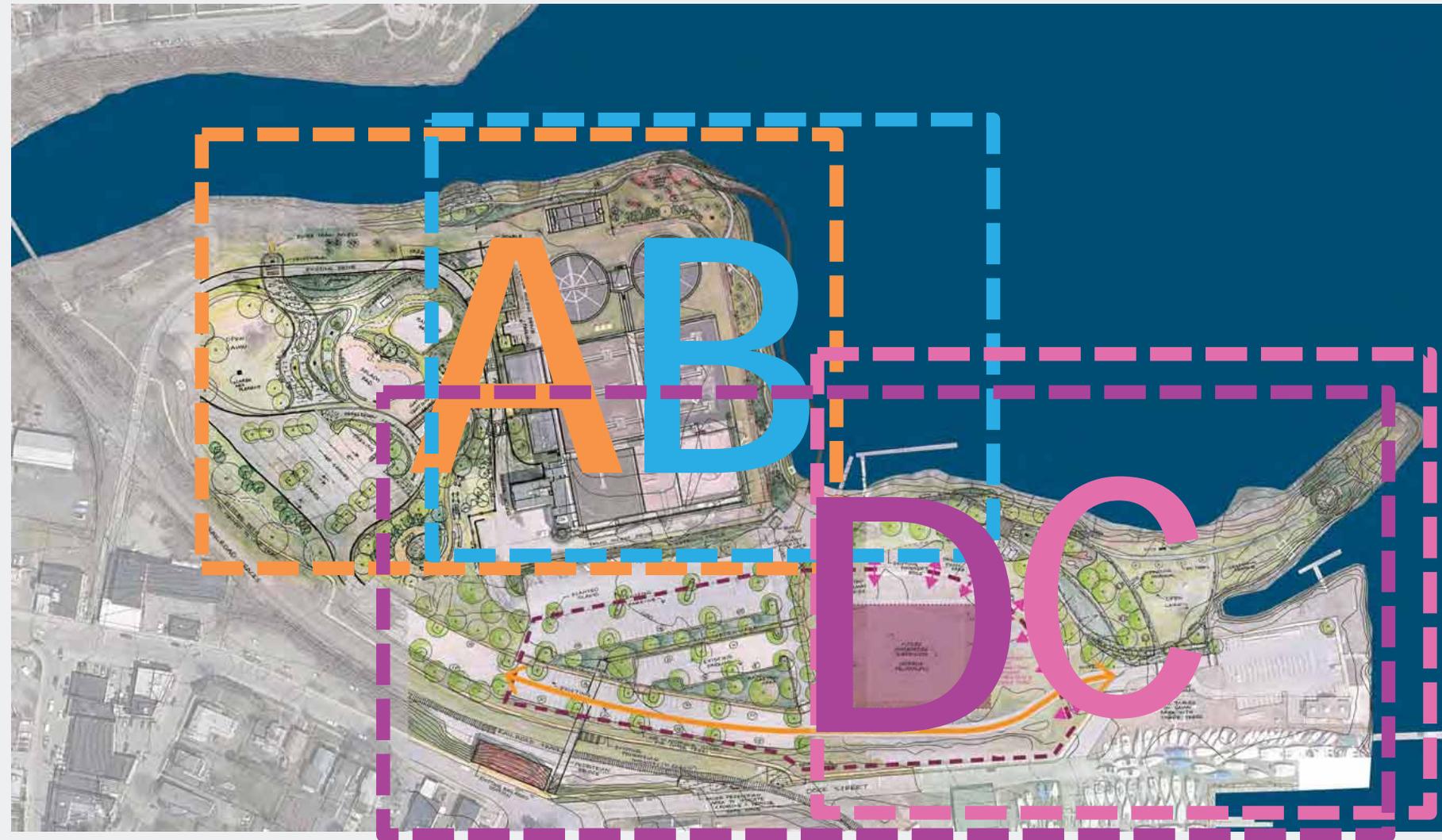
A – FARMERS' MARKET

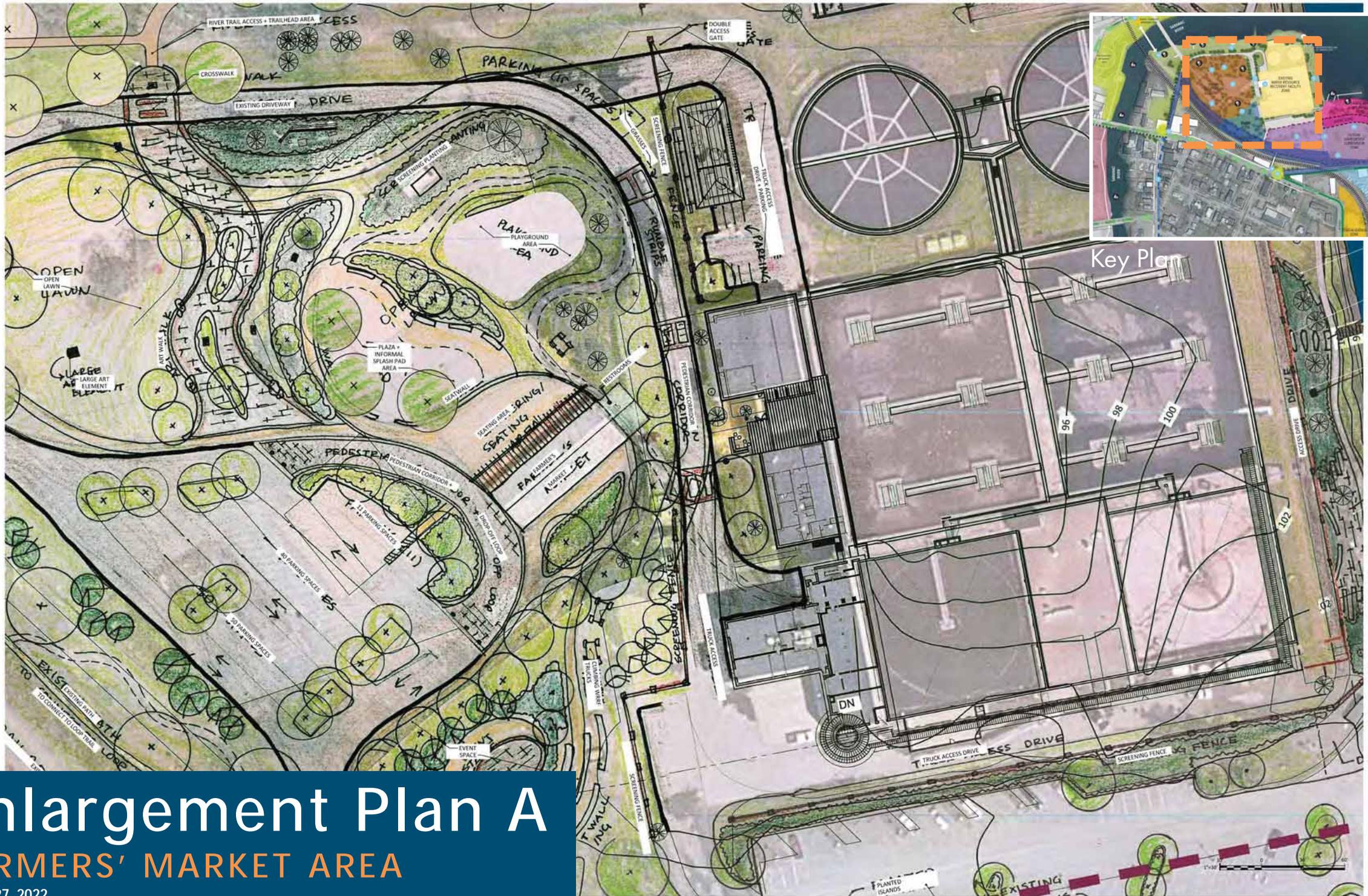
B – HARBORSIDE BOARDWALK

C – WATERFRONT TRAIL

D – SUBDIVISION PLAN

E – NYSEG SITE

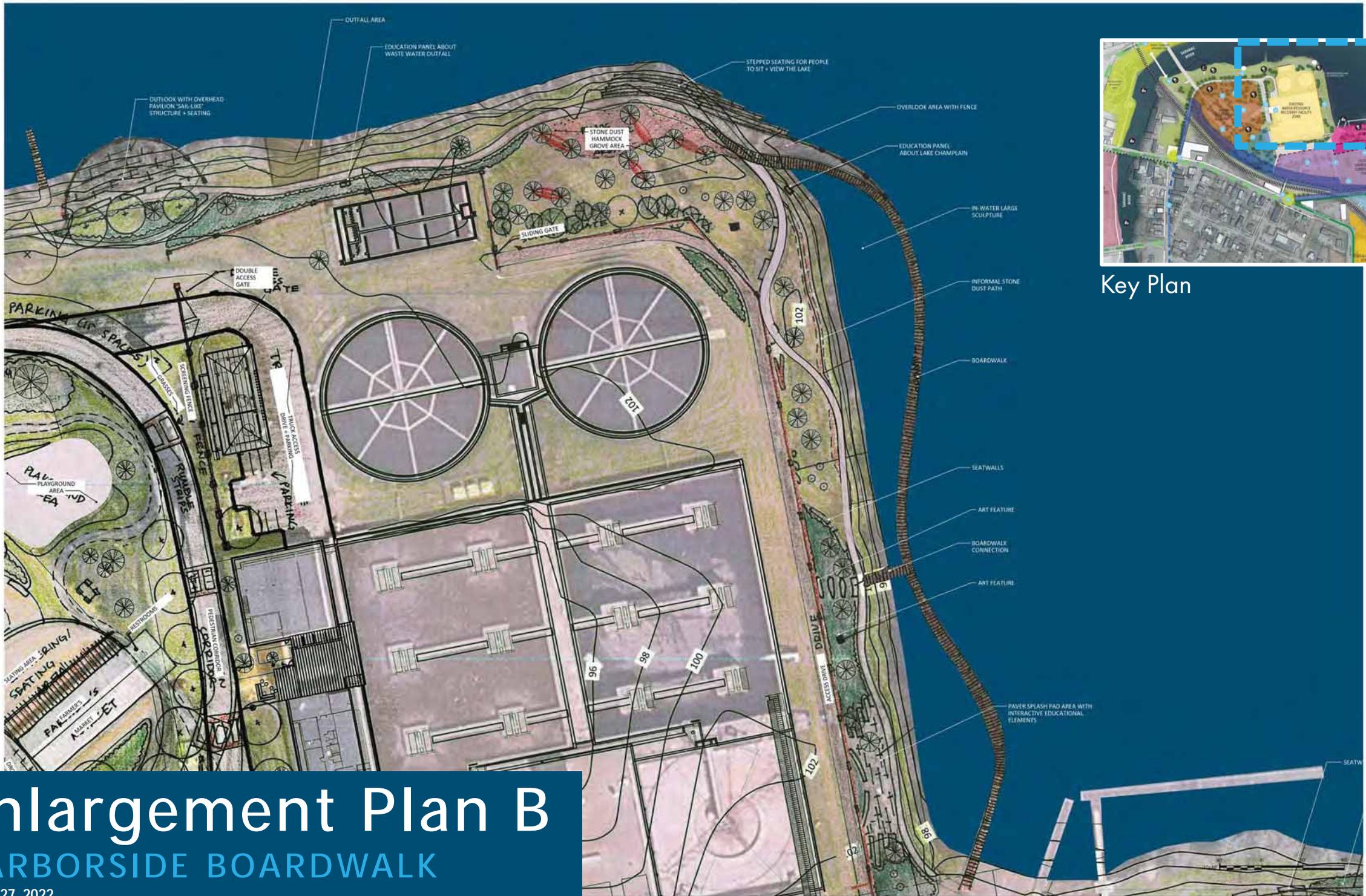




Enlargement Plan A

FARMERS' MARKET AREA

APRIL 27, 2022



Enlargement Plan B

HARBORSIDE BOARDWALK

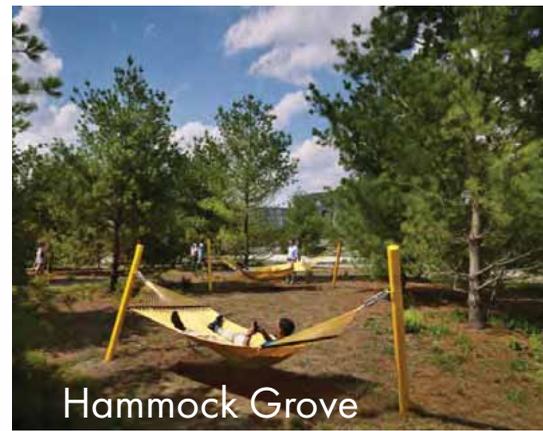
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Splash Pad Area along the Waterfront



Public Art



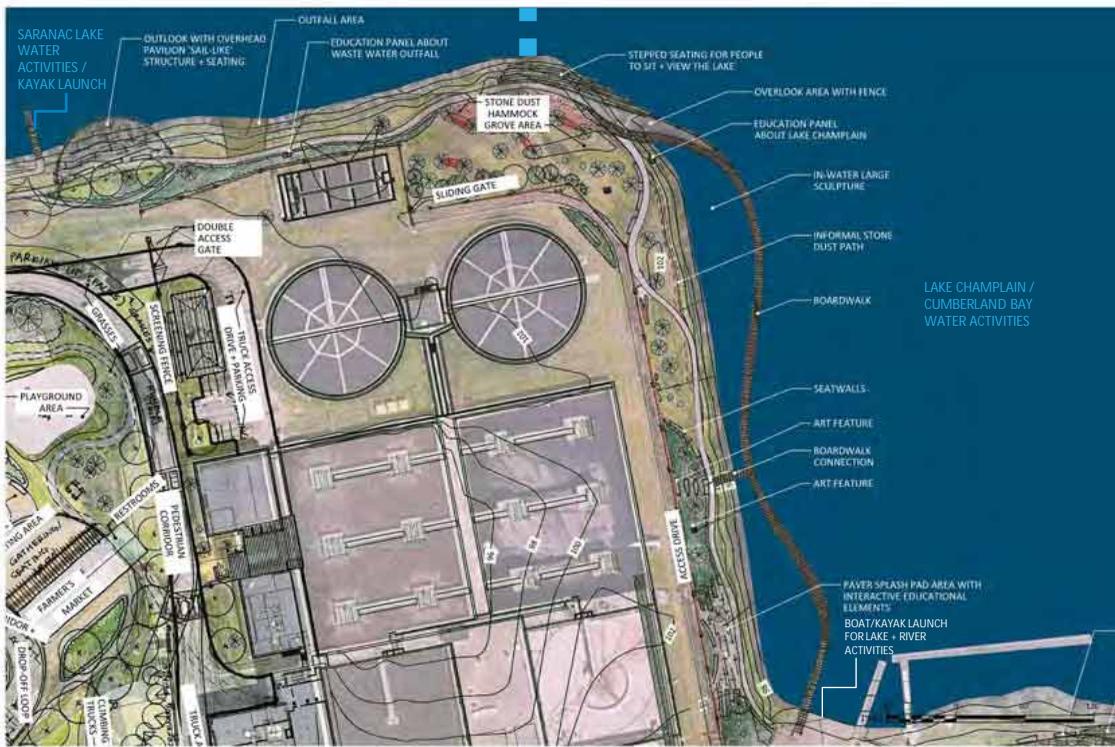
Hammock Grove



Waterfront Pathway



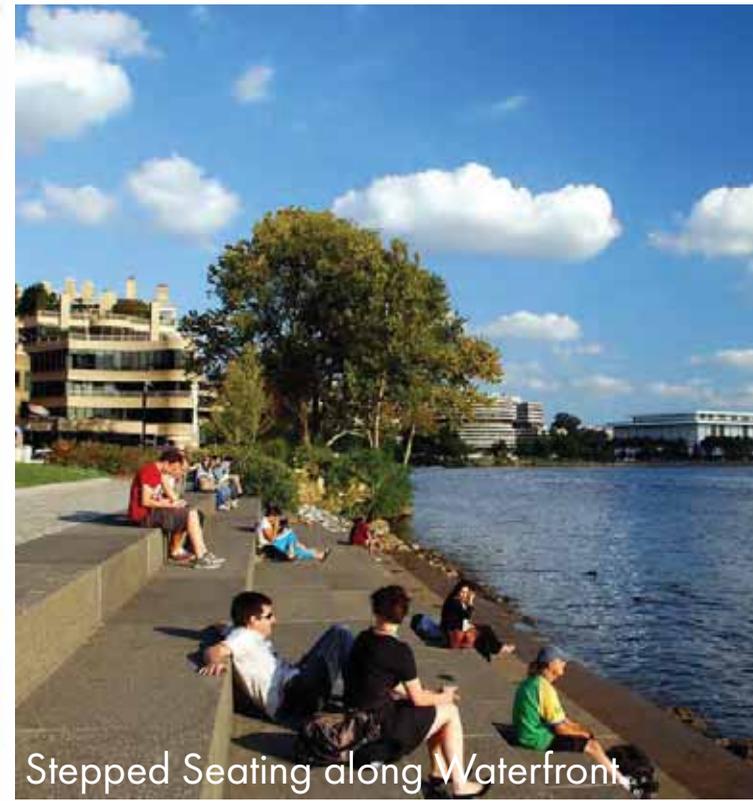
Overlook Pavilion



Harborside Boardwalk Concept Plan



Screening Fence



Stepped Seating along Waterfront

Enlargement Plan B

HARBORSIDE BOARDWALK

APRIL 27, 2022

The Harborside Boardwalk consists of a trail for pedestrians along the waterfront and a serpentine boardwalk that extends within Cumberland Bay creating an interpretive loop walk highlighting the Bay and the WRRF. A number of public spaces and seating are located along the trail, encouraging a variety of experiences for park users; including: a waterfront splash pad, stepped seating along the shoreline, and a grove of hammocks for public use.

CITY OF PLATTSBURGH | HARBORSIDE MASTER PLAN



Key Plan

Enlargement Plan C

WATERFRONT TRAIL

APRIL 27, 2022



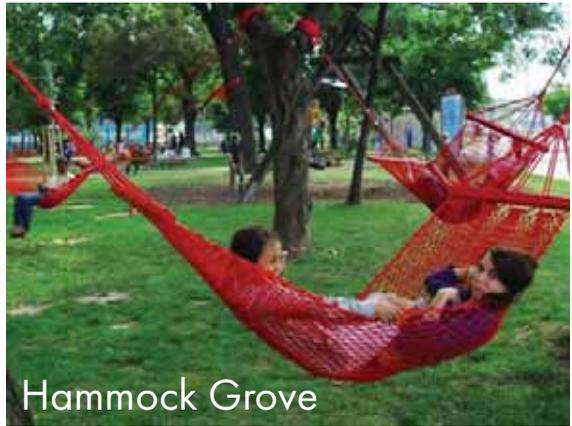
Sail-like Pavilion / Gathering Area



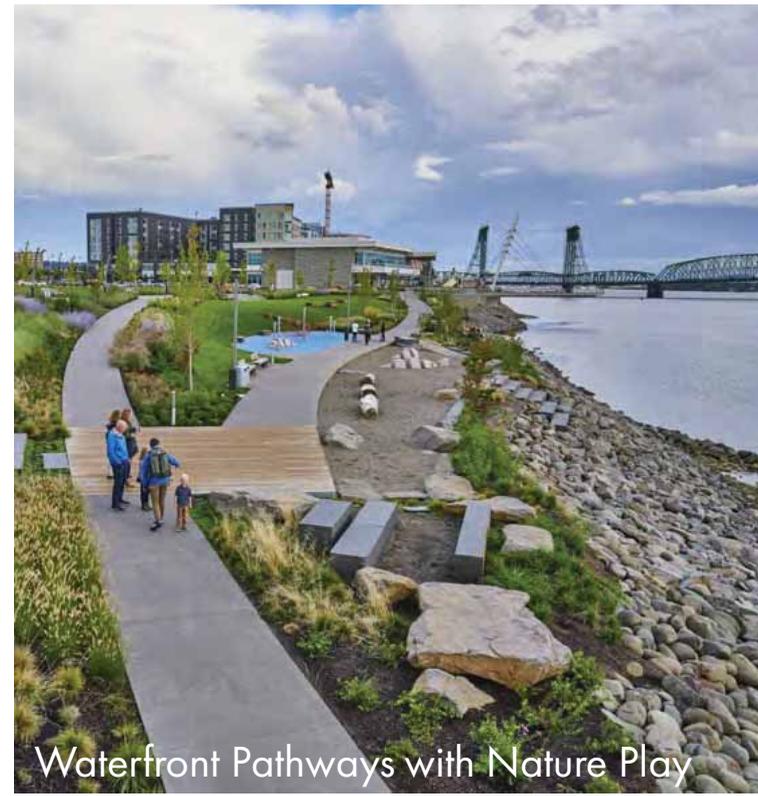
Picnic Pavilions



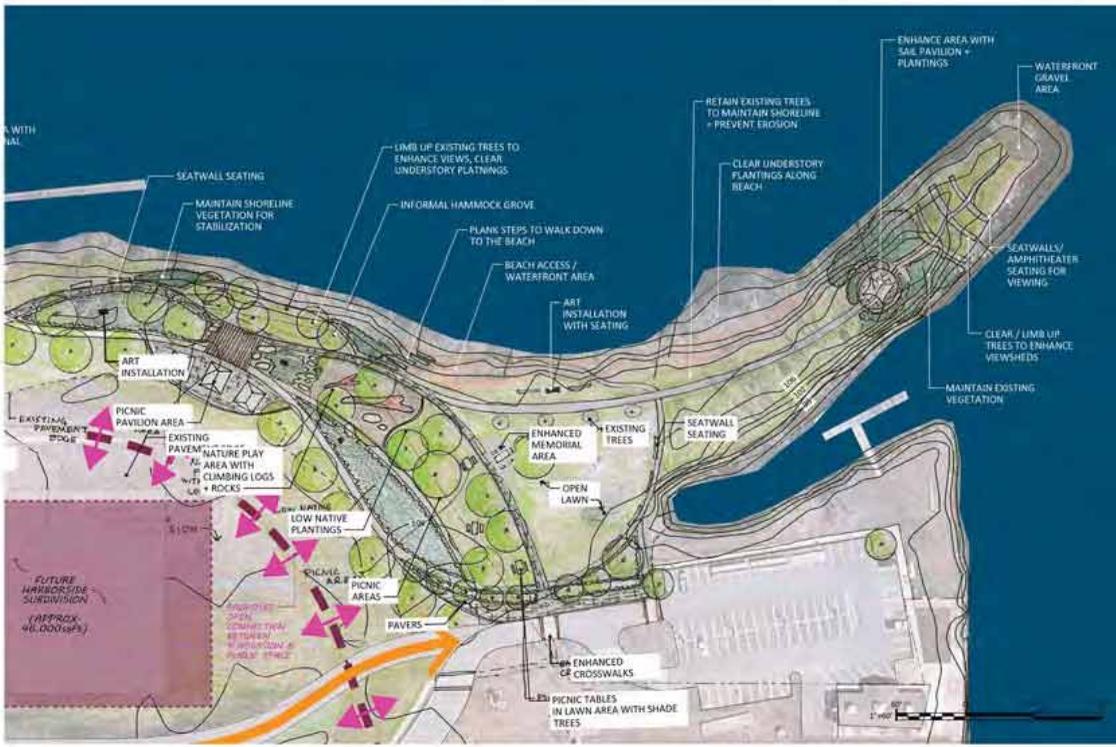
Public Art



Hammock Grove



Waterfront Pathways with Nature Play



Waterfront Trail Concept Plan



Nature Play Areas



Seat Wall Public Art

Enlargement Plan C

WATERFRONT TRAIL

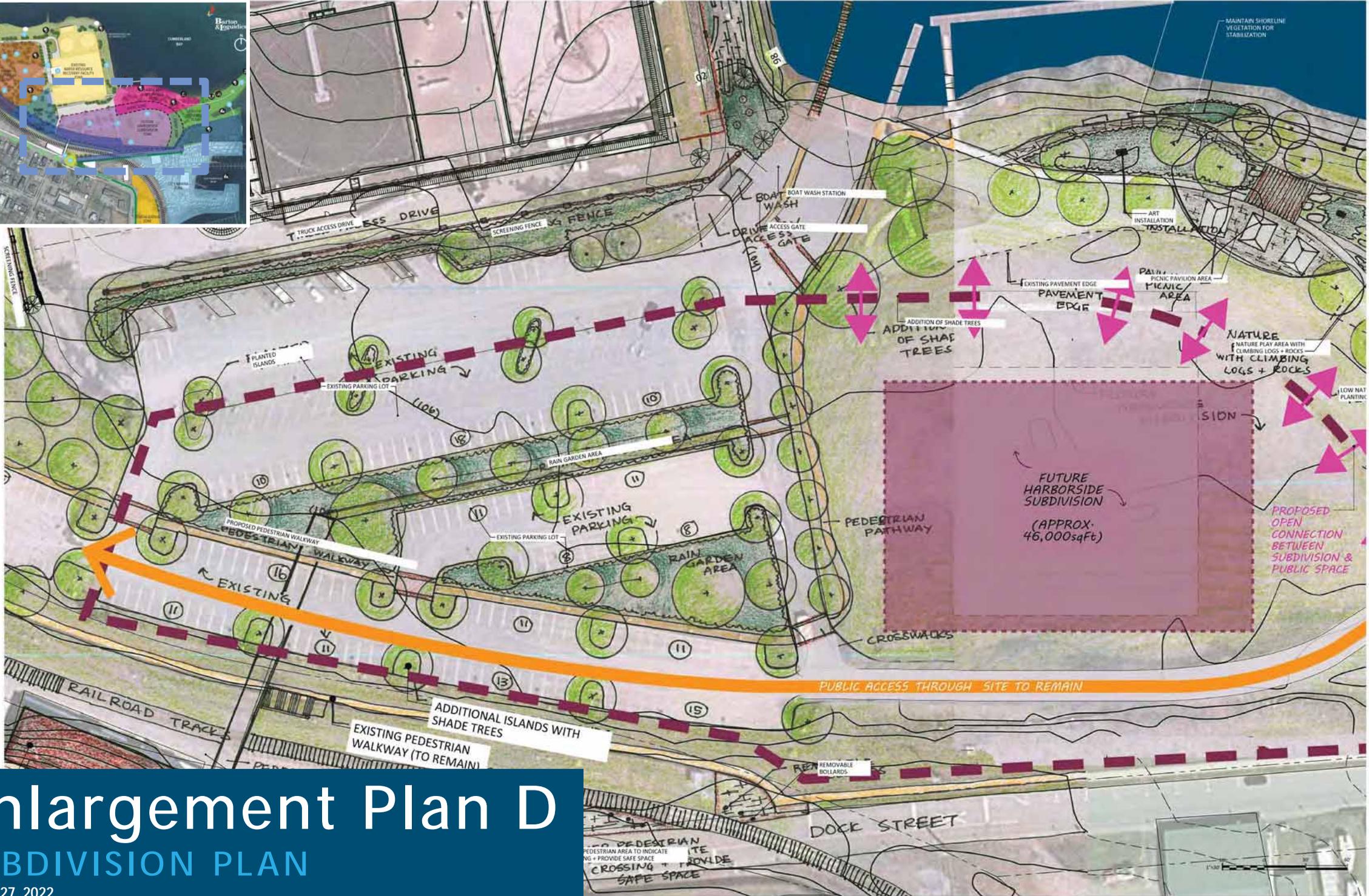
APRIL 27, 2022

The Waterfront Trail meanders along the waterfront and encourages park users to wander down to various beach areas allowing for a variety of access and views to the water. Other pathways intersect this area creating rooms for different passive uses, including: a grove of hammocks along the shoreline, nature play pockets, picnic pavilions, access to an enhanced memorial space, and access to an natural overlook area that extends into the Bay.

CITY OF PLATTSBURGH | HARBORSIDE MASTER PLAN



Key Plan



Enlargement Plan D

SUBDIVISION PLAN

APRIL 27, 2022

Enlargement Plan E

NYSEG SITE

APRIL 27, 2022

CITY OF PLATTSBURGH | HARBORSIDE MASTER PLAN





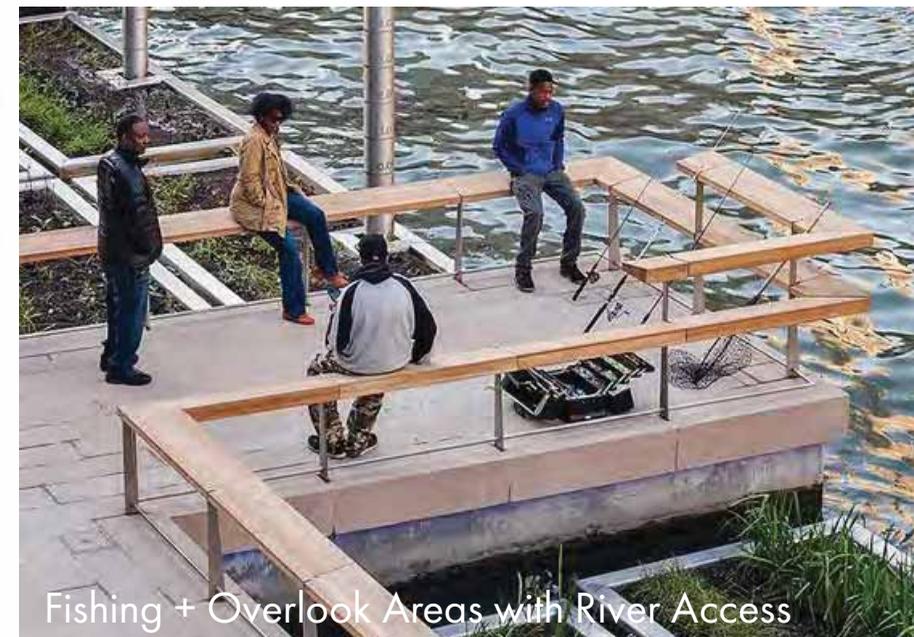
Grassy Knolls/'Waves' for Seating



River Rafting + Viewing Areas



NYSEG Concept Plan



Fishing + Overlook Areas with River Access



River Hydraulics + Tubing

Enlargement Plan E

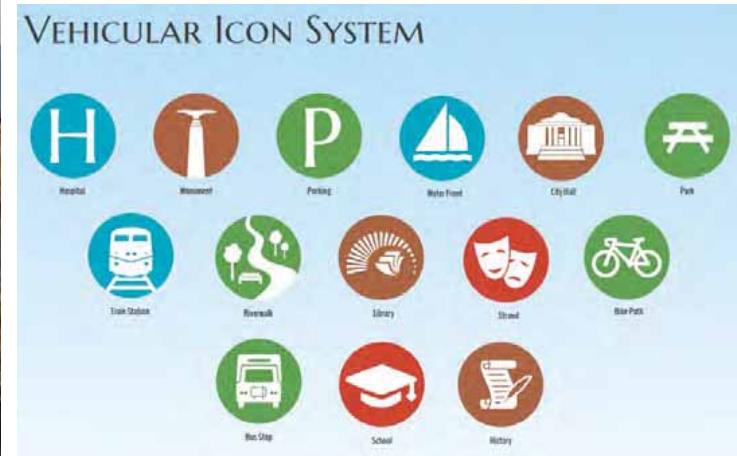
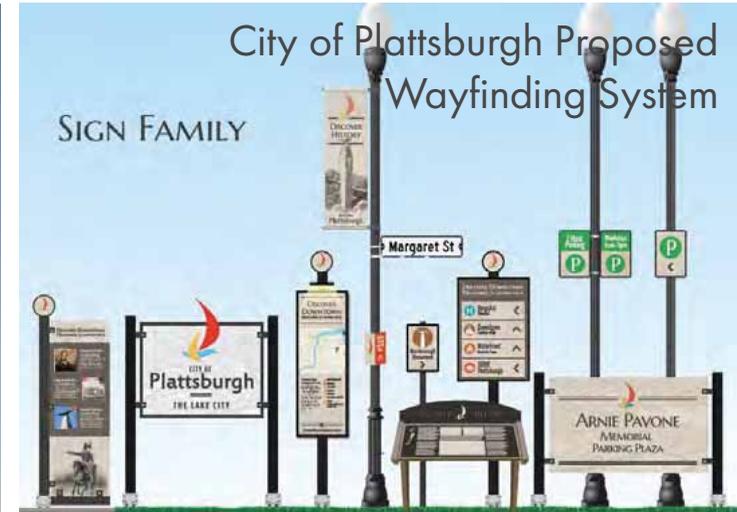
NYSEG SITE
APRIL 27, 2022

The NYSEG Site consists of a large open lawn area accommodating a multi-sport field, a loop trail, restroom facilities, and a parking area. A series of grassy knolls are located along the riverfront to provide seating with views to the lawn area and towards the Saranac River. A riverfront trail meanders along the shoreline and provides access to the river and opportunities for fishing, river access, and overlooks. The installation of river hydraulics provides opportunities for new interesting experiences and water activities for park users. CITY OF PLATTSBURGH | HARBORSIDE MASTER PLAN



Precedent Images

SIGNAGE



WAYFINDING SIGNAGE

HARBORSIDE WATERFRONT PARK

APRIL 27, 2022



Silhouette of First Douglas Fir Tree on Campus



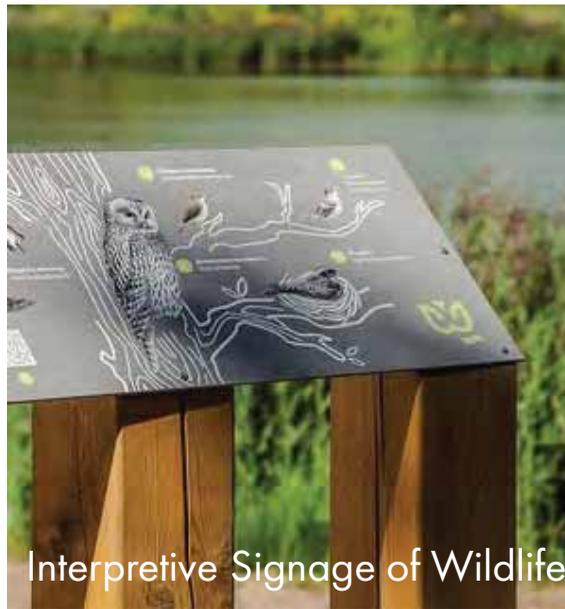
Old Railroad Used as Pathway



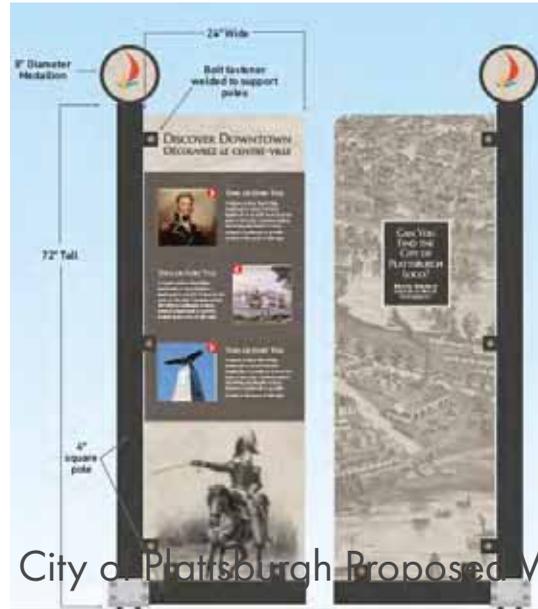
History Engraving



Pathway Designed to Mimic Railroad



Interpretive Signage of Wildlife



City of Plattsburgh Proposed Wayfinding System



INTERPRETIVE SIGNAGE

HARBORSIDE WATERFRONT PARK

APRIL 27, 2022



Laser Cut Public Art on Path



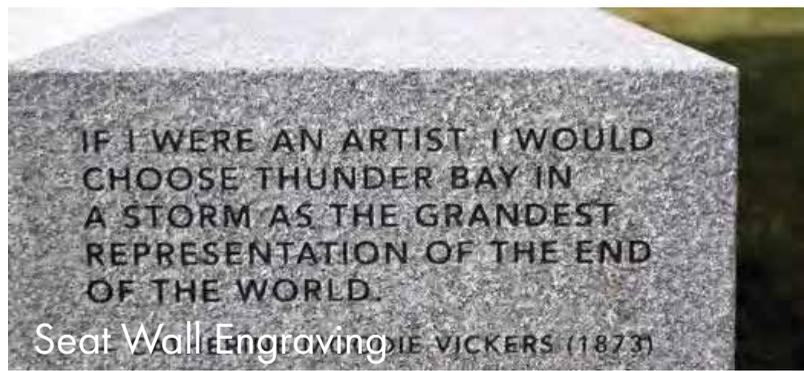
Educational Public Art



Educational Public Art + Seating



Paver Engraving



Seat Wall Engraving



Educational Public Art

INTERPRETIVE SIGNAGE

HARBORSIDE WATERFRONT PARK

APRIL 27, 2022



Environmental Learning Center



Environmental Learning Center

- Propose functions of the ELC, develop proposed layout design, exhibit composition, programming, and operations format
- Focus on the water cycle and the WRRFs role in it
- Led by team members Aubertine & Currier, Inc. and Hadley Exhibits, Inc.
- Examples:
 - ECHO: Leahy Center for Lake Champlain, Burlington, VT
 - Wild Center, Tupper Lake, NY



Source: Trip Advisor





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PLATTSBURGH WRRF WEST SIDE CONCEPT

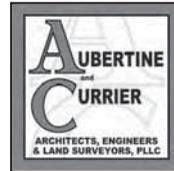
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EXTERIOR RENDERING

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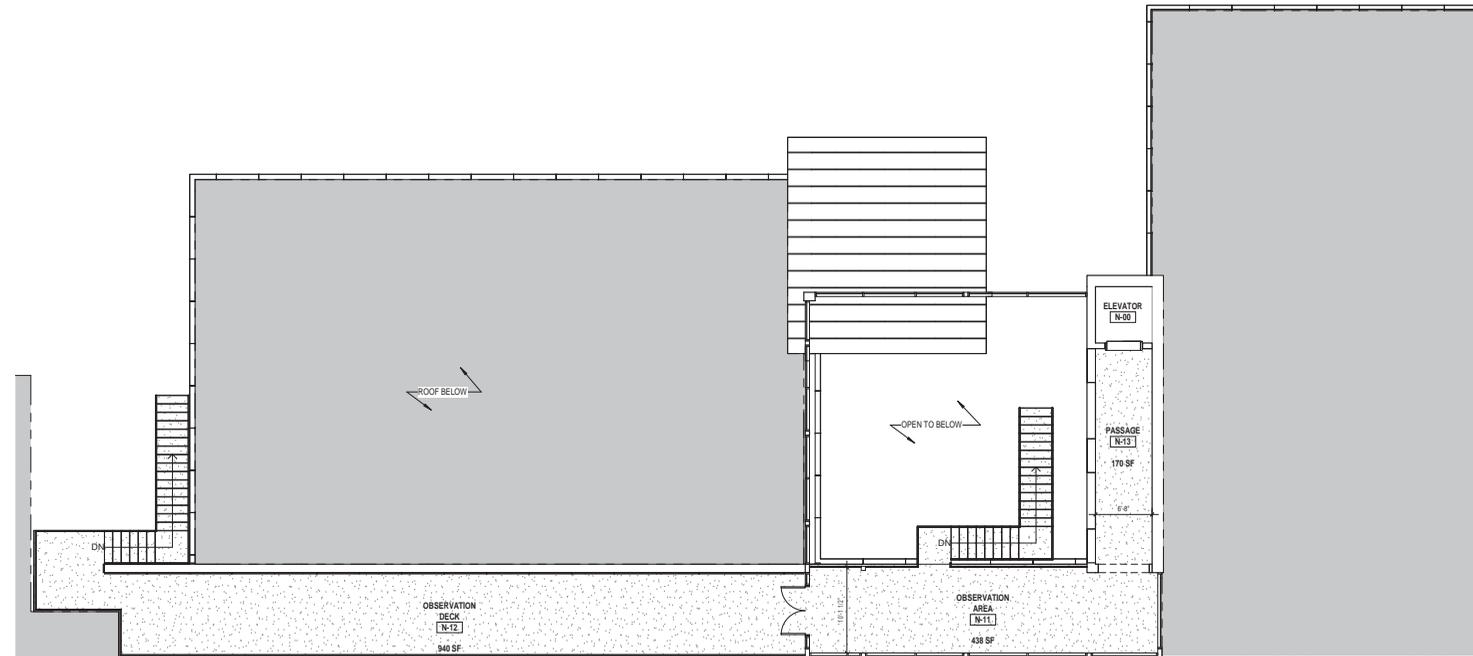
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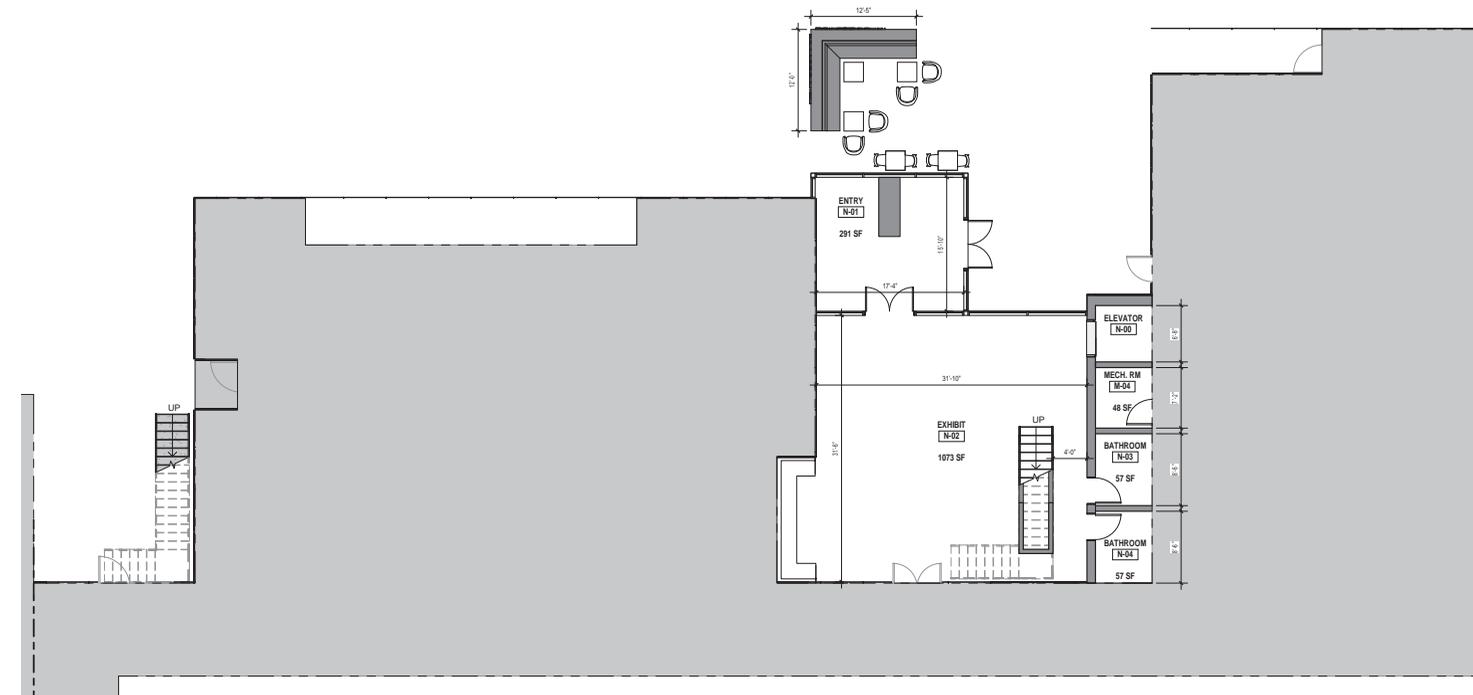
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PROPOSED SPACE SCHEDULE	
SPACE	SPACE
FIRST FLOOR	
ENTRY	291 FT ²
EXHIBIT	1,073 FT ²
BATHROOM	57 FT ²
BATHROOM	57 FT ²
FIRST FLOOR TOTAL	1,478 FT²
SECOND FLOOR	
PASSAGE	170 FT ²
OBSERVATION AREA	438 FT ²
OBSERVATION DECK	940 FT ²
SECOND FLOOR TOTAL	1,548 FT²
TOTAL SQUARE FOOTAGE	3,026 FT²



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"



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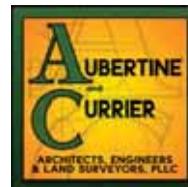
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FLOOR PLANS

A4

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INTERIOR PERSPECTIVES

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EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



WEST ELEVATION



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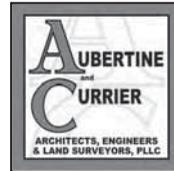
PLATTSBURGH WRRF WEST SIDE CONCEPT

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BUILDING ELEVATIONS AND PERSPECTIVES

A6

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EXTERIOR RENDERING

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Next Steps



Next Steps

PROJECT TEAM

- Catalog Feedback from PIM #2 and adjust plan priorities accordingly
- Detailed Design Plans for Harborside Area
- Environmental Learning Center Plans and Programming Analysis
- Cost Benefit Analysis of Recommendations
- Draft Harborside Master Plan – July 2022

STAKEHOLDERS IN PLATTSBURGH

- Stay informed

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

- Let us know what you think:
 - Comment function on Project Website!
 - <https://www.cityofplattsburgh-ny.gov/form/public-comment-form-for-harborside>
- Public Meeting #3
 - July 2022



Thank you!