



Upper Hudson Recreation Hub Master Plan

Master Plan Development

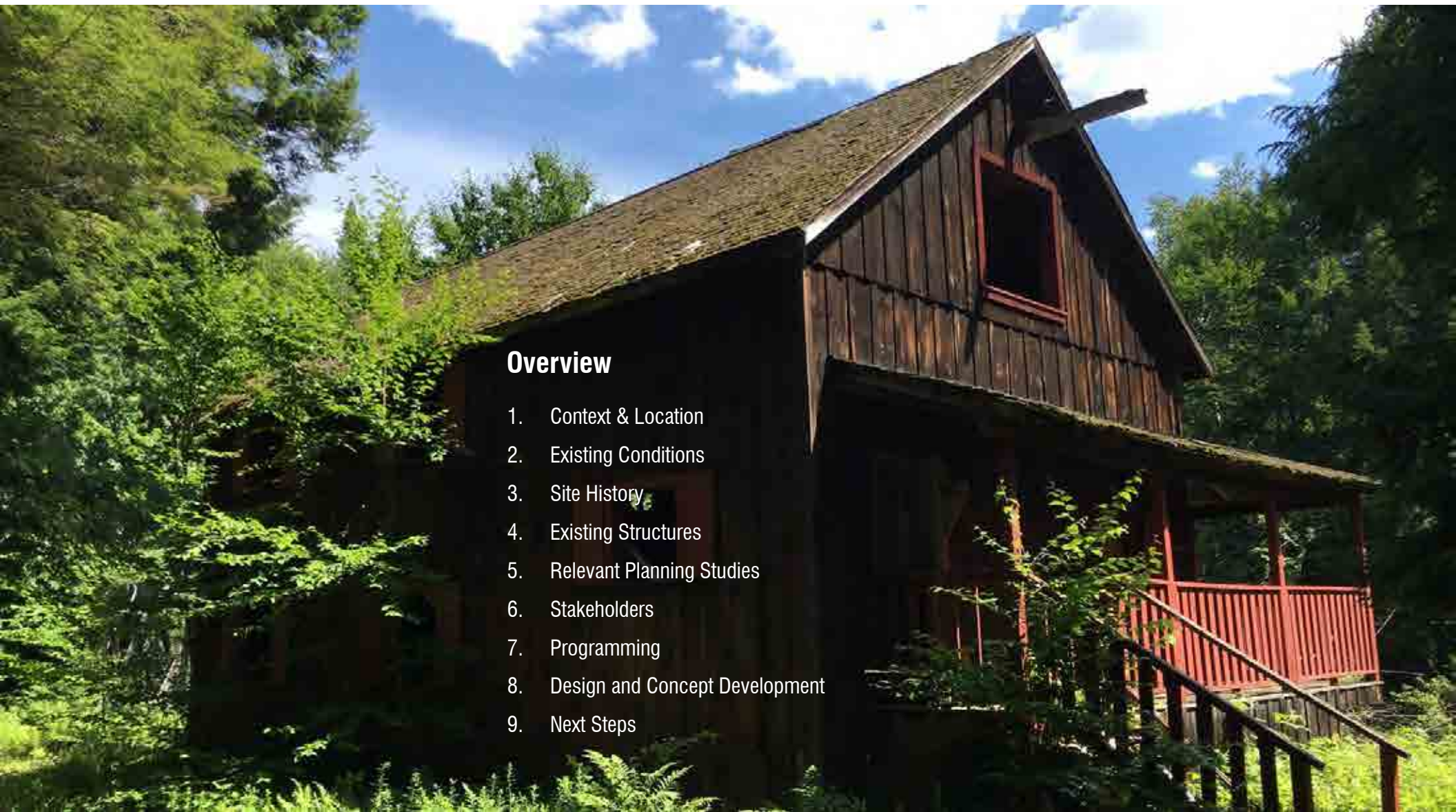
December 2016



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Overview

1. Context & Location
2. Existing Conditions
3. Site History
4. Existing Structures
5. Relevant Planning Studies
6. Stakeholders
7. Programming
8. Design and Concept Development
9. Next Steps

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UPPER HUDSON RECRATION HUB - Mission Statement

The goal of this project is to establish a benchmark vision for a new gateway hub to the Adirondacks that will promote a world-class recreational experience and increase the economic vitality of the “5 Towns” including North Hudson, Newcomb, Indian Lake, Long Lake, and Minerva. The project should ensure that the proposed uses, programs and services improve access to the regions recreational amenities and support the growth of local communities and the region.

This new “Gateway to the Adirondacks at the Upper Hudson Recreation Hub” should be developed in a manner that creates a dynamic and attractive destination that links local and regional resources and is easily accessible from the Northway, nearby Towns, villages and hamlets. The facilities should provide year around recreational opportunities and services for multiple uses, users, venders and special interest groups. A new Gateway Center would welcome, orient and connect visitors to trail networks, recreation destinations and business within the 5 Towns.

Careful stewardship is required to protect the natural beauty of the site and its surroundings and to create a compelling Adirondack setting that will support a wide variety of uses and programs generally including camping, equestrian amenities, open space activity areas, trails and staging for large events. The meadows, woodlands, wetlands and gently sloping terrain combine to create a unique context for diverse recreational interests including access to the Schroon River which runs along the western boundary of the project area.

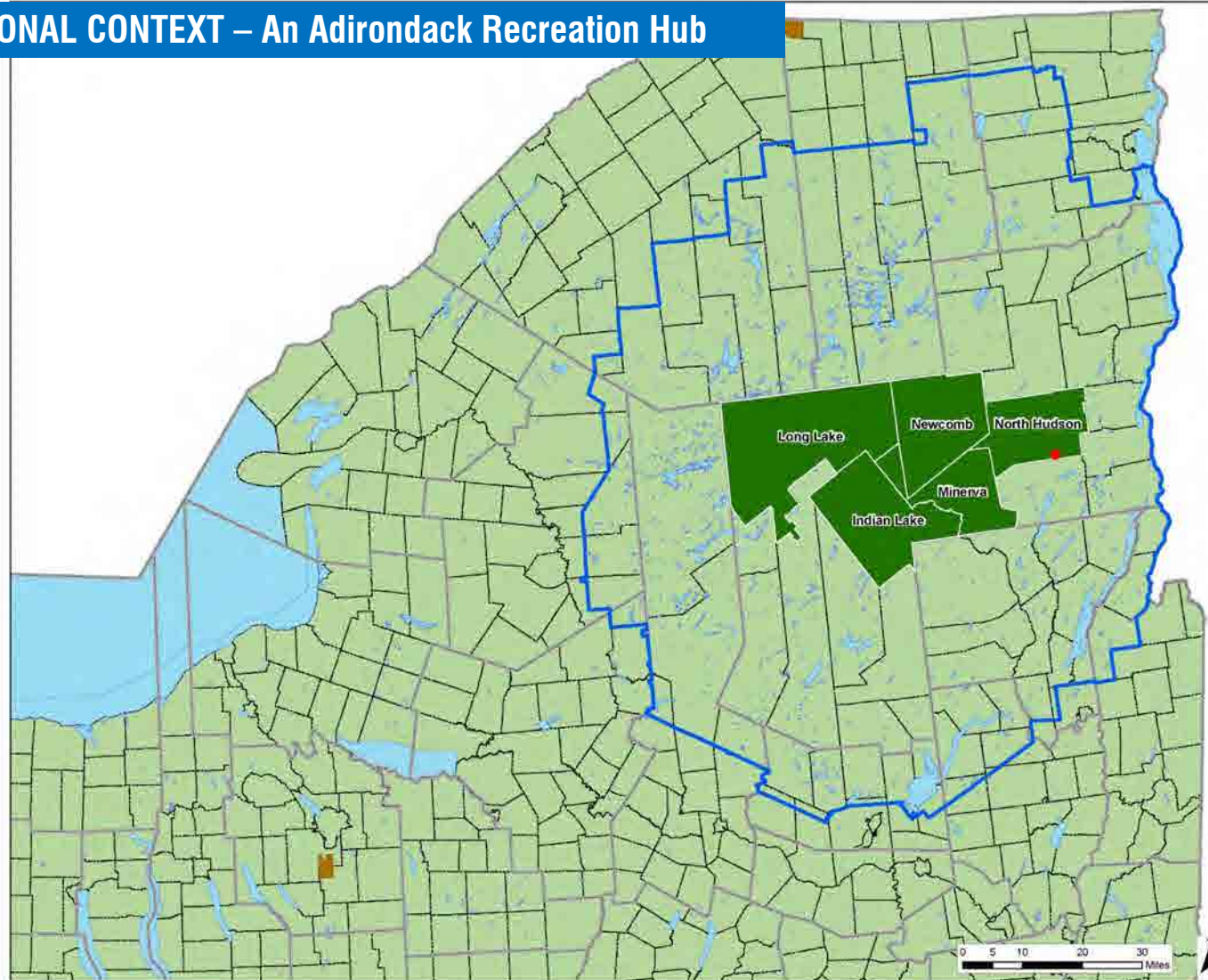
Although the project will be implemented over an extended period of time every aspect of its development should be positioned to create a world class experience that is unique to the region and includes a mix of lodging, businesses and interpretive opportunities. Many of the structures from Frontier Town remain on the site and although the viable use of these structures is unknown, the spirit of this beloved theme park should be reflected in a manner that celebrates the site’s history.



PROJECT LOCATION & CONTEXT



REGIONAL CONTEXT – An Adirondack Recreation Hub



Upper Hudson Recreation Hub

Project Context

Town of North Hudson, NY

July 2016

KEY

- Adirondack Park Blue Line
- Five Towns
- County
- Lakes
- Indian Reservation
- Municipality
- Project Location

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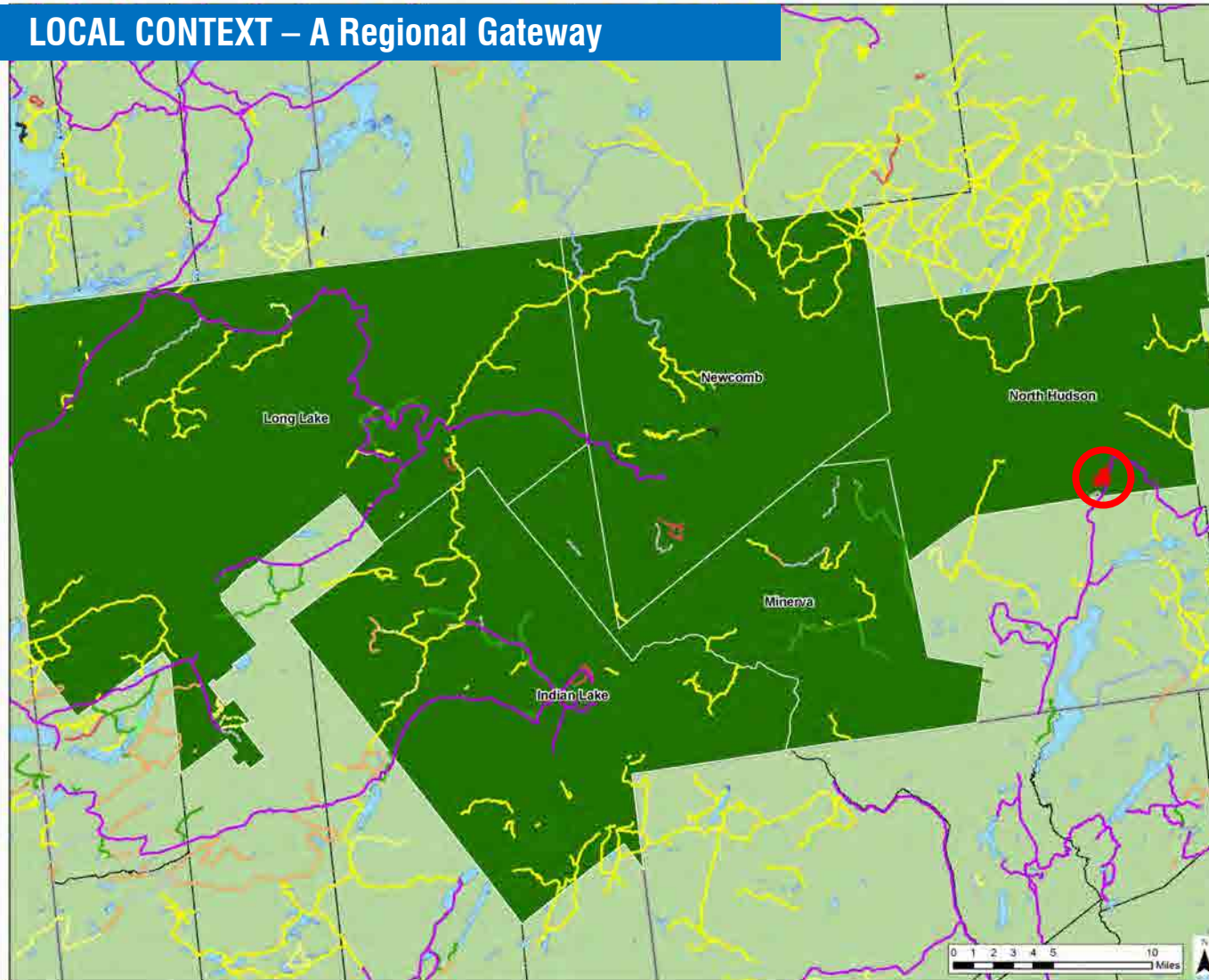


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LOCAL CONTEXT – A Regional Gateway



Upper Hudson Recreation Hub

Project Context - Trails

Town of North Hudson, NY

July 2016

KEY

■ Project Area	DEC Roads and Trails
— State Snowmobile Trails	— ACCESSIBLE TRAIL
— NYS Trails	— BIKE TRAIL
— Five Towns	— BOARDWALK
— County	— FIRE LANE
— Lakes	— FOOT TRAIL
— Municipality	— HORSE TRAIL
	— MULTIPURPOSE TRAIL
	— PAVED ROAD
	— PRIVATE ACCESS ROW
	— PRIVATE TRAIL/ROAD
	— PUBLIC ACCESS ROW
	— RAILROAD BED
	— SKI TRAIL
	— SNOWMOBILE TRAIL
	— UNMARKED TRAIL
	— UNPAVED ROAD
	— OTHER

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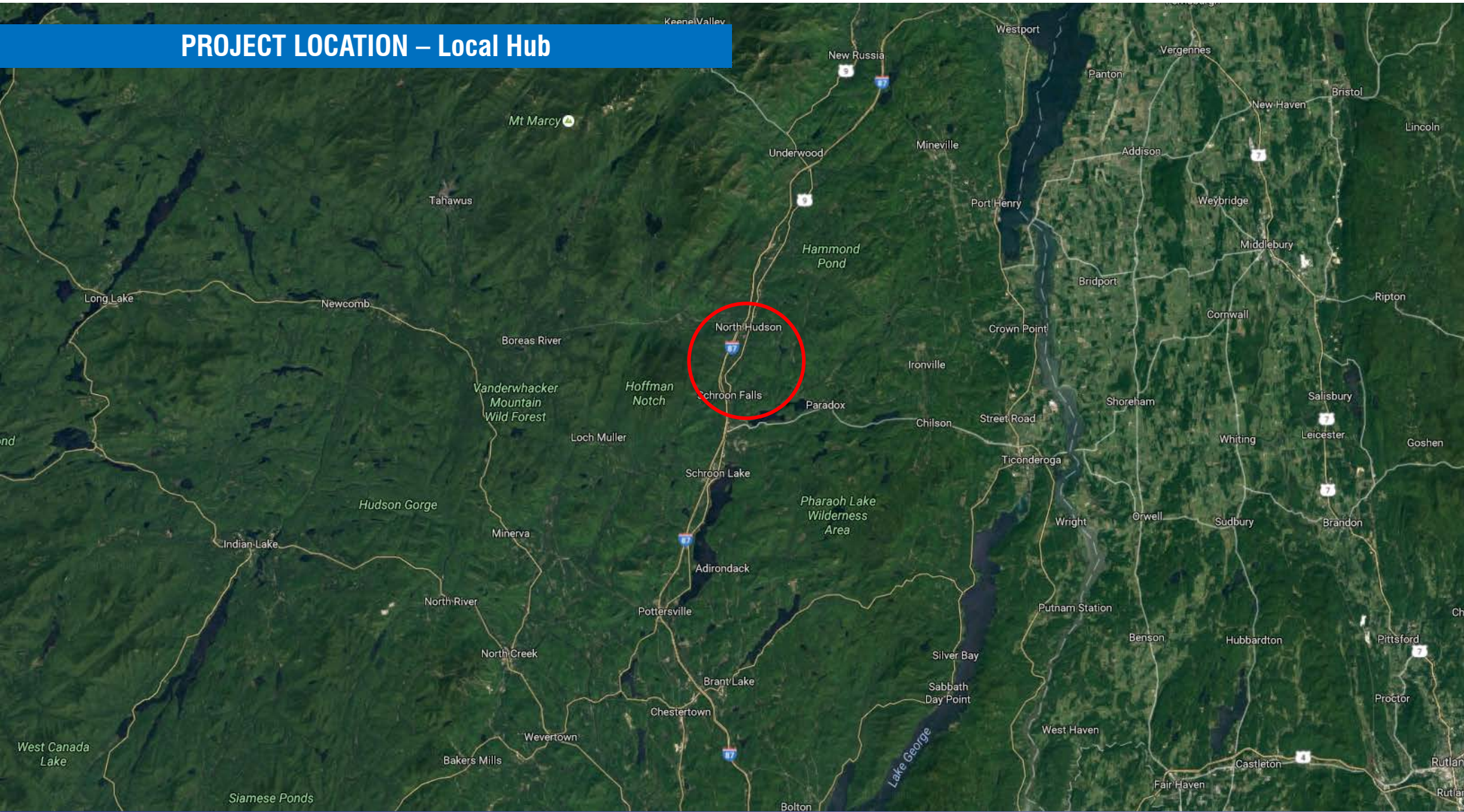


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PROJECT LOCATION – Local Hub



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EXISTING CONDITIONS



PROJECT AREA – Existing Conditions



Upper Hudson Recreation Hub

Project Area

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

- Parcel Boundaries
- Lakes
- Streams
- Project Area

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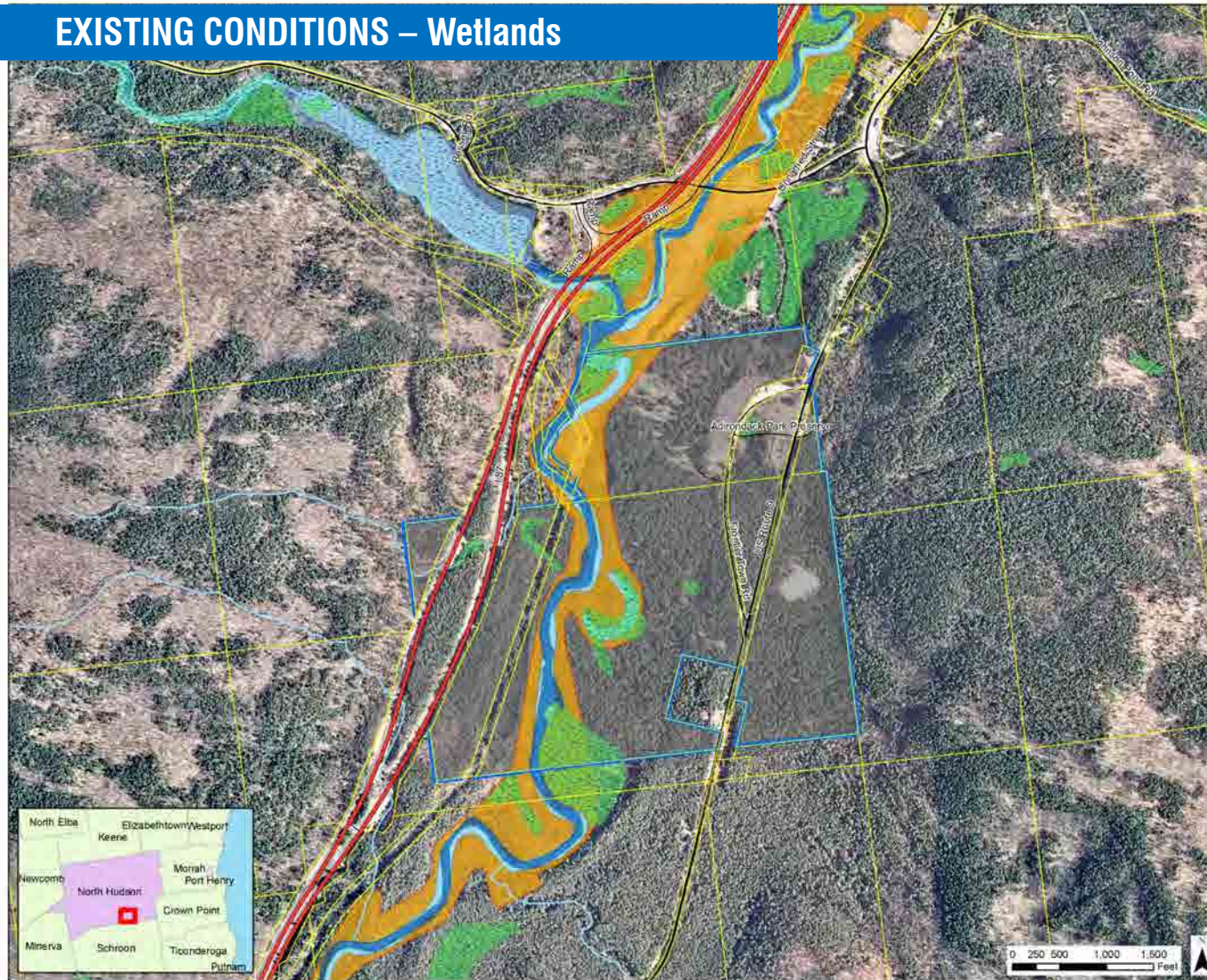


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EXISTING CONDITIONS – Wetlands



Upper Hudson Recreation Hub

Project Area and Wetlands

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

Parcel Boundaries

NWI Wetlands

APA Wetlands

Palustrine

Lacustrine Littoral

Riverine Lower Perennial

Riverine Upper Perennial

Lakes

Streams

Zone A - 100 year Floodplain

Project Area

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EXISTING CONDITIONS - Topography



Upper Hudson Recreation Hub Project Area Elevation

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

- Project Area
- Parcel Boundaries
- 10 foot contours
- Lakes
- Streams

PROJECT # 2016-0218

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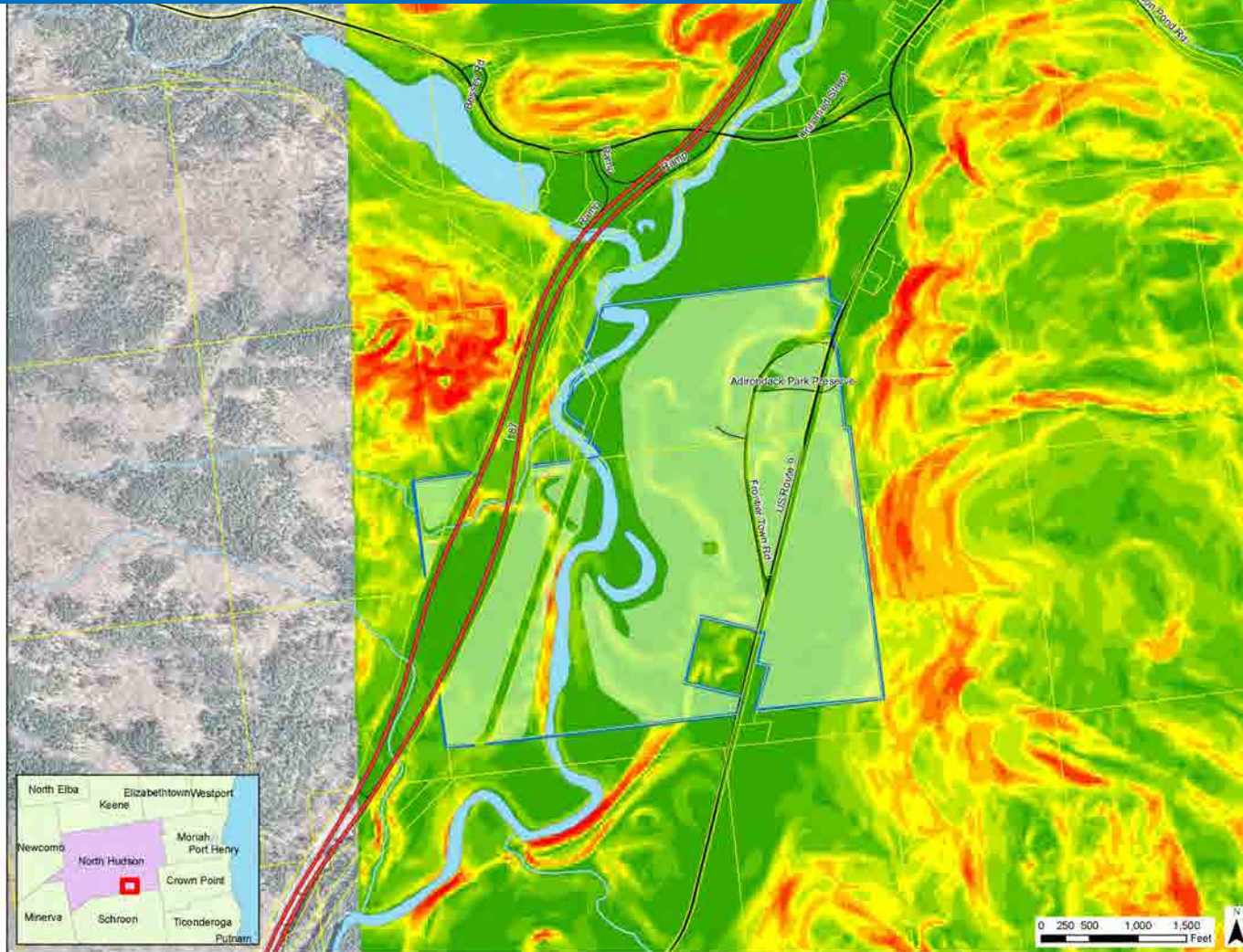


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EXISTING CONDITIONS – Slope Analysis



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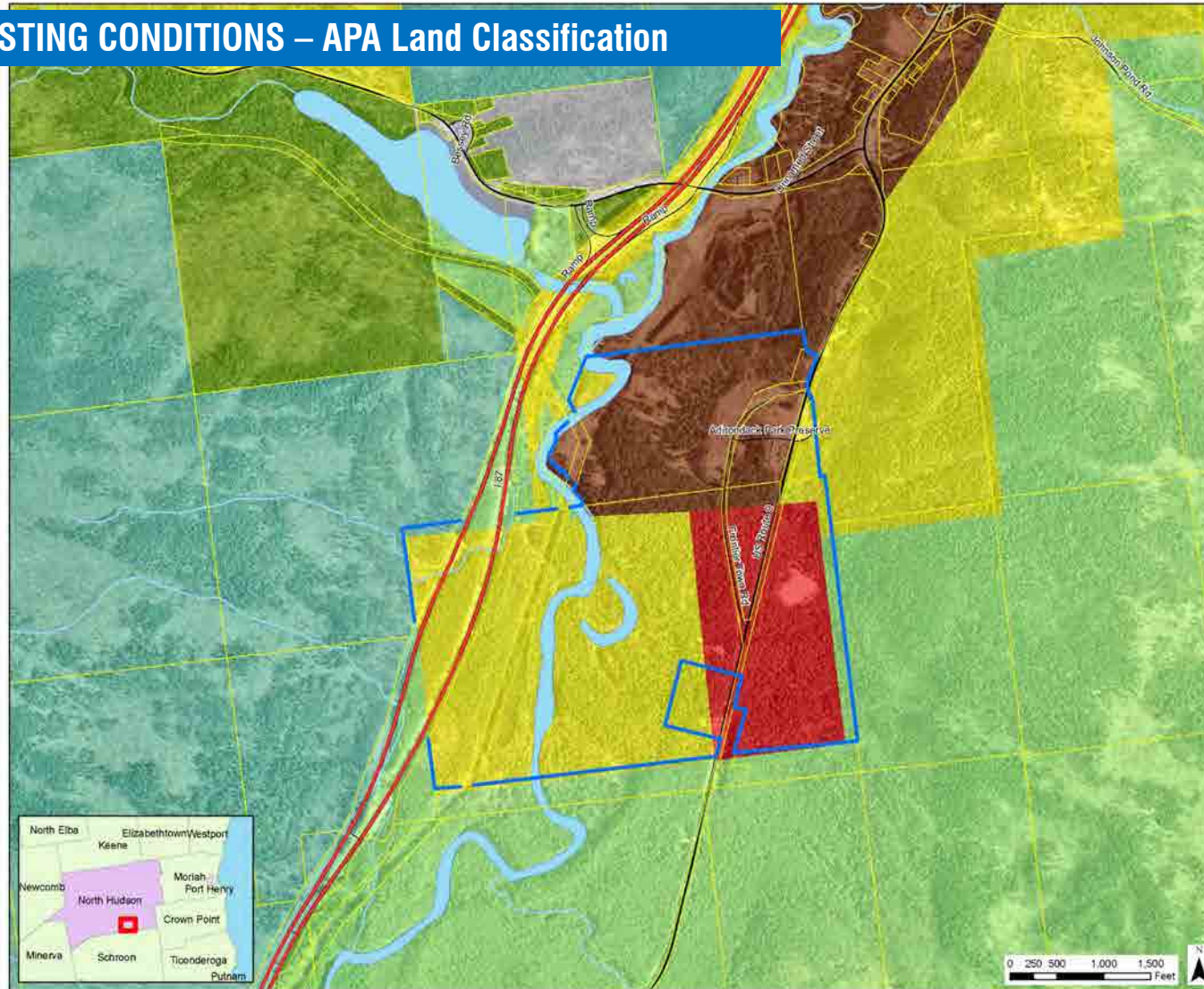
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EXISTING CONDITIONS – Existing Land Use

This aerial map illustrates the existing land use in the North Hudson area. The map shows a large red-shaded area in the upper right, a light blue area below it, and a dark blue area further down. A road labeled 'New Rochelle Park Road' runs diagonally across the map. A scale bar at the bottom right indicates distances from 0 to 1,500 feet. An inset map in the bottom left corner shows the location of the study area within the larger context of the Hudson River and surrounding municipalities.

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EXISTING CONDITIONS – APA Land Classification



Upper Hudson Recreation Hub

APA Land Classification

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

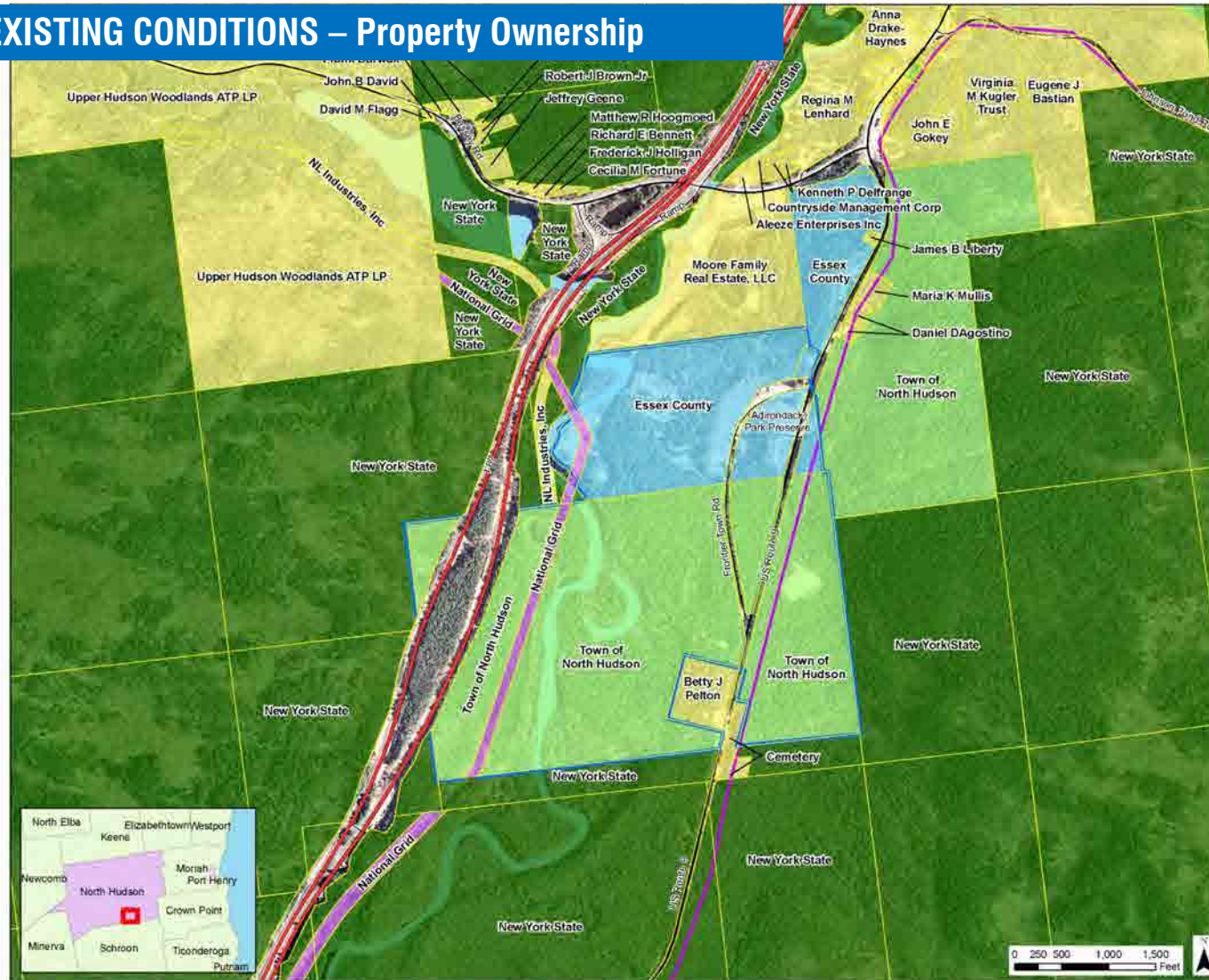
Project Area	APA Land Classification
Parcel Boundaries	Outside Adirondack Park
Lakes	Hamlet
Streams	Moderate Intensity
	Low Intensity
	Rural Use
	Resource Management
	Industrial use
	Wilderness
	Canoe Area
	Primitive
	Wild Forest
	Intensive Use
	Historic
	State Administrative
	Pending Classification
	Water

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EXISTING CONDITIONS – Property Ownership



Upper Hudson Recreation Hub Property Ownership

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

- Parcel Boundaries
- Project Area
- State Snowmobile Trails
- Property Ownership**
 - Privately Owned
 - National Grid
 - Town of North Hudson
 - Essex County
 - New York State

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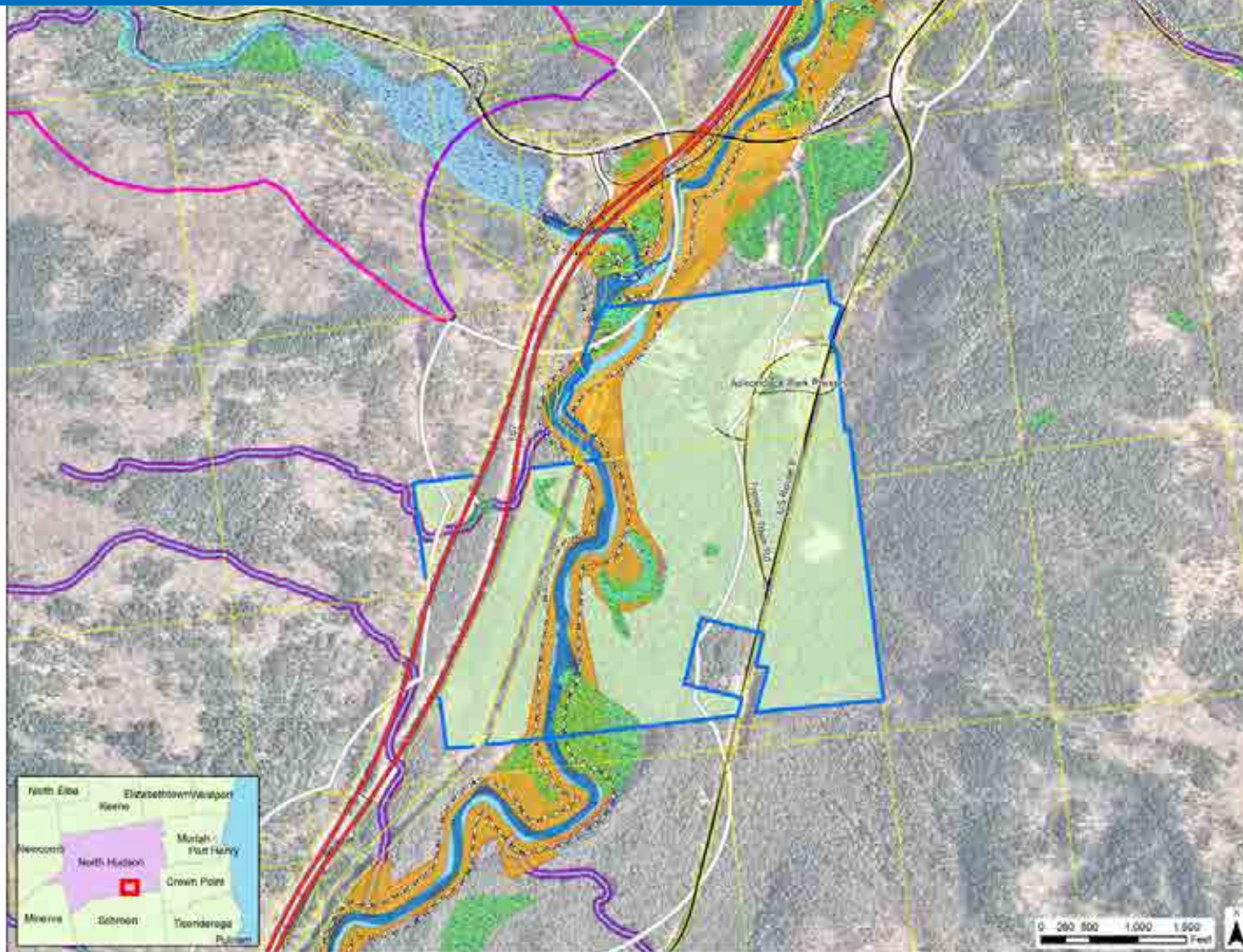


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EXISTING CONDITIONS – Buildable Land



Upper Hudson Recreation Hub

Buildable Land

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

- Parcel Boundaries
- Project Area
- Buildable Area
- Lakes
- Streams
- Zone A - 100 year Floodplain
- 50' Stream Buffer
- NYS River Buffers
 - Recreational River
 - Scenic River
 - Study River
 - Wild River
 - 150' River Buffer
 - NW Wetlands
- APA Wetlands
 - Palustrine
 - Lacustrine/Lentic
 - Riverine Lower Potemal
 - Riverine Upper Potemal

Map 101 & 102-008-00
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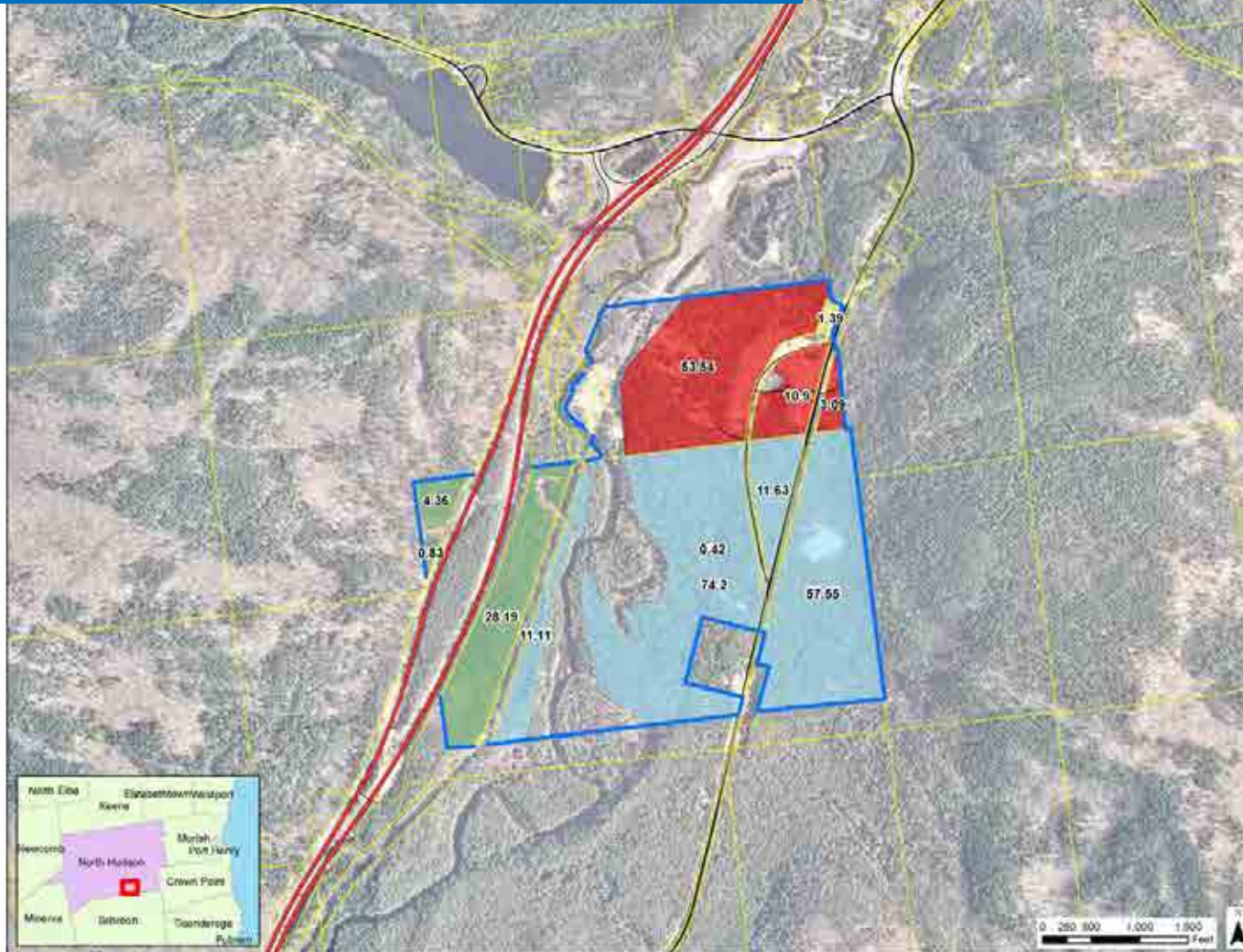


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EXISTING CONDITIONS – Buildable Land



Upper Hudson Recreation Hub

Buildable Land

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

- Project Area
- Parcel Boundaries
- Buildable Area by Parcel**
 - 1: 67.53 acres
 - 2: 1.39 acres
 - 3: 33.38 acres
 - 4: 154.07 acres

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SITE HISTORY



SITE HISTORY – Frontier Town



SITE HISTORY – Frontier Town



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SITE HISTORY – Frontier Town



SITE HISTORY – Aerial Photography



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SITE HISTORY – Aerial Photography



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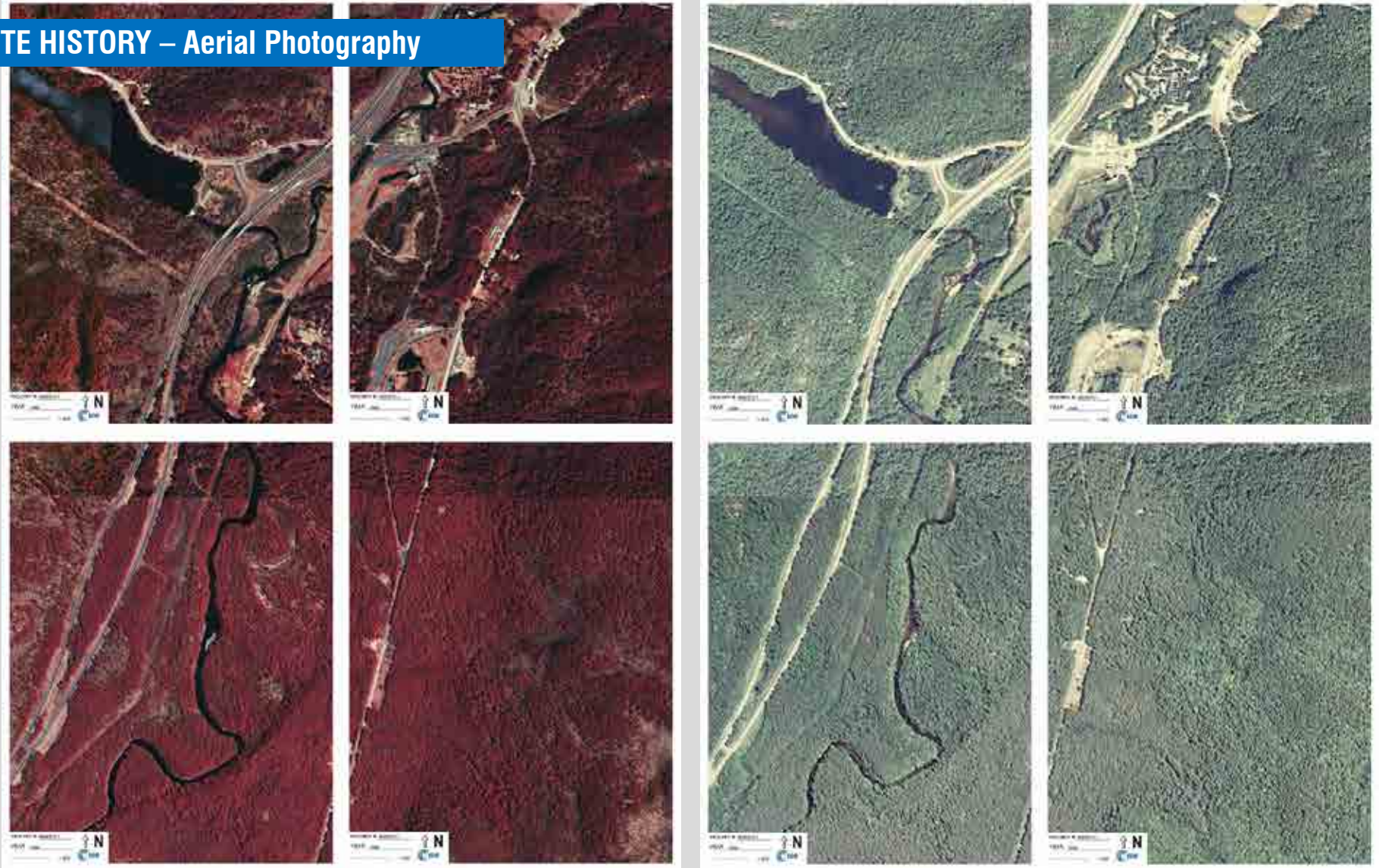


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SITE HISTORY – Aerial Photography



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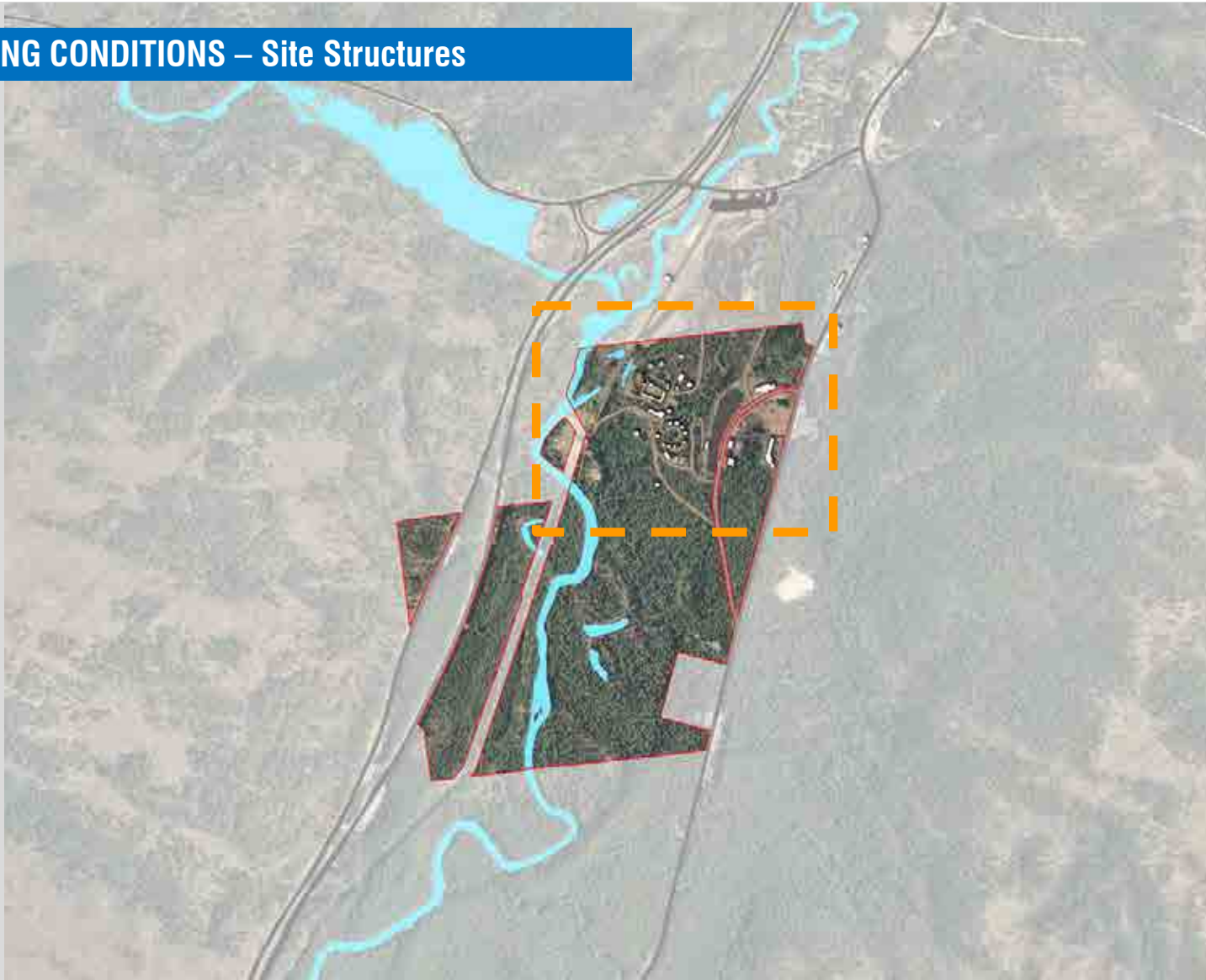
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EXISTING STRUCTURES



EXISTING CONDITIONS – Site Structures



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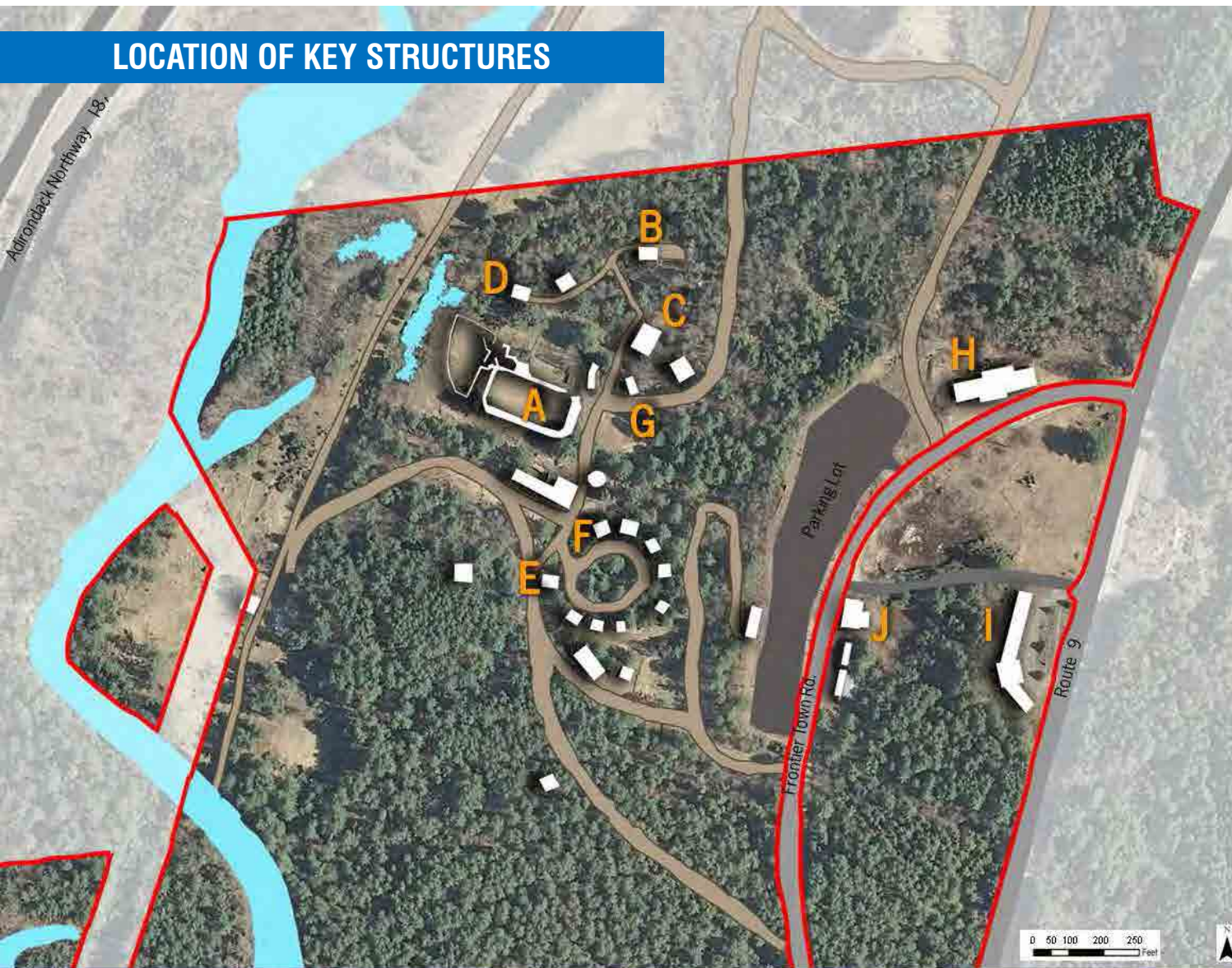


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LOCATION OF KEY STRUCTURES



	STRUCTURE
A	Rodeo
B	Grist Mill
C	Saw Mill
D	Ice House
E	Chapel
F	Fort
G	Covered Bridge
H	Restaurant on Frontier Rd
I	Hotel
J	Store

All other structures are recommended to be demolished. Refer to Facilities Assessment dated December 2016 for additional information.

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EXISTING CONDITIONS - STRUCTURES



A



B



C



D

EXISTING CONDITIONS - STRUCTURES



Chapel

E



Jail / Fort

F



Covered Bridge

G



Restaurant on Frontier Road

H

EXISTING CONDITIONS - STRUCTURES



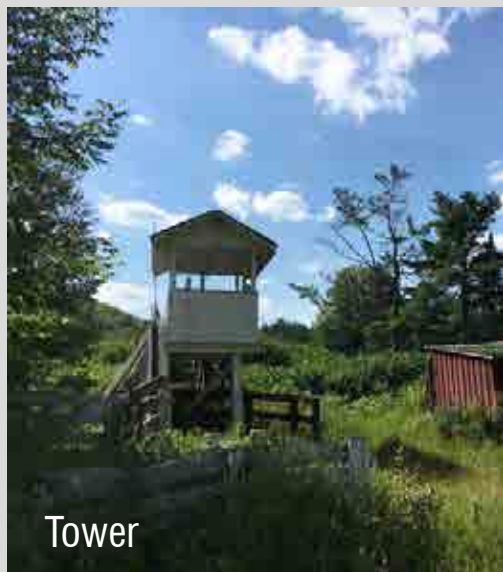
Hotel – Route 9

I



Store

J



Tower



Storefront



Motel – Route 9

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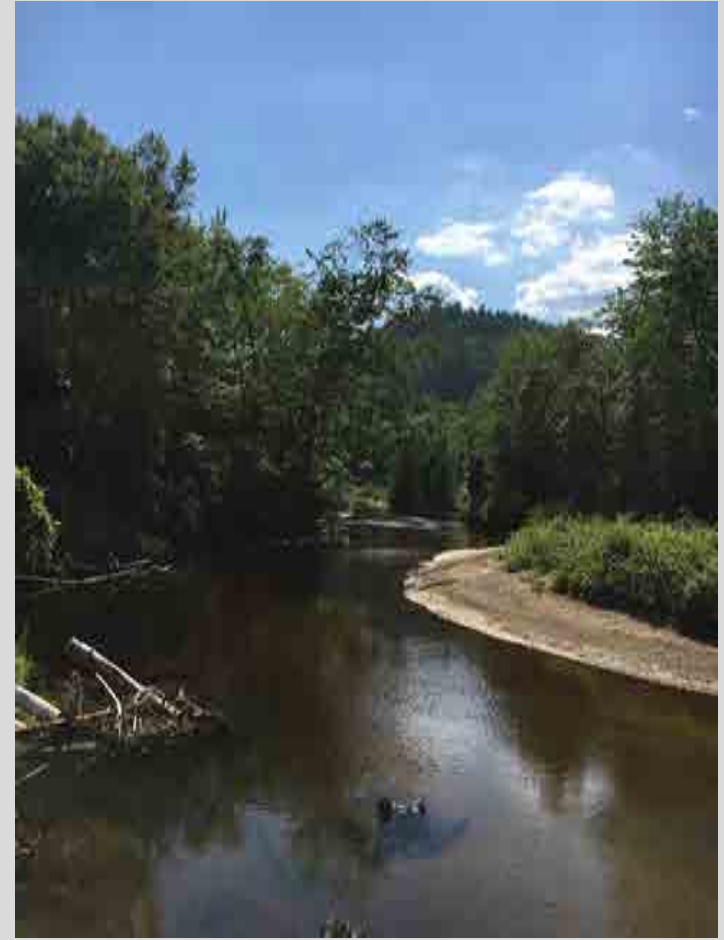
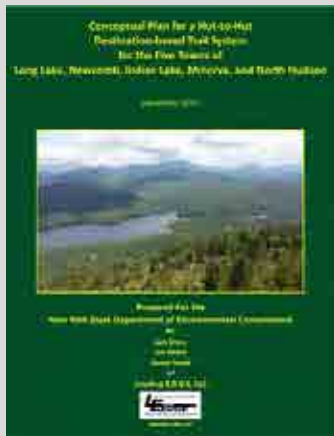
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PREVIOUS & RELEVANT PLANNING STUDIES



PREVIOUS / RELEVANT PLANNING STUDIES

- Hut to Hut Study prepared by Leading E.D.G.E LLC for the 5 Towns
- Sustainable Tourism Study prepared by ROOST
- DEC Unit Management Plans
- Five Towns Equine Hub Implementation Strategy Case
- North Country Destination Master Plan and other REDC Strategic Plans
- Sewer Infrastructure Study/Infrastructure Phasing Plan by MJ Engineering
- Community Connector Trail Plan prepared by DEC



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PROGRAMMING



STAKEHOLDERS & PARTNERSHIPS

Regional & Local Stakeholders:

- Hiking groups
- Equestrian groups
- Mountain bikers
- Snowmobiling
- Local & Regional Products/Artisans
- Guide Services
- Fishing Groups
- Chamber of commerce
- Tourism – Local/Regional/State
- Local & Regional Businesses
- Business Associations

Potential Partnerships & Collaboration:

- Vintners and Wine Trail
- Adirondack Brewers
- Equestrian oriented suppliers including stables and rentals
- Convenience and grocery with a focus on locally grown products
- Recreational outfitters
- German tent company with HQ in Saranac Lake (yurts)
- Locally made products including Adirondack artisans
- Artists

Regional Efforts:

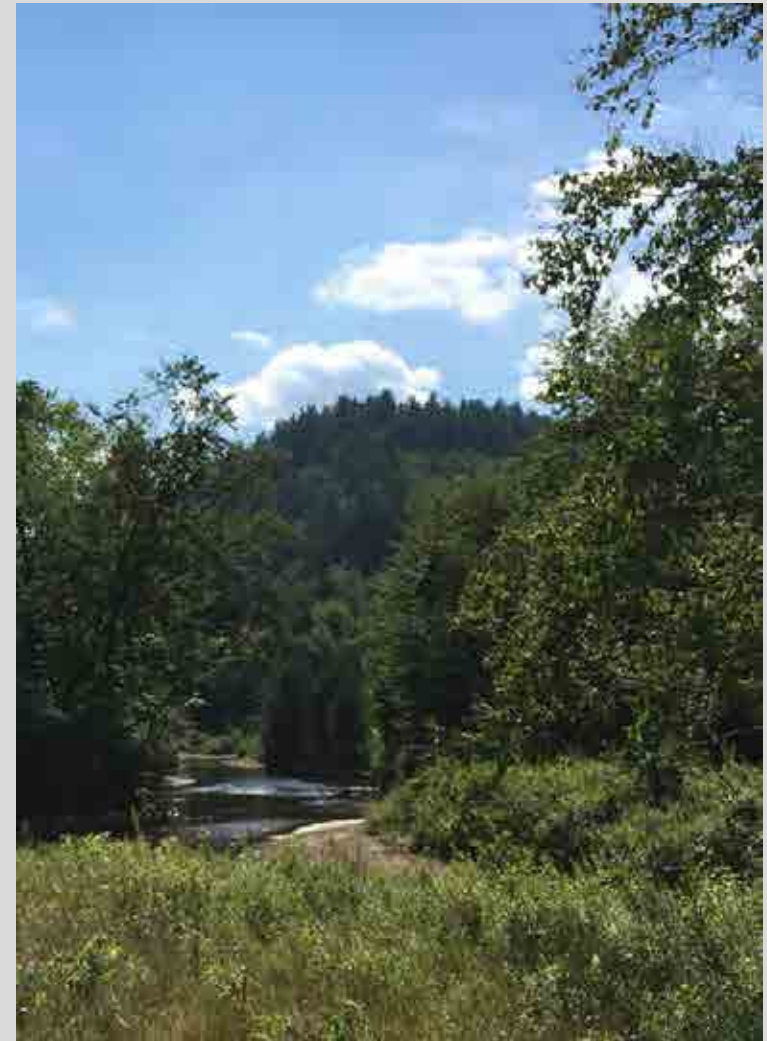
- Adirondack Regional Tourism Council
- National North Country Scenic Trail
- Trail Towns (Roost/Hamilton County)
- Snowmobile Trail Plans



THEMATIC CONSIDERATIONS

Strategic Implementation Considerations

- Position the project to compete with other national ecotourism venues like NPS
- Provide a level of service and amenities not currently supplied in the ADK Region
- Local Community and Region is lacking in quality overnight accommodations
- Provide for High Intensity / Low Impact Recreation and Tourism
- Program and implement attractive facilities to achieve a successful critical mass
- Provide facilities appropriate to a targeted demographic and desired user
- Consider Costs of site infrastructure needs (5-6 wells and electric available)
- Identify appropriate support businesses and services
- Consider short and long term property management needs
- Initiate early dialogue with vested local and regional stakeholders
- Property ownership considerations: acquire, sell, subdivide, and easements



INFLUENTIAL CONSIDERATIONS



Guiding Principles:

- Create a family oriented complex that provides multi-generational amenities
- Provide a welcome experience that orients visitors and showcases the region's world class recreation offerings
- Create a transportation hub for parking, motor coach parking, and shuttle service to/from key destinations
- Prioritize access to/from the Schroon River
- Provide for outfitter and vendor services that offer a full range of rentals and experiences
- Multi use trails and specialty trails should showcase the site's natural beauty and features
- Consider existing site roads and trails for the initial phases of the project



PRELIMINARY PROGRAM CONSIDERATIONS

Potential Programs and Facilities:

- Visitor Center
- Camping, Glamping, Cabins and Hotels
- Equestrian Facilities
- Day Use Area and Amenities
- Outdoor Recreation Areas
- Multi Season Facilities
- Snowmobile Facilities
- Patron Services and Amenities
- Parking – Various
- Trails and Trail Connections
- Education and Interpretation
- Existing Site Structures
- Venue for Local Products & Artists
- Venue for Regional Organizations
- Commercial Services & Businesses
- Rentals
- Showcase Site's Natural Beauty
- Infrastructure and Utilities
- River Access



Existing Site Features to be preserved:

- Preserve the land around the gravel pit for Town use
- Preserve the large parking area off of Frontier Road for appropriate uses
- Utilize the floodplain for low intensity uses/day use/open space/festivals
- Rehabilitation of viable existing structures

CAMPING

Primary Amenities:

- Parking: Car/Trailer/RV
- Cabins/Yurts/Tents/Glamping Units
- Rustic and Primitive Sites
- Restrooms, Showers and Laundry
- Picnic shelters and fire pits
- Supplies/Provisions
- Equipment Rentals
- Lighting, Safety and circulation
- Trails & Trailhead Kiosk
- Open space recreation area
- Waste Management
- Utilities: potable water, septic, stormwater, electric, lighting

Parameters:

- Types of Accommodations
- Scale of Development
- Management



EQUESTRIAN HUB

Primary Amenities:

- Parking: Truck/Trailer & passenger
- Camping, restrooms and showers
- Picnic shelters and fire pits
- Trails & Trailhead Kiosk
- Outdoor Riding Arenas
- Events Space
- Commercial & Services
- Waste Management
- Manure Pits
- Short Term Use Covered Stalls & tie stalls
- Boarding
- Turn-out areas
- Utilities: potable water, septic, stormwater, electric, lighting

Parameters:

- Event Types & Specialty programs for kids/adults
- Special interest groups
- Stable Vendor & Guide Services



VISITOR CENTER

Preliminary Programs and Facilities:

- Welcome, Orientation and Information
- Venue for Regional Organizations
- Venue for Local Products & Artists
- Education and Interpretation
- Patron Services and Amenities
- Restrooms & Services
- Parking – Various
- Multi Season Facilities
- Access to Day Use Area and Amenities
- Access to Trails and Trail Connections
- Commercial Services & Businesses
- Views to Showcase Site's Natural Beauty
- Infrastructure and Utilities

Parameters:

- Benchmark Similar Facilities
- Architectural Theme
- Scale of Development
- Management



RECREATION AMENITIES

Preliminary Programs and Facilities:

- Welcome, Orientation and Information
- Day Use Areas
- Open Space
- Trails
- Schroon River Amenities
- Swimming: river, pond, pool
- Education and Interpretation
- Multi Season Facilities
- Restrooms & Services
- Parking – Various
- Views to Showcase Site's Natural Beauty

Parameters:

- Level of Service
- Scale of Outdoor Spaces
- Management & Maintenance



ROUTE 9 MIXED USE DEVELOPMENT

Primary Amenities:

- Accommodations
- Restaurants
- Commercial, Service and Supplies
- Parking: Truck/Trailer & passenger
- Trails & Trailhead Kiosk
- Events Space
- Utilities: potable water, septic, stormwater, electric, lighting

Parameters:

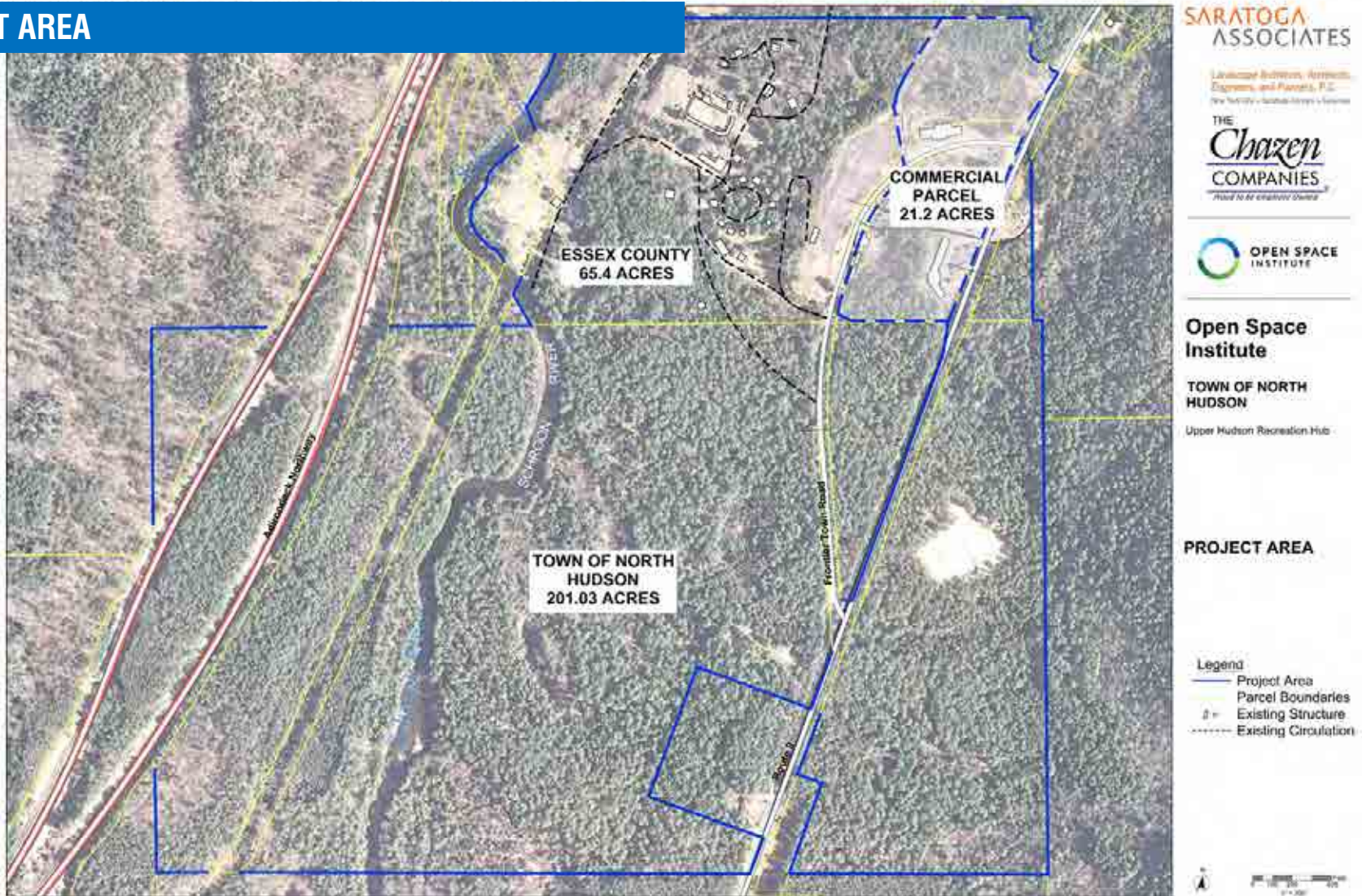
- Zoning
- Market Success
- Mix of Uses
- Scale of Development
- Infrastructure



DESIGN AND CONCEPT DEVELOPMENT



PROJECT AREA



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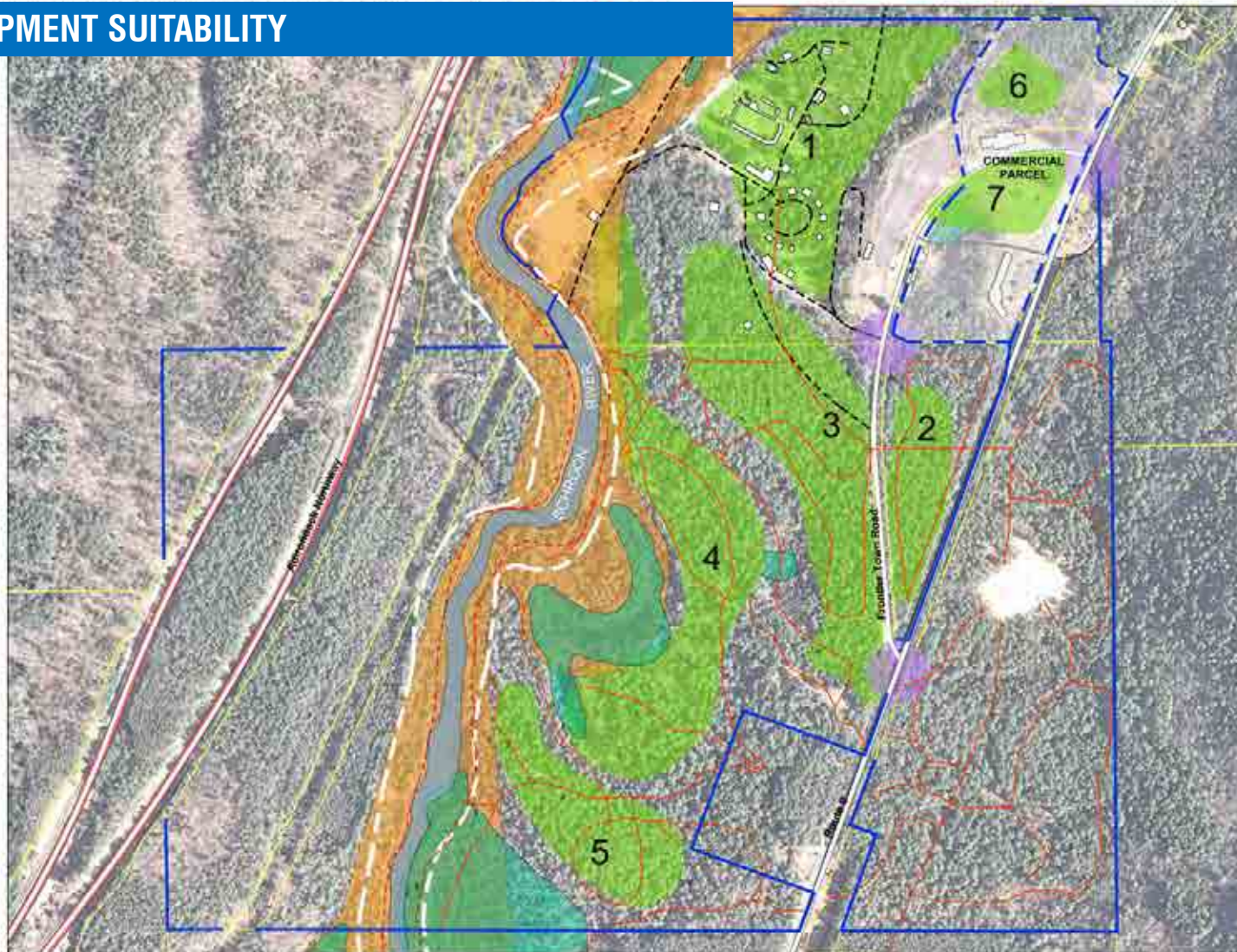


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DEVELOPMENT SUITABILITY



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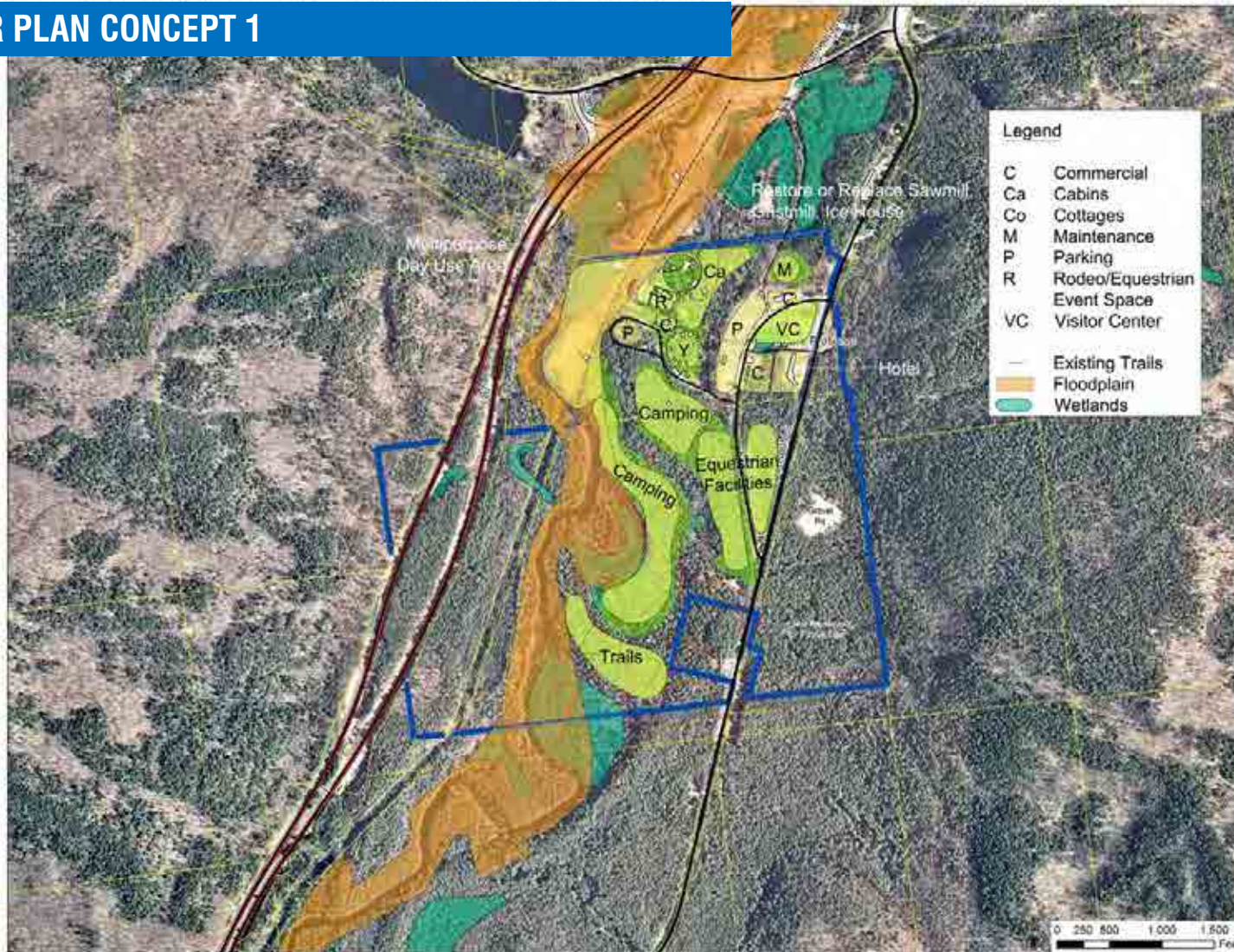
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TOWN OF NORTH HUDSON

Upper Hudson Recreation Hub



MASTER PLAN CONCEPT 1



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TOWN OF NORTH
HUDSON

Upper Hudson Recreation Hub

MASTERPLAN
CONCEPT 1

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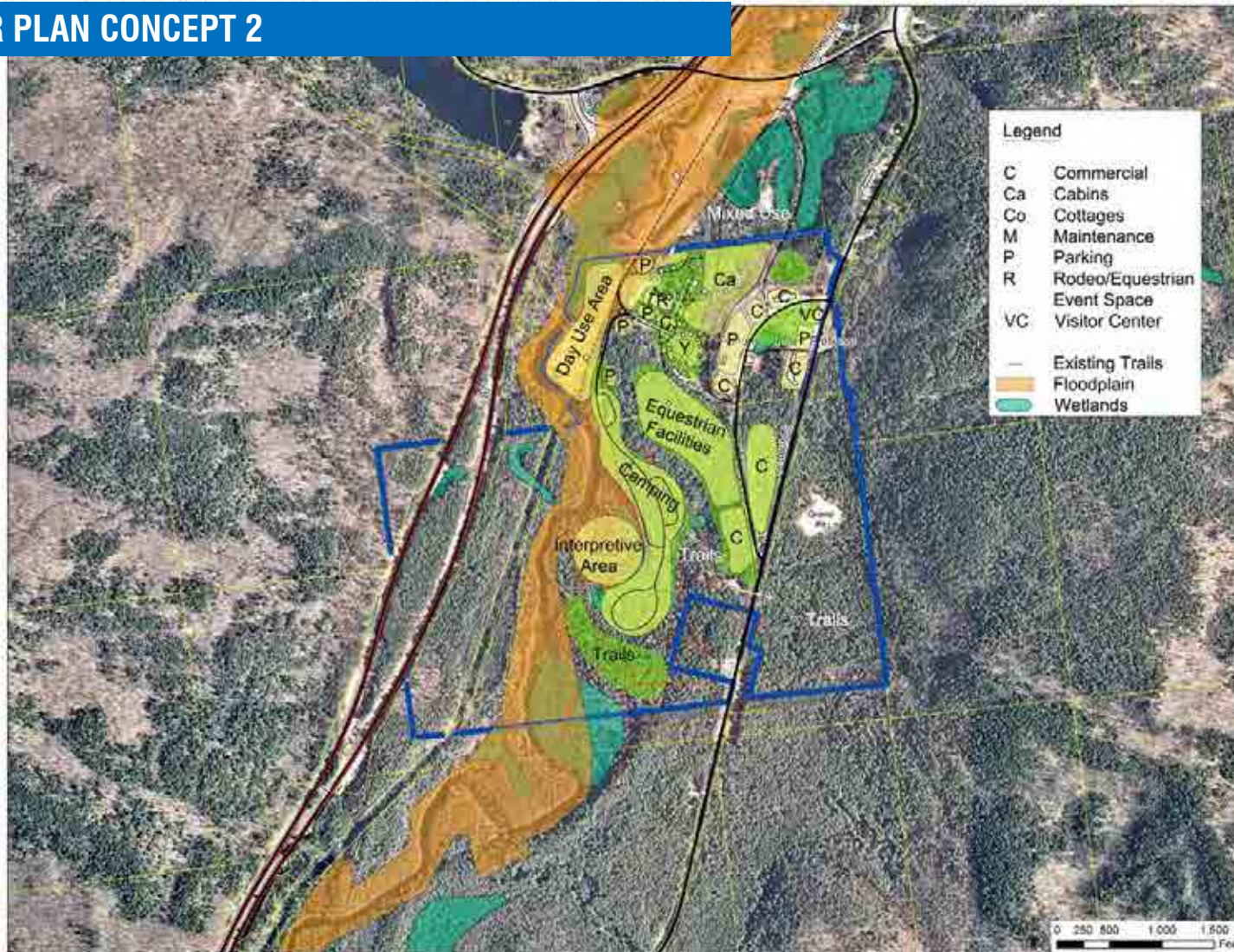


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MASTER PLAN CONCEPT 2



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TOWN OF NORTH
HUDSON

Upper Hudson Recreation Hub

MASTERPLAN
CONCEPT 2

Upper Hudson Recreation Hub Master Plan

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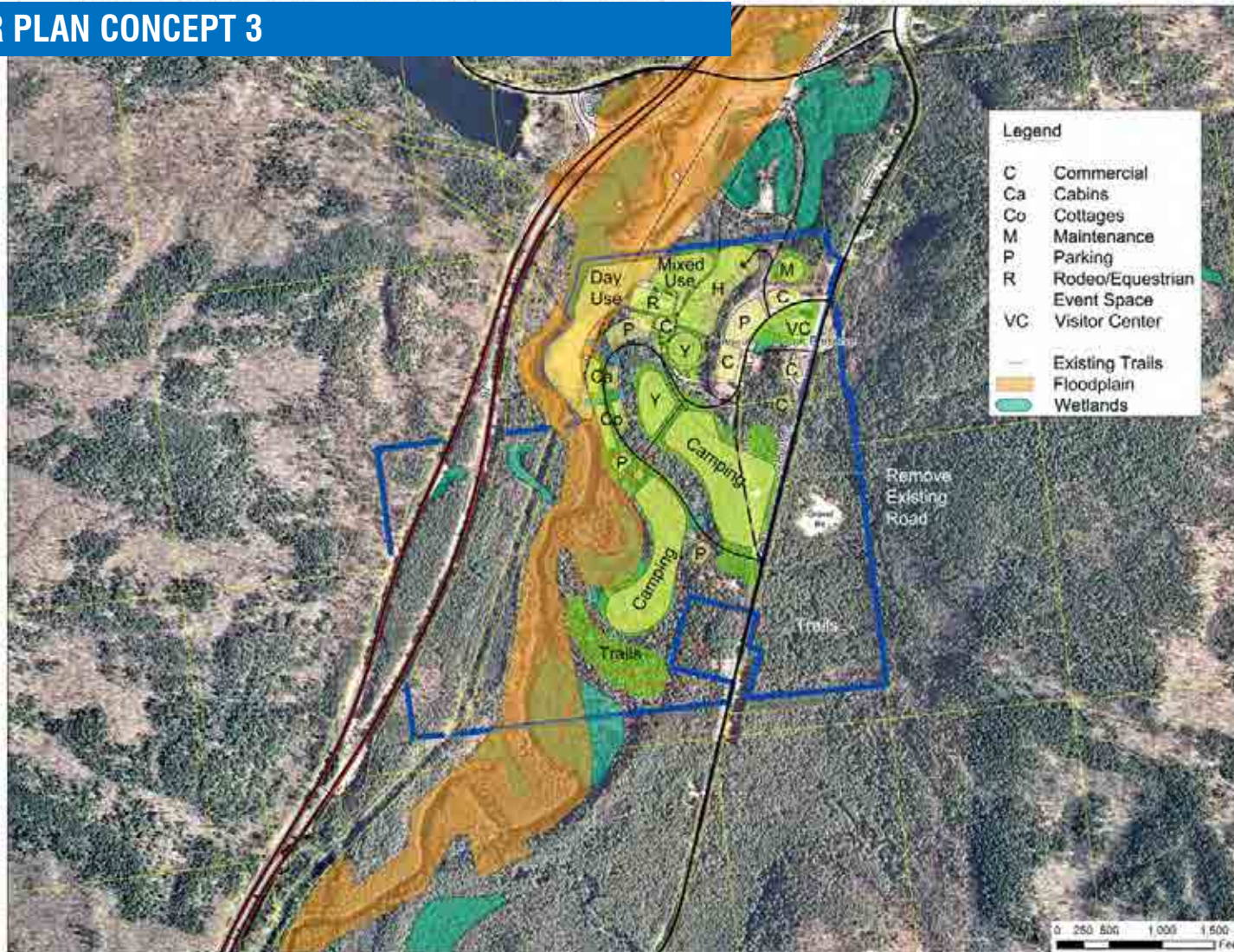


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MASTER PLAN CONCEPT 3



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Upper Hudson Recreation Hub

MASTERPLAN
CONCEPT 3

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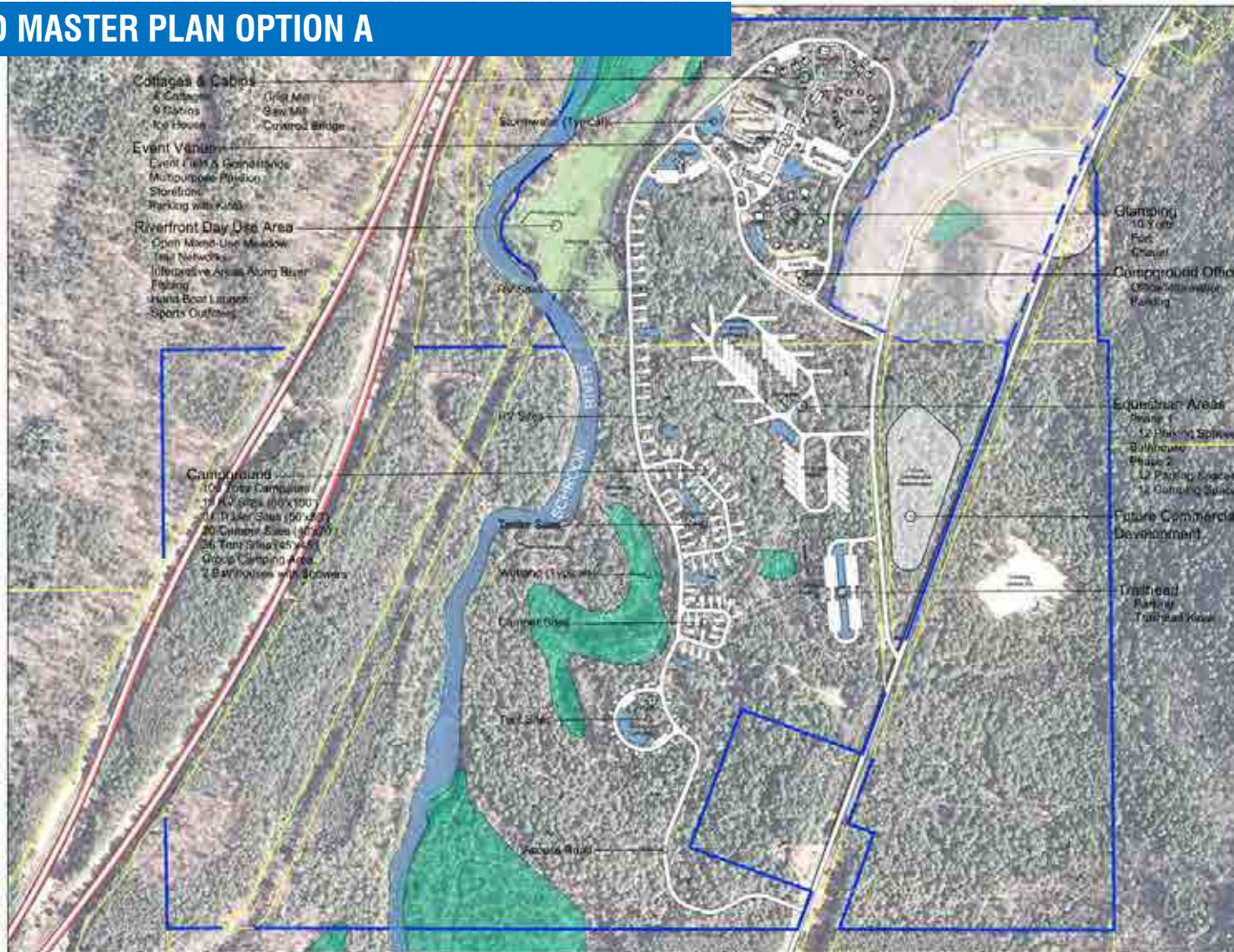


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REVISED MASTER PLAN OPTION A



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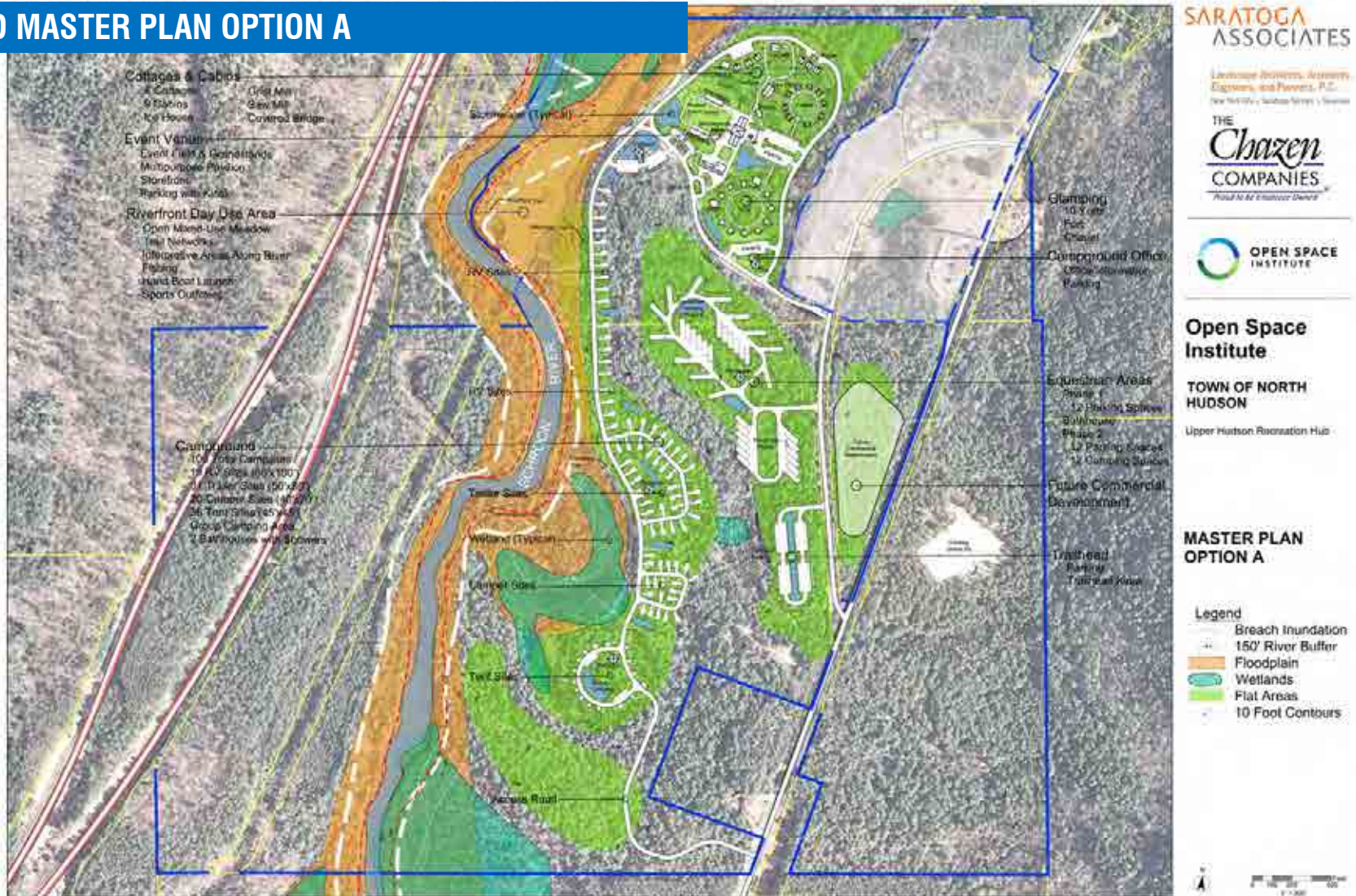


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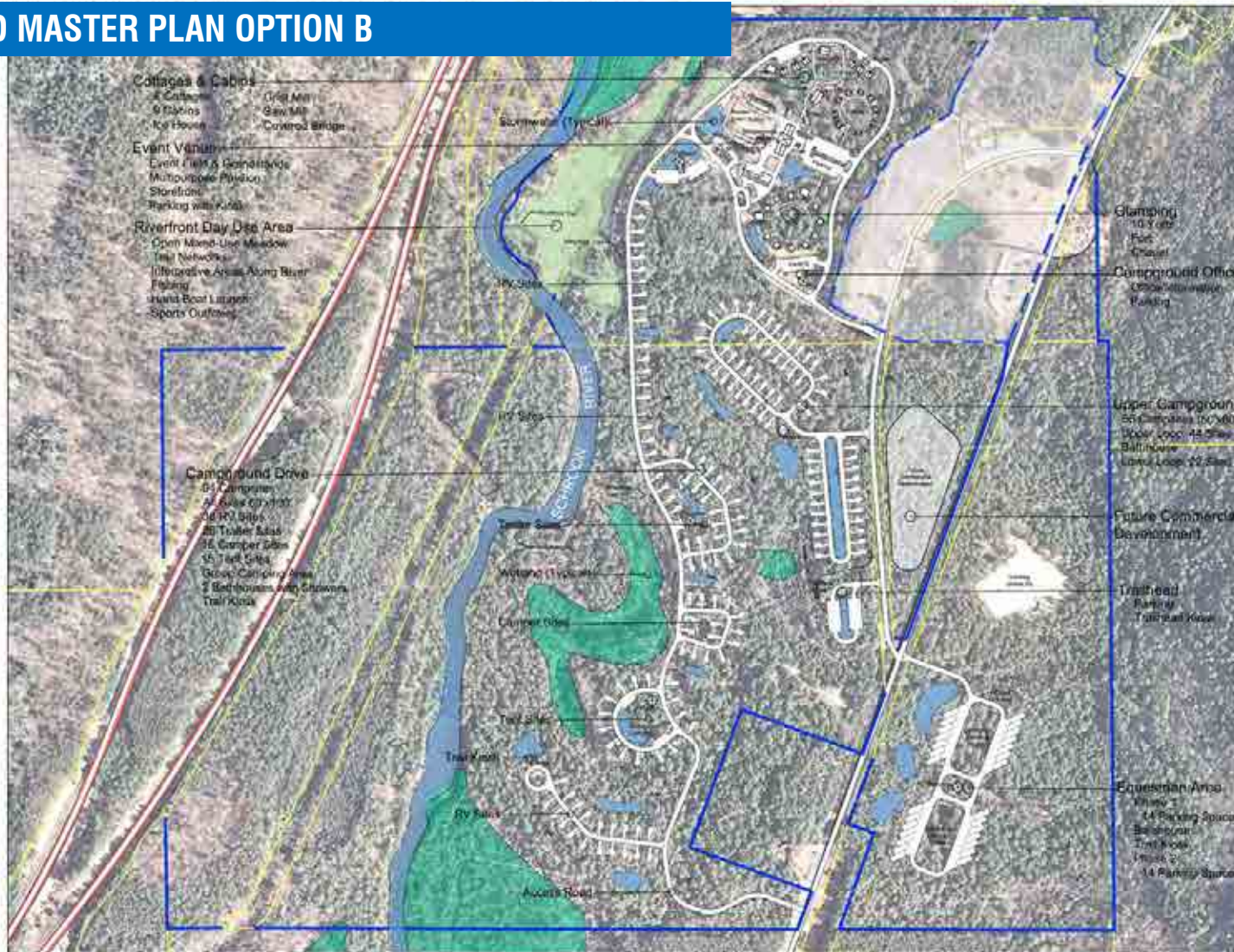


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MASTER PLAN OPTION B

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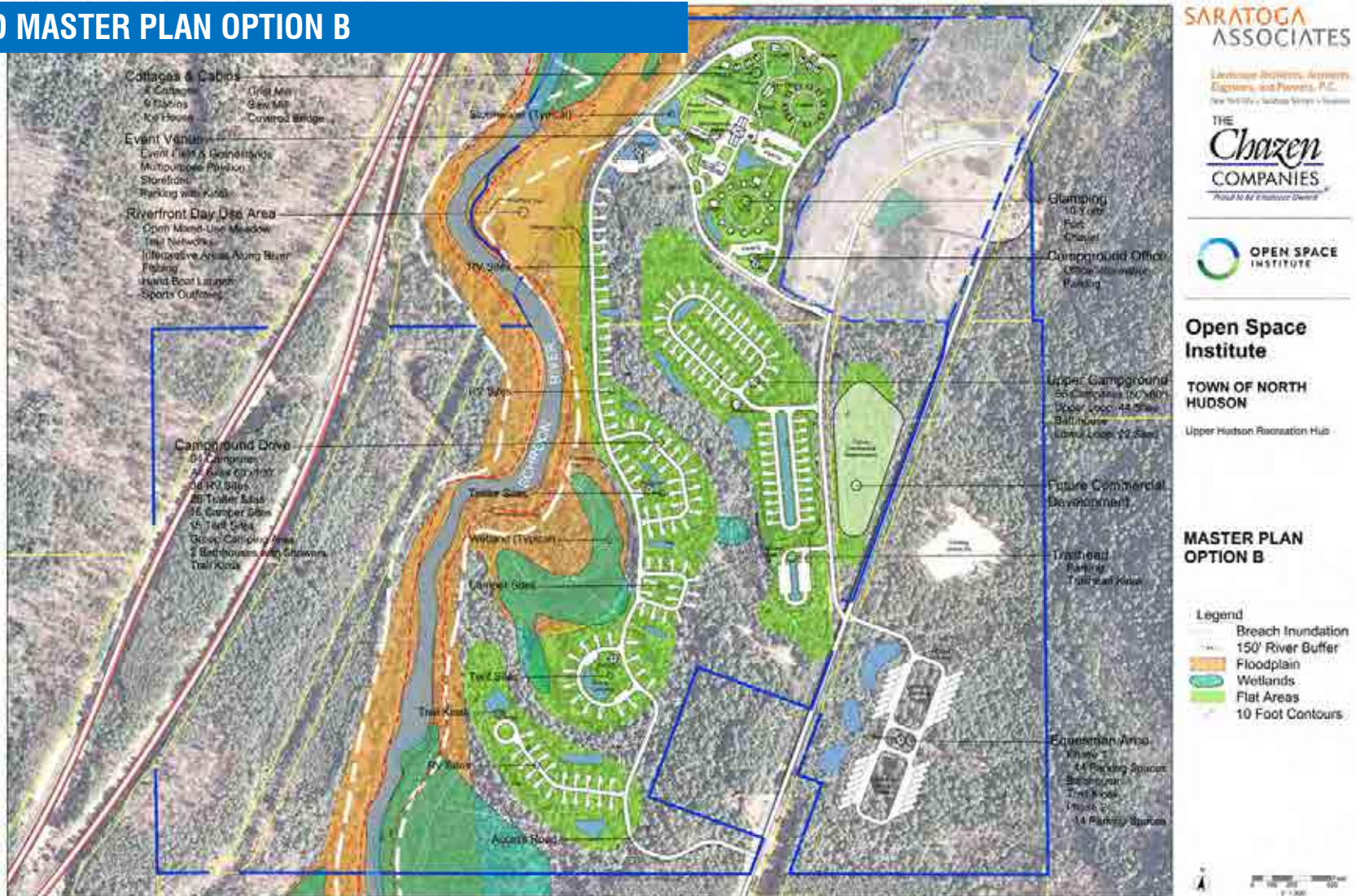


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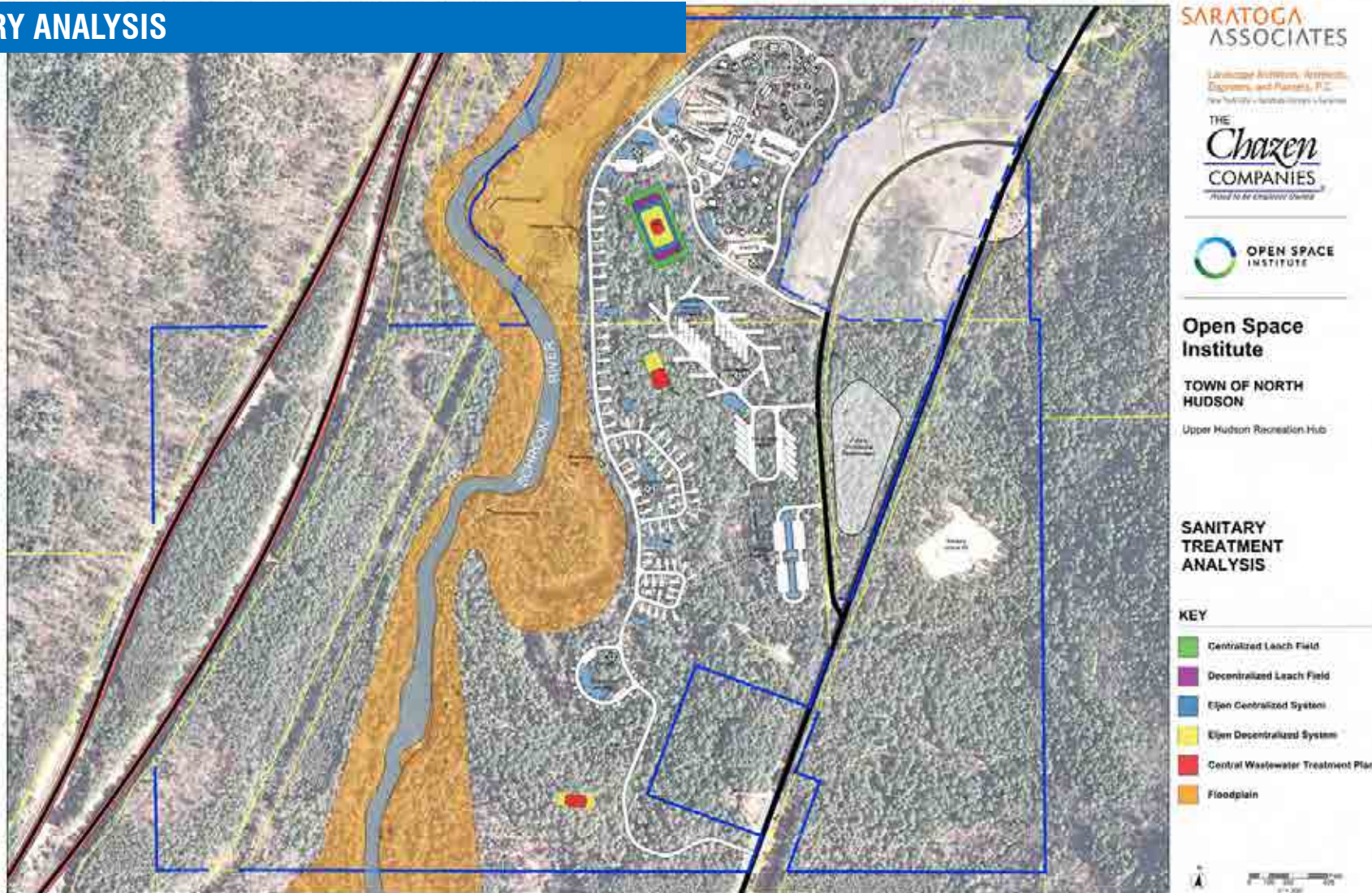


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SANITARY ANALYSIS



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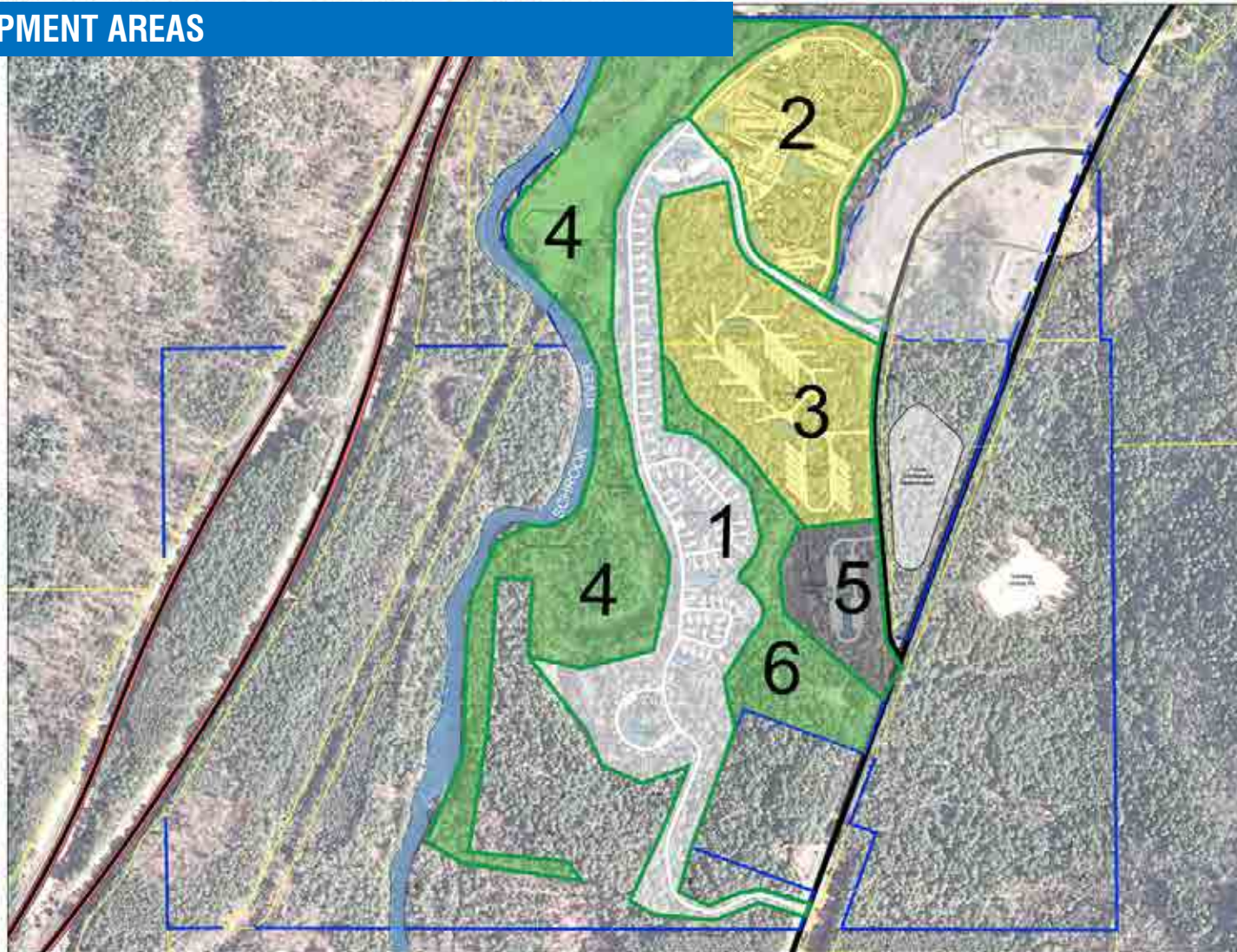


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DEVELOPMENT AREAS



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**MASTER PLAN
DEVELOPMENT
AREAS DIAGRAM**

Upper Hudson Recreation Hub Master Plan

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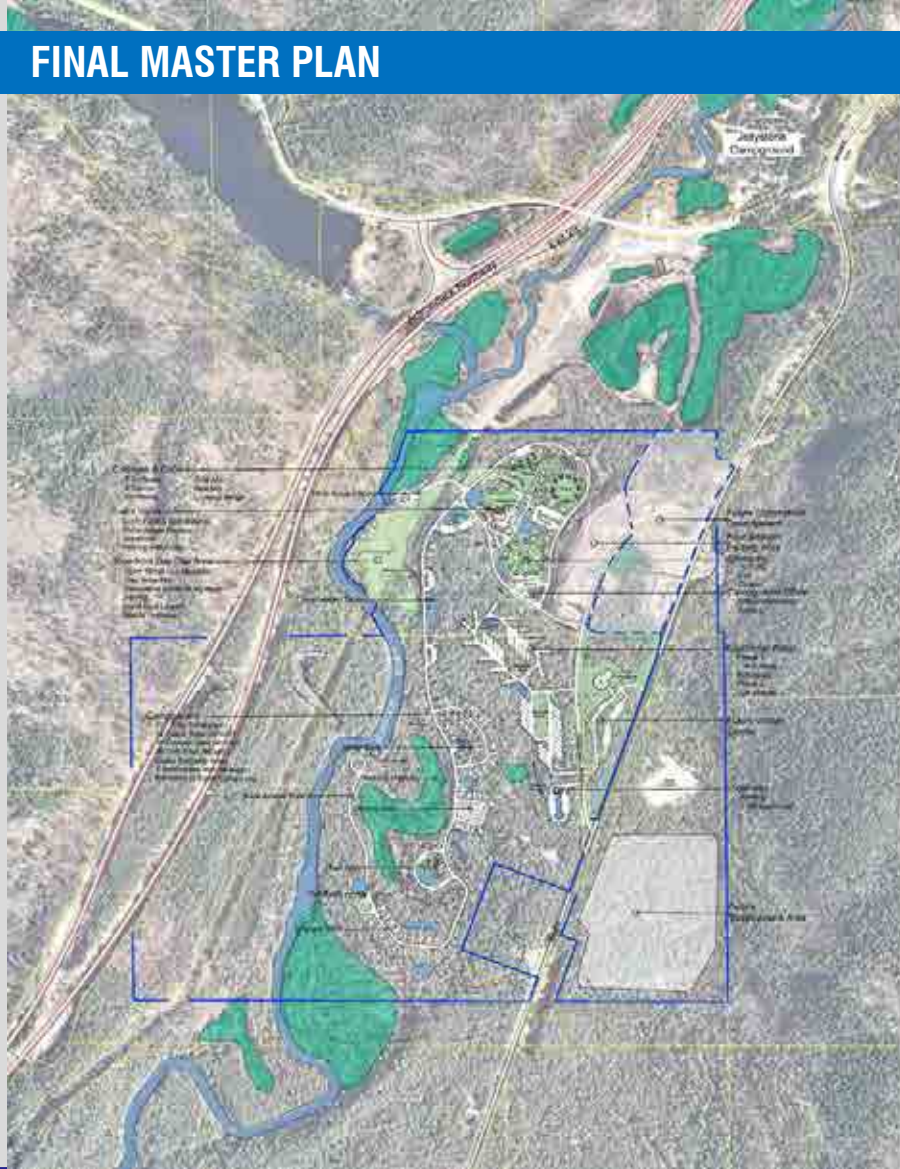


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FINAL MASTER PLAN



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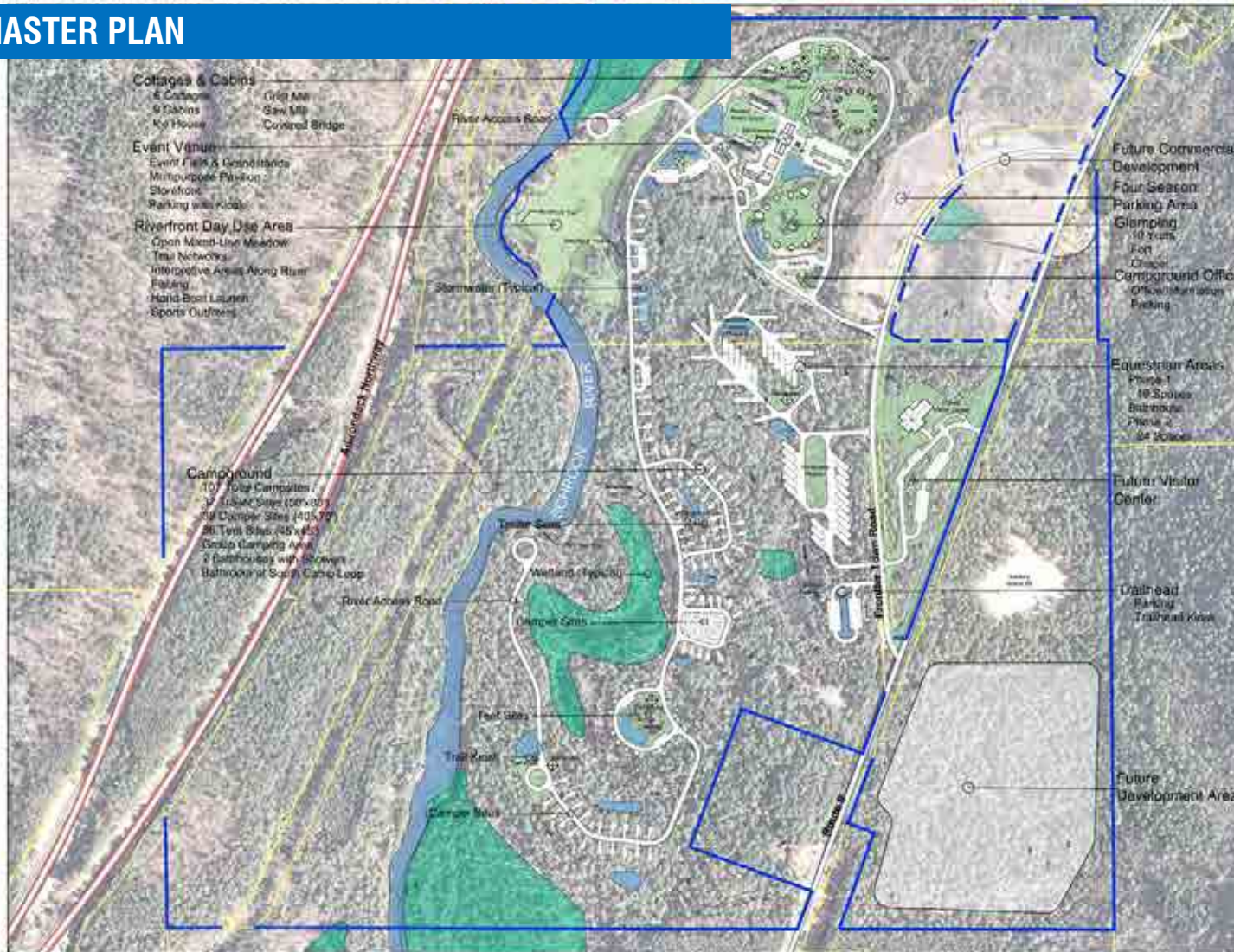


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MASTER PLAN CONCEPT

**VIEW LOOKING
NORTHWEST TOWARD
SCHROON RIVER**



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MASTER PLAN CONCEPT

**VIEW LOOKING
SOUTHEAST TOWARD
FRONTIER TOWN
VILLAGE**



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MASTER PLAN CONCEPT

**VIEW LOOKING WEST
TOWARD VISITOR
CENTER AND
EQUESTRIAN AREA**



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ADDITIONAL TOPICS

Advancing the Plan:

- Regulatory Considerations
- Improved Understanding of Site Conditions
- Viability of Existing Structures
- Regional Stakeholders
- Relevant Local Amenities
- Funding & Implementation Strategies
- Partnerships



NEXT STEPS

Refine Programs, Site Evaluations, Plans and Budgets:

- Refine the configuration and scale of the individual development programs, facilities and amenities based on detailed site investigations
- Develop preliminary development plans that further test the following:
 - Identify and Address Site Conditions - challenges and opportunities
 - Refine the programs relative to funding and phasing probable construction estimates
 - Identify priority projects and establish implementation timeline





THANK YOU !

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