



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.

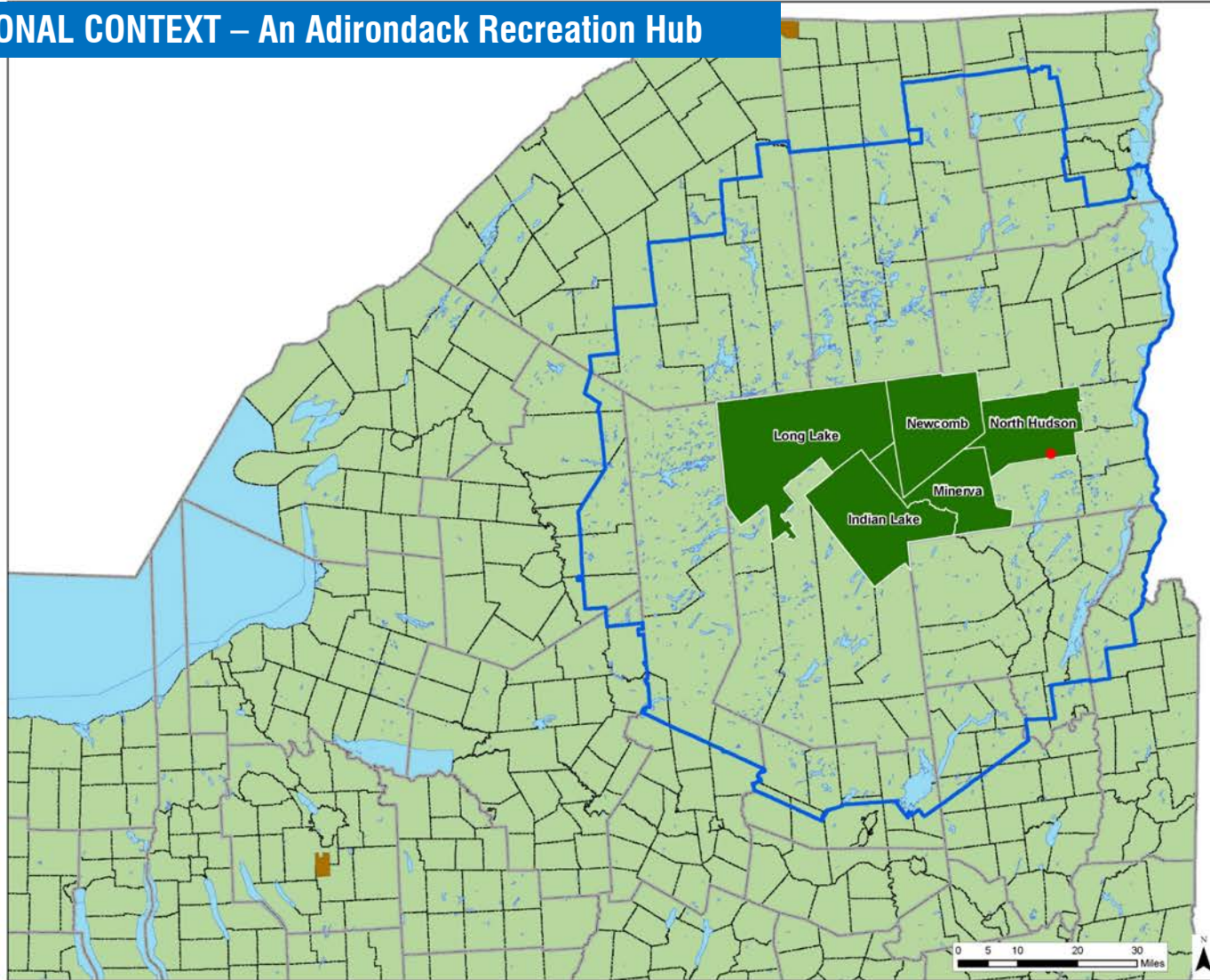
Although the project will be implemented over an extended period of time every aspect of its development should be positioned to create a world class experience that is unique to the region and includes a mix of lodging, businesses and interpretive opportunities. Many of the structures from Frontier 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 Blueline
- Five Towns
- County
- Lakes
- Indian Reservation
- Municipality
- Project Location

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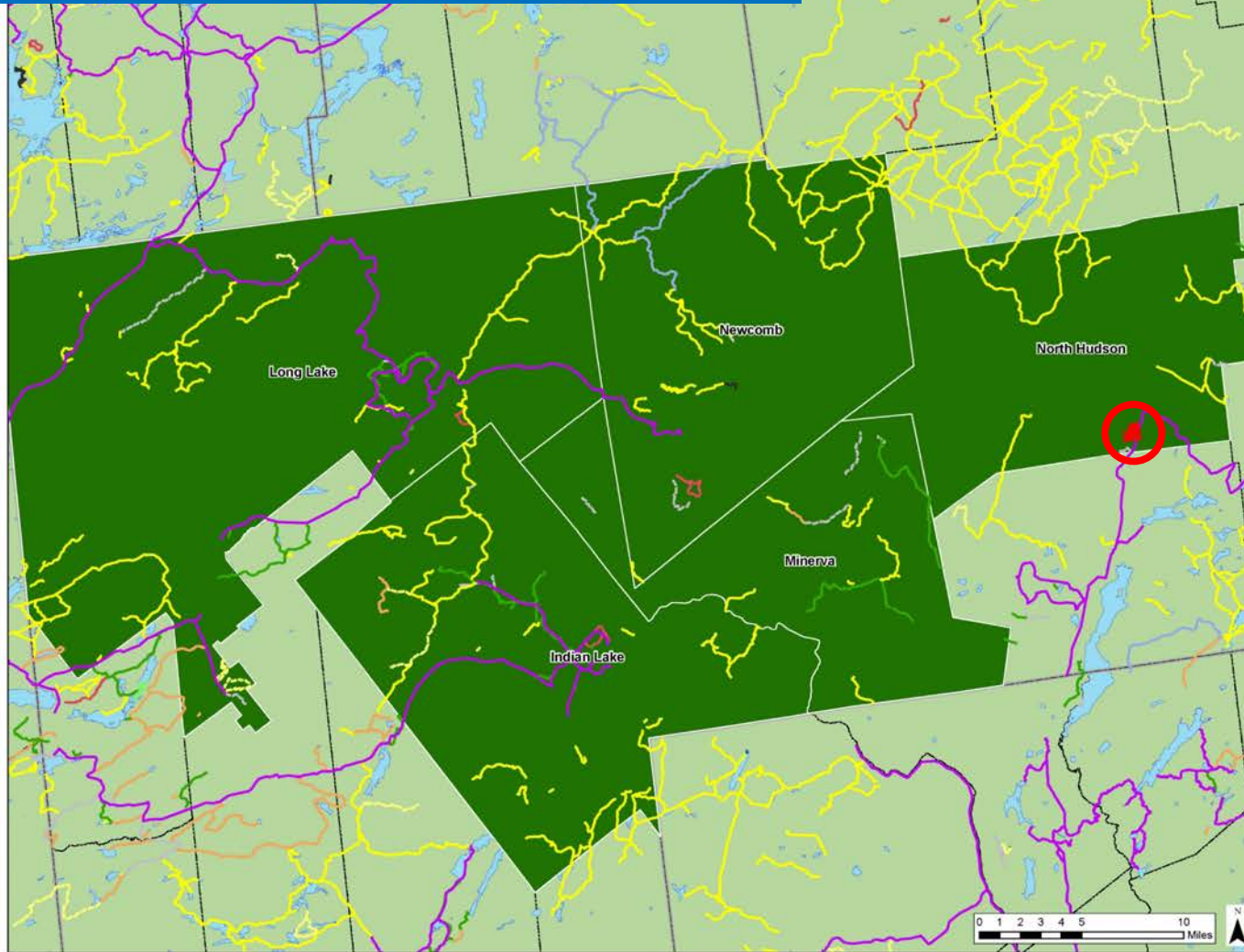


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LOCAL CONTEXT – A Regional Gateway



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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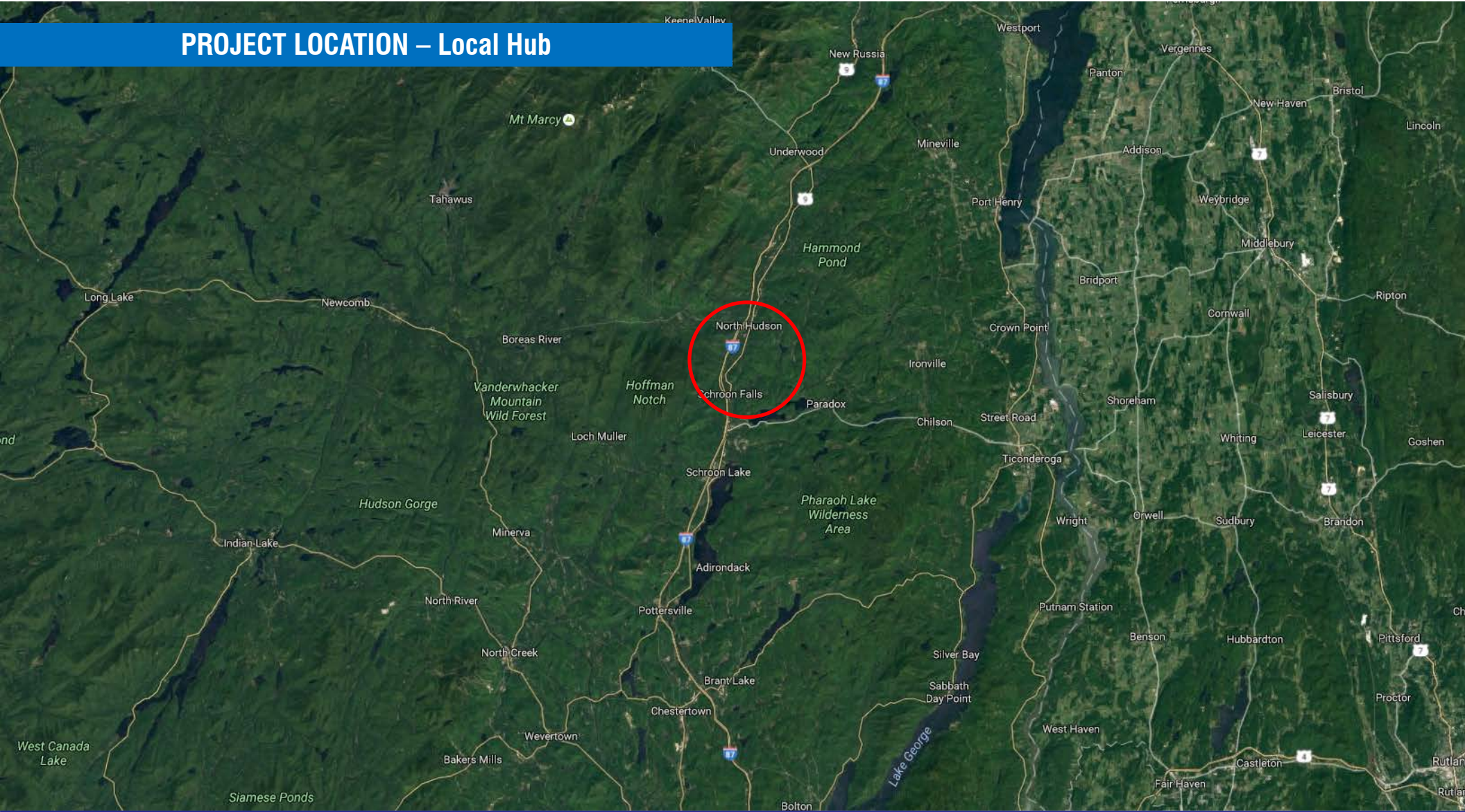


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PROJECT LOCATION – Local Hub



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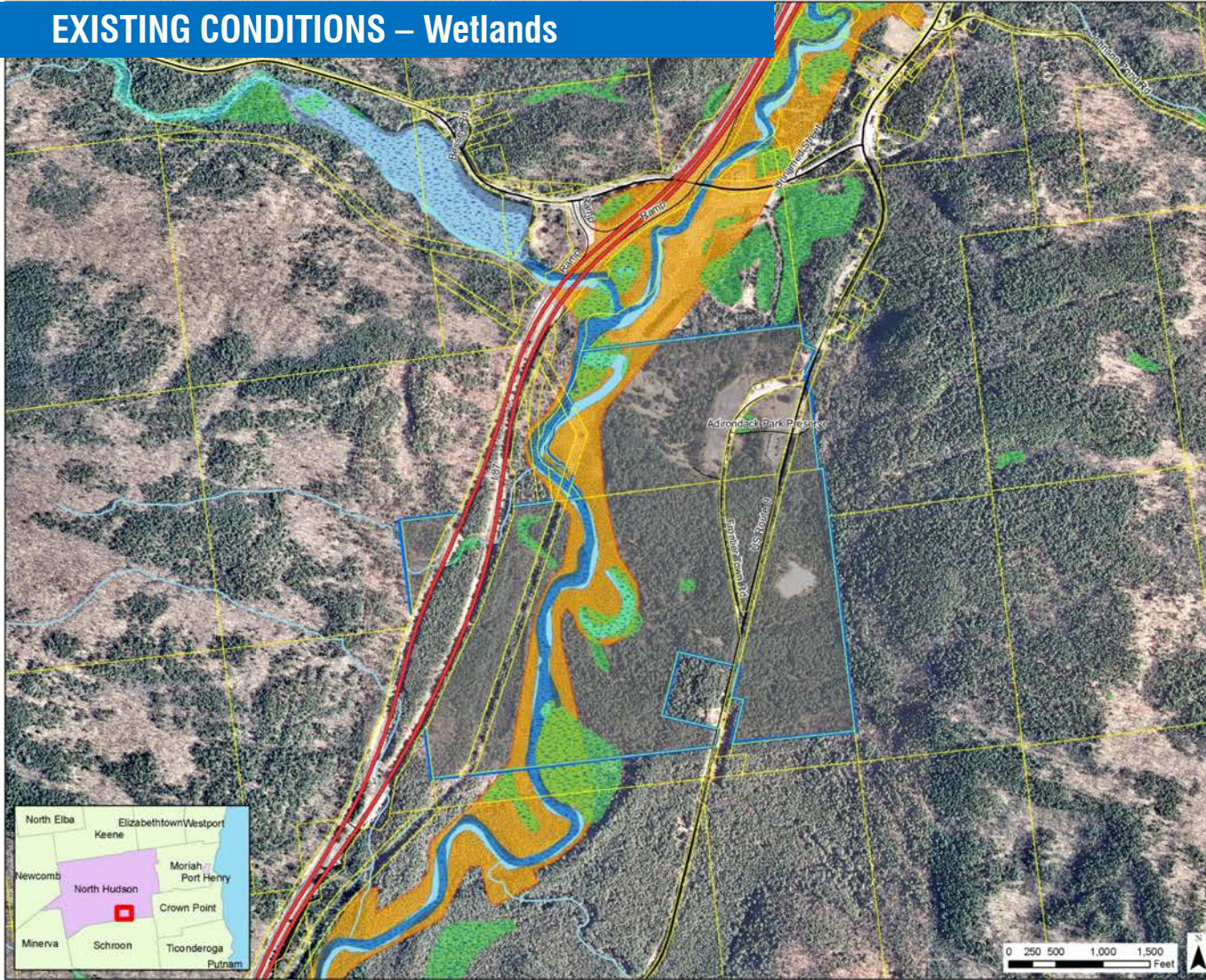
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EXISTING CONDITIONS



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
- NMI 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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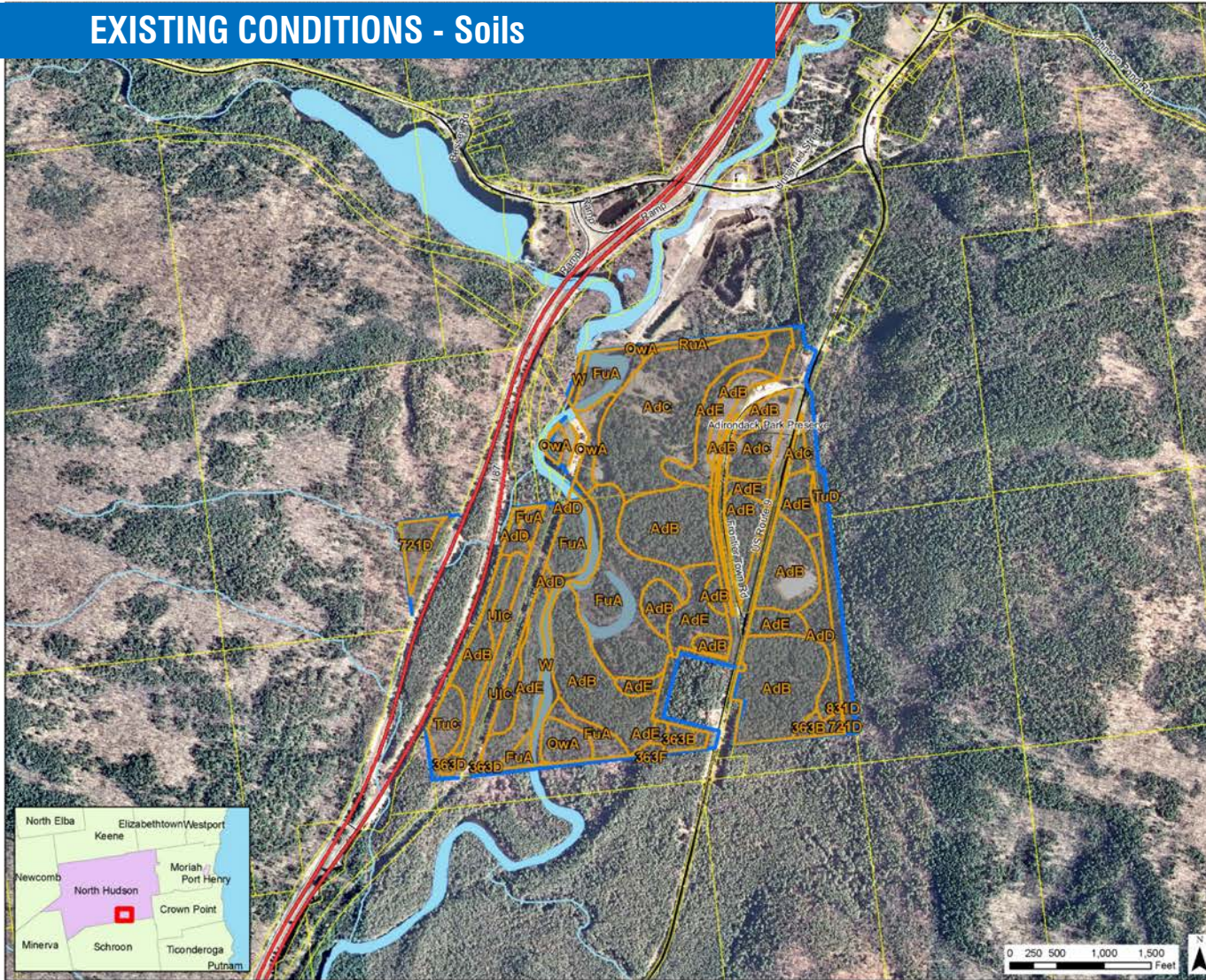
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EXISTING CONDITIONS - Soils



Upper Hudson Recreation Hub Project Area Soils

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

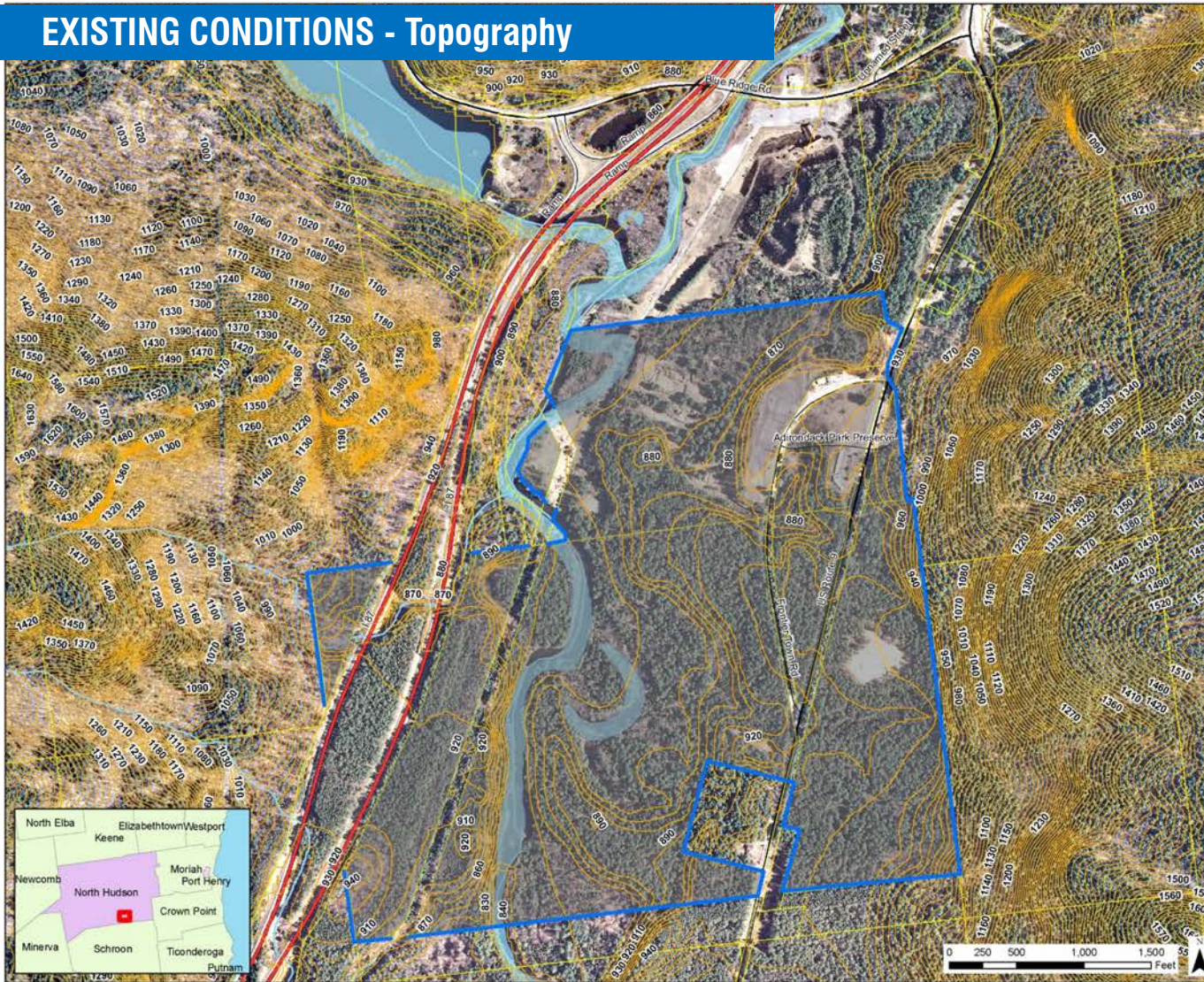
- USDA Soil Classification
- Project Area
- Parcel Boundaries
- Lakes
- Streams

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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

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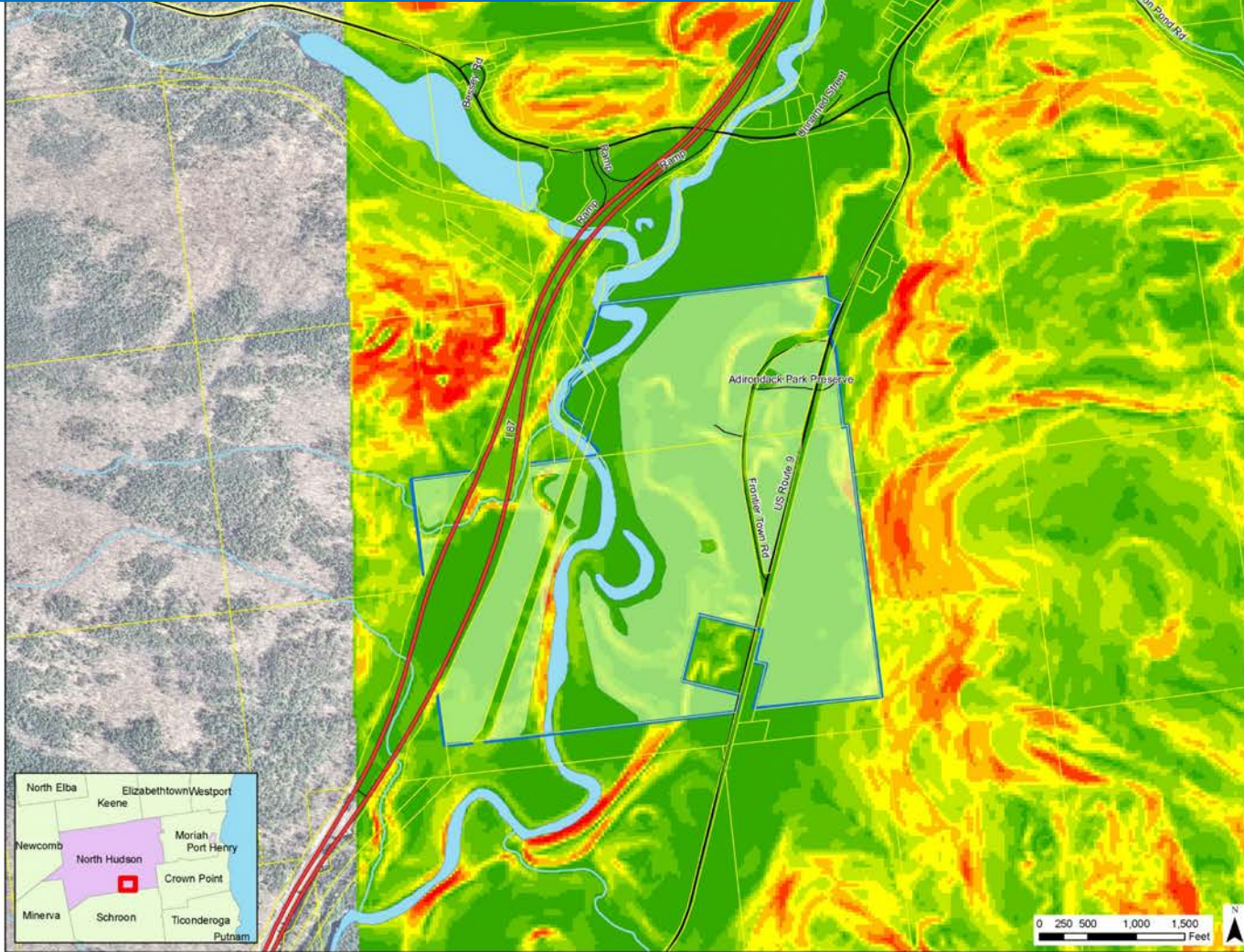


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EXISTING CONDITIONS – Slope Analysis



Upper Hudson Recreation Hub

Slope

Town of North Hudson, NY
 APA Classification: Hamlet, Rural Use, Mod. Intensity
 July 2016

KEY

Parcel Boundaries	Percent Slope
Lakes	0 - 1.95
Streams	1.95 - 4.48
Buildable Area	4.48 - 6.82
Project Area	6.82 - 9.16
	9.16 - 11.69
	11.69 - 14.61
	14.61 - 18.51
	18.51 - 25.14
	25.14+

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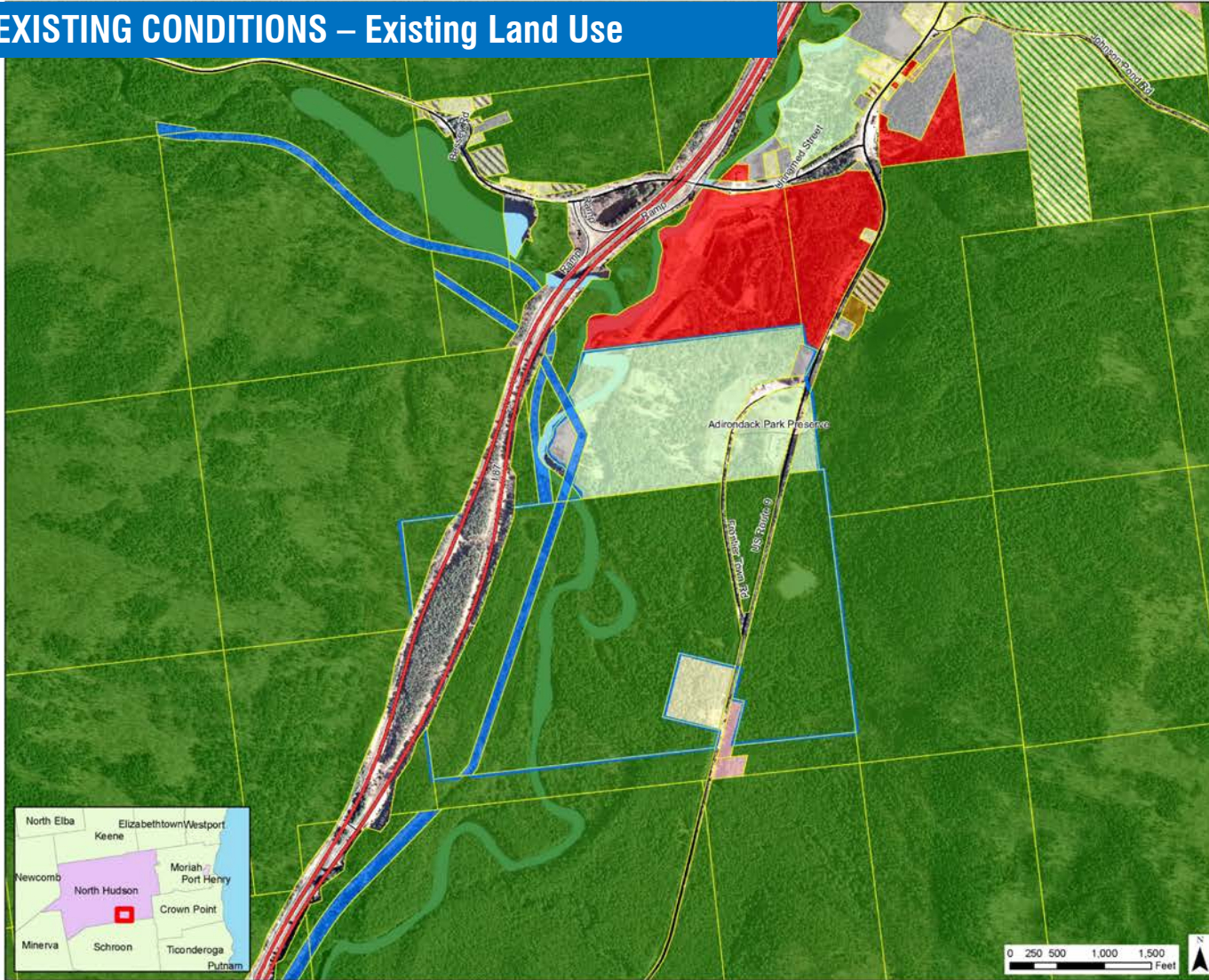


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EXISTING CONDITIONS – Existing Land Use



Upper Hudson Recreation Hub Existing Land Use

Town of North Hudson, NY
APA Classification: Hamlet, Rural Use, Mod. Intensity
July 2016

KEY

- Parcel Boundaries
- Project Area

Land Use

- 1 Family Res
- Rural Res
- Seasonal Res
- Mfg Hsg
- Multiple Res
- Apartment/Commercial
- Recreation and Entertainment
- Community Services
- Industrial
- Public Services
- Wild, Forested, Conservation Lands and Parks
- Vacant

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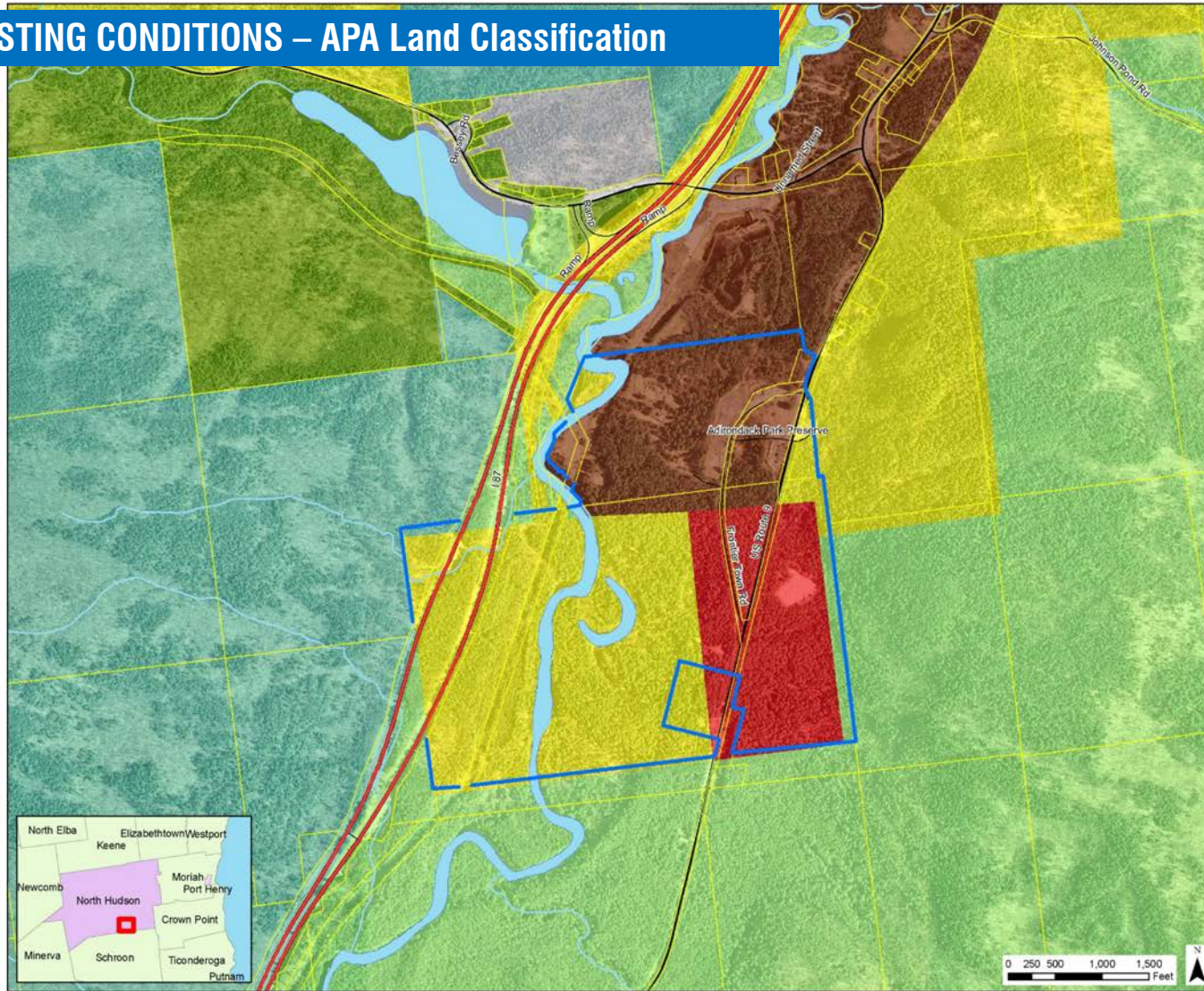


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EXISTING CONDITIONS – APA Land Classification



Upper Hudson Recreation Hub APA Land Classification

Town of North Hudson, NY

APA Classification: Hamlet, Rural Use, Mod. Intensity

July 2016

KEY

- | | |
|-------------------|-------------------------|
| Project Area | Outside Adirondack Park |
| Parcel Boundaries | Hamlet |
| Lakes | Moderate Intensity |
| Streams | 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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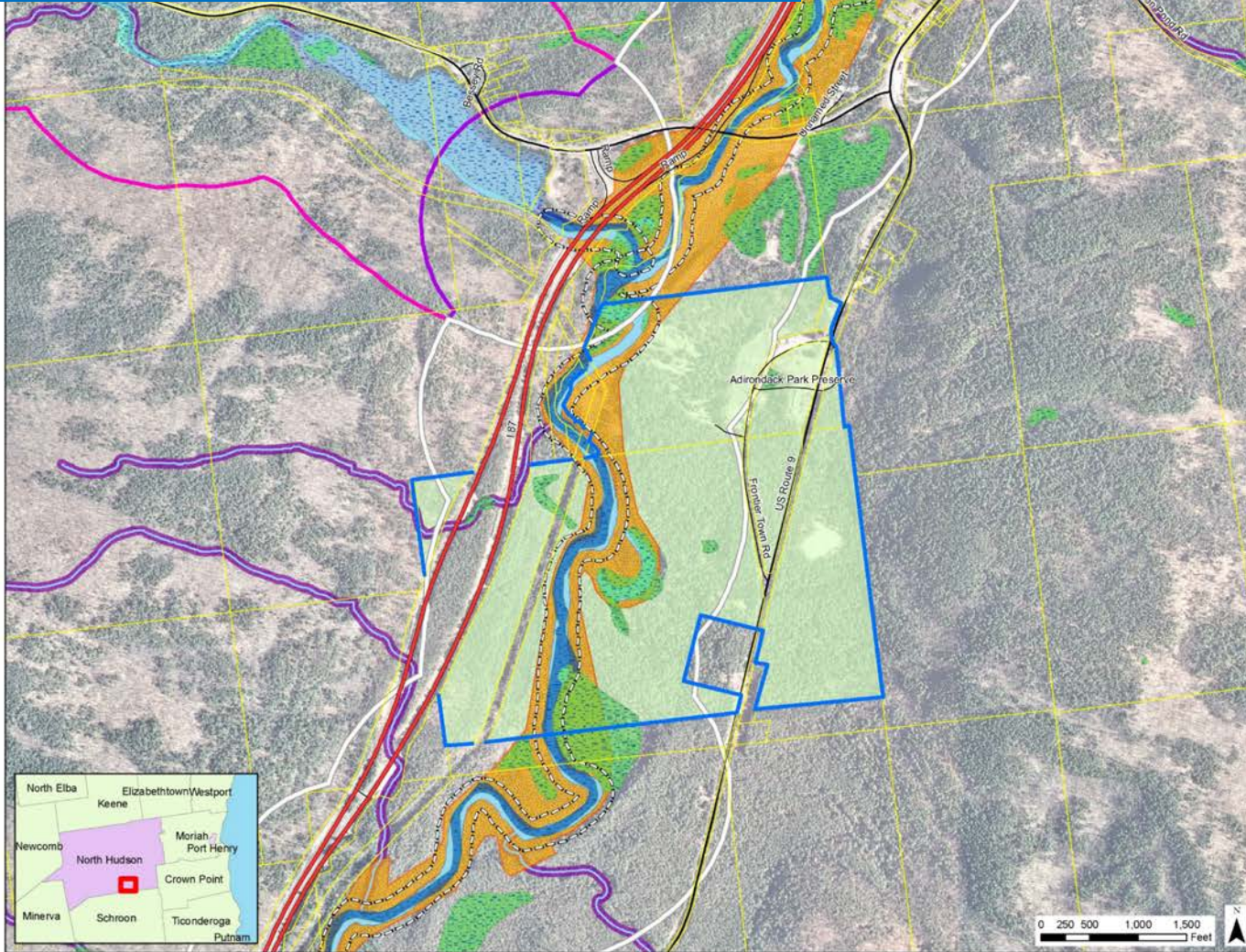
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EXISTING CONDITIONS – Buildable Land



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-Scenic
- Study River
- Wild River
- 150' River Buffer

NMI Wetlands

- Palustrine
- Lacustrine Limnetic
- Riverine Lower Perennial
- Riverine Upper Perennial

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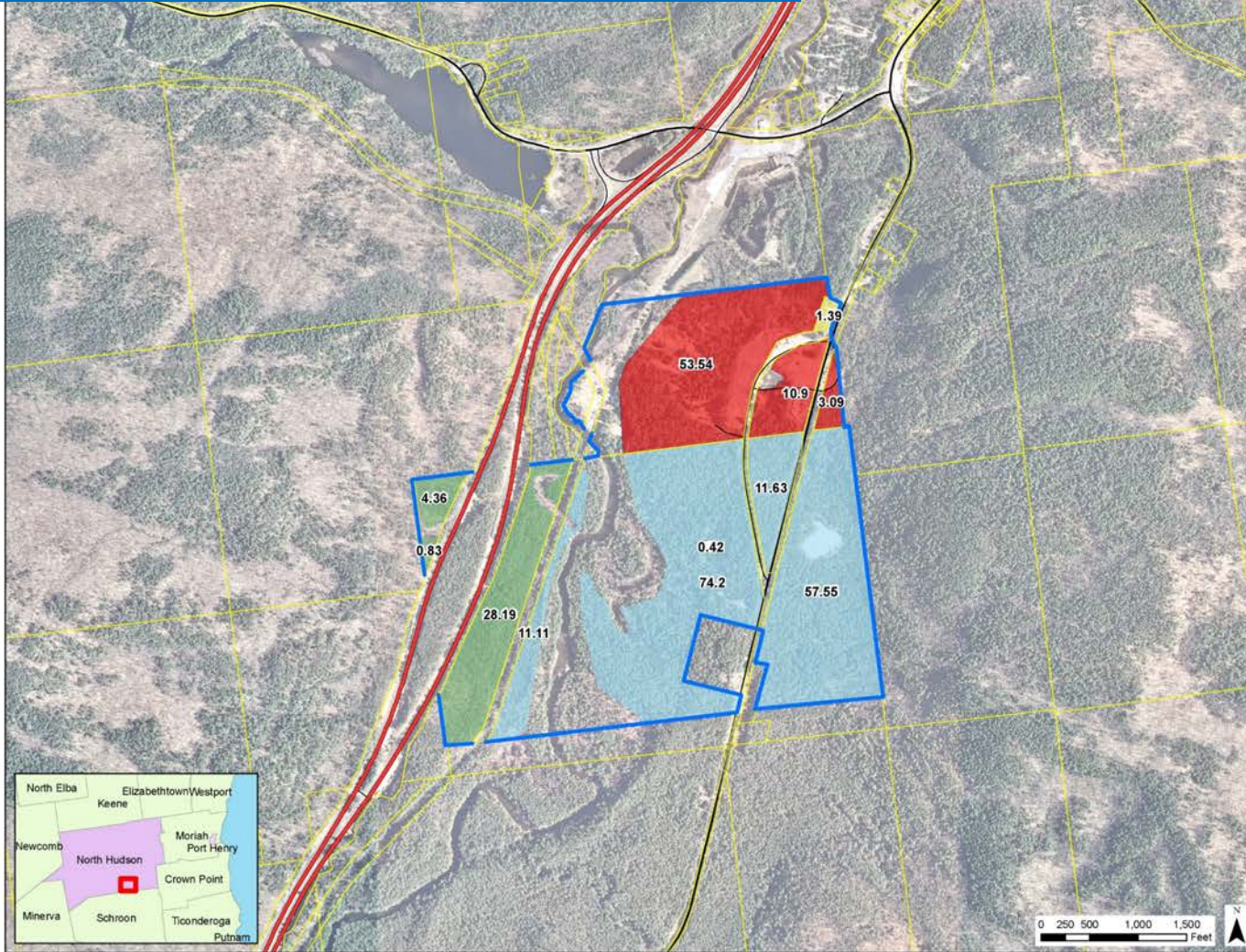


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EXISTING CONDITIONS – Buildable Land



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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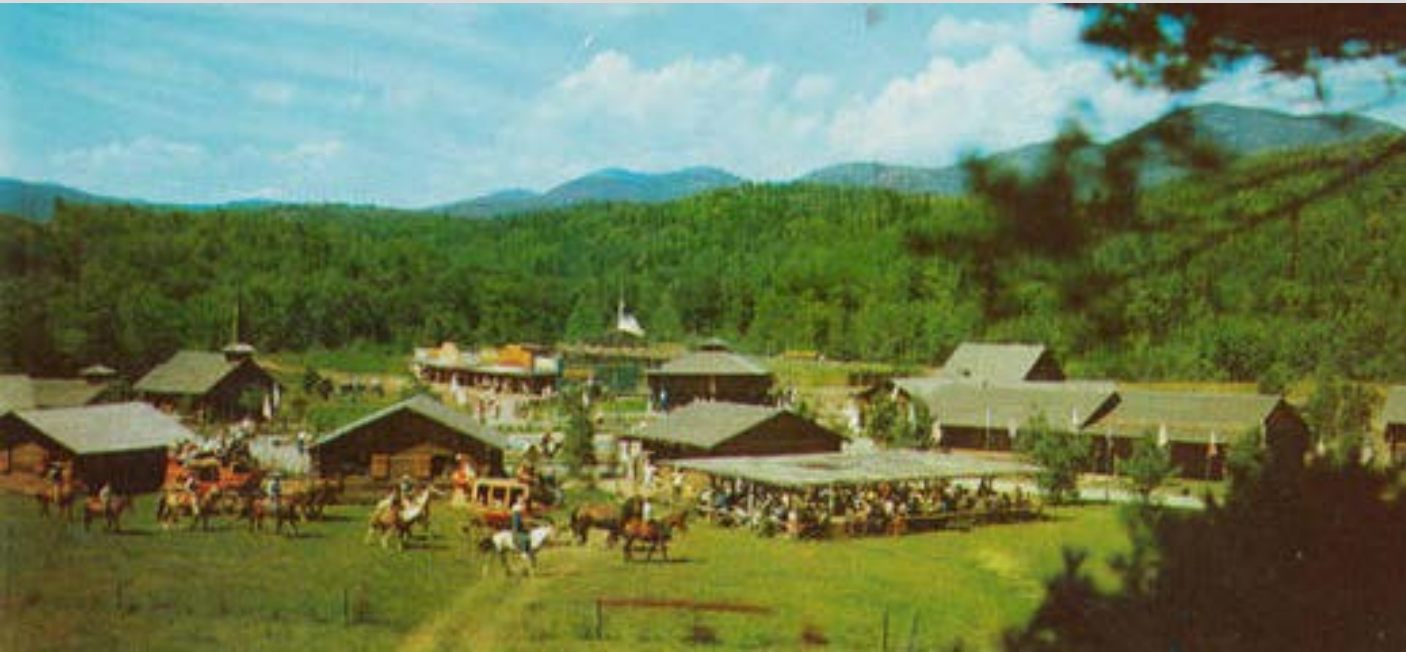
SITE HISTORY



SITE HISTORY – Frontier Town



SITE HISTORY – Frontier Town



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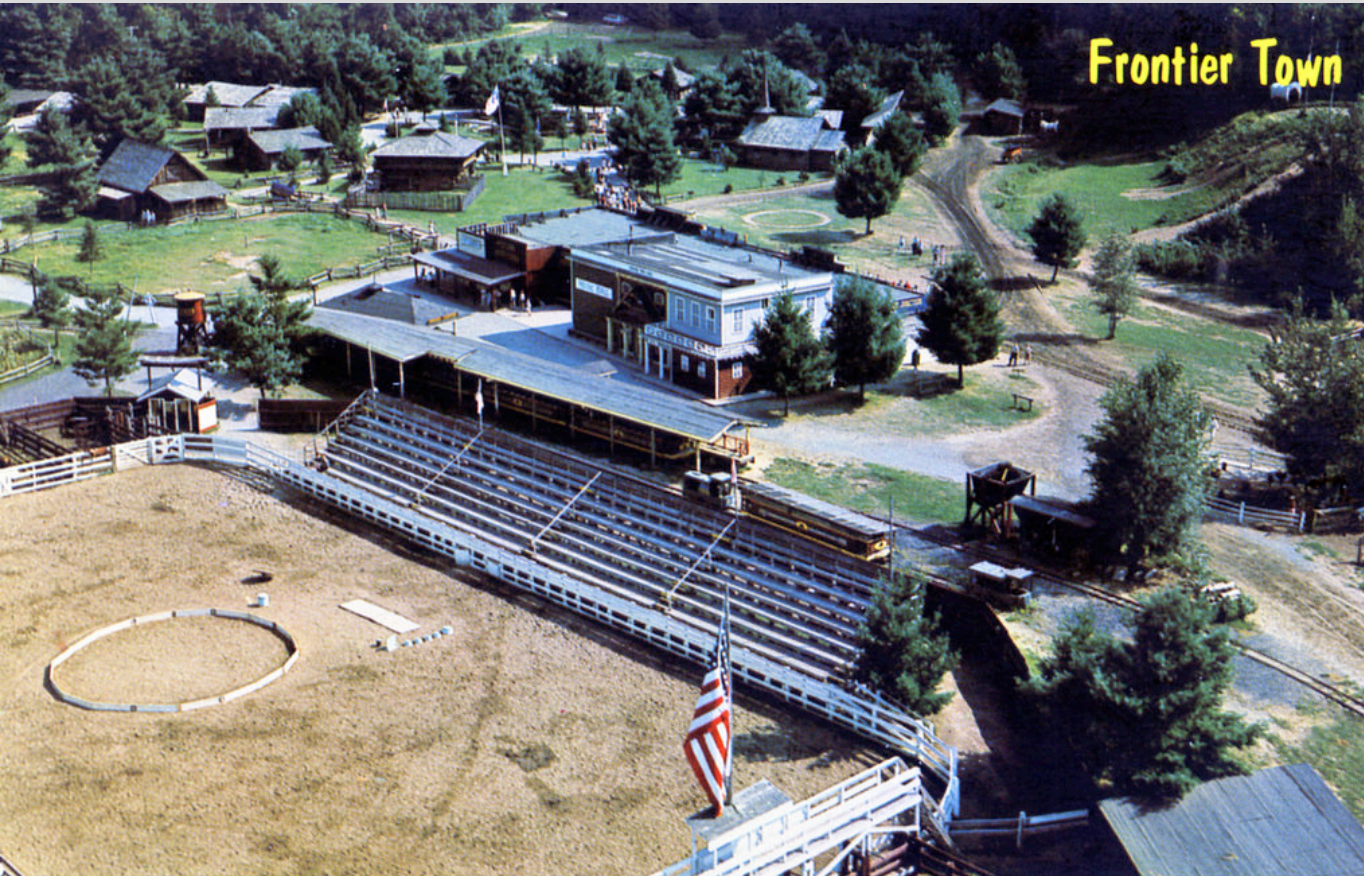


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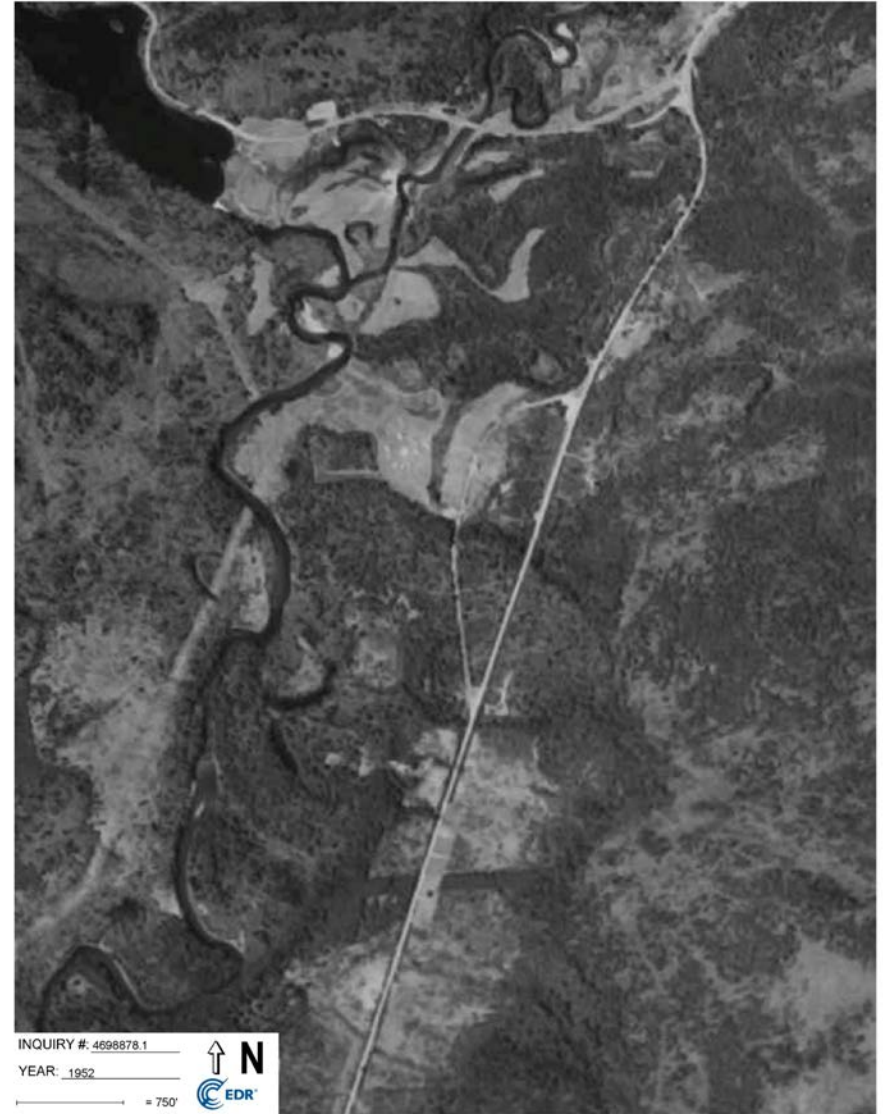
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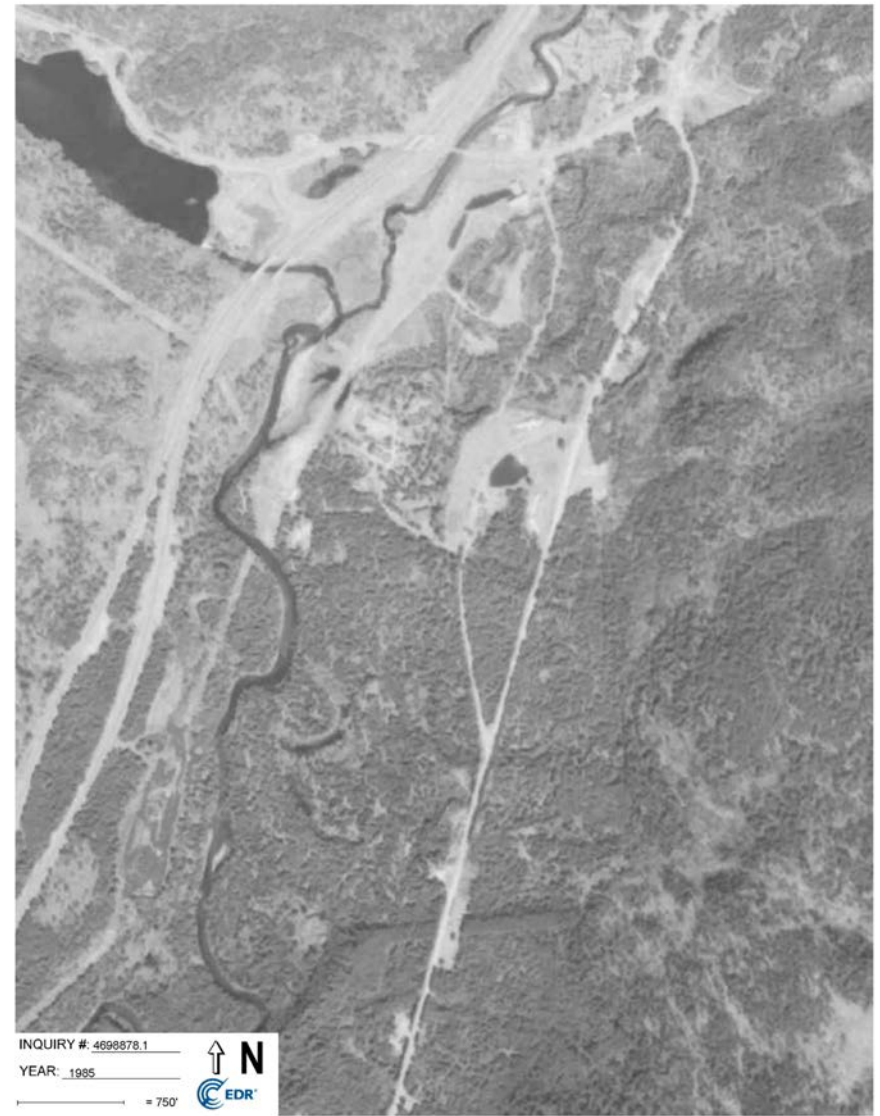
SITE HISTORY – Frontier Town



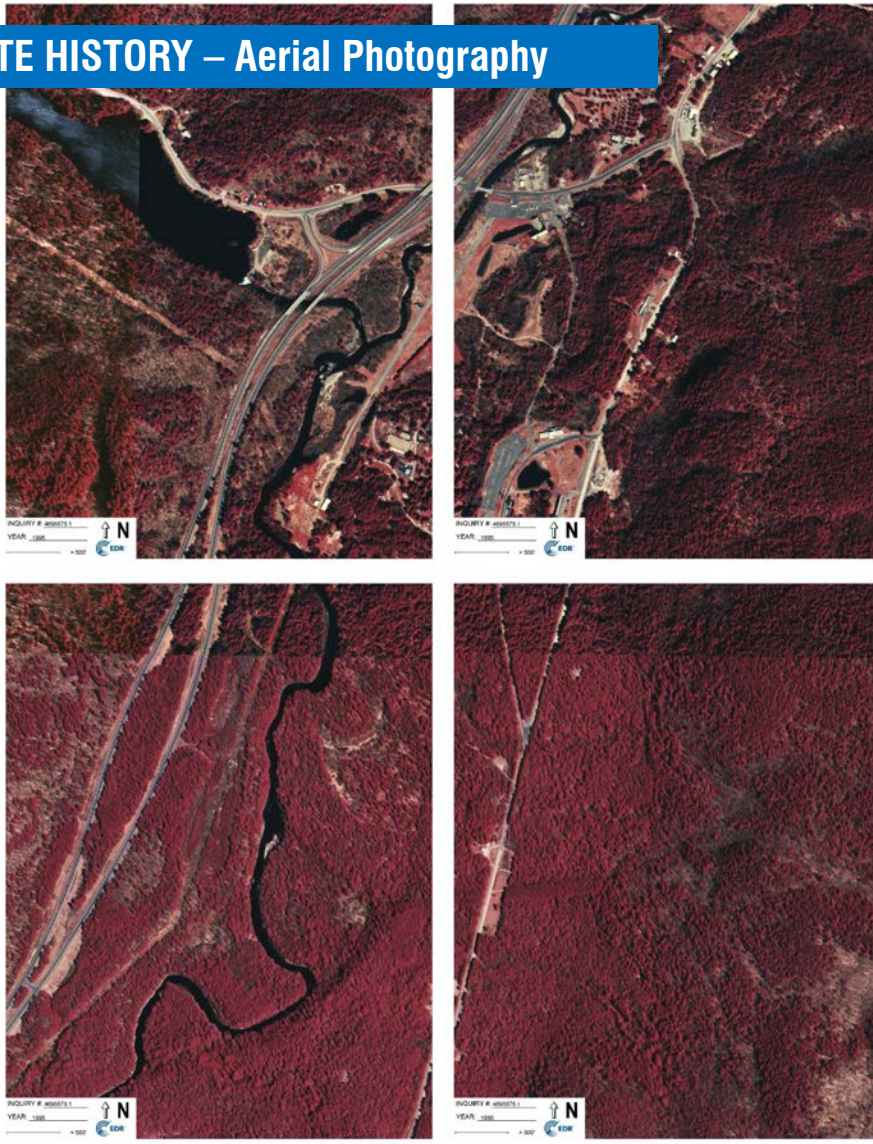
SITE HISTORY – Aerial Photography



SITE HISTORY – Aerial Photography



SITE HISTORY – Aerial Photography



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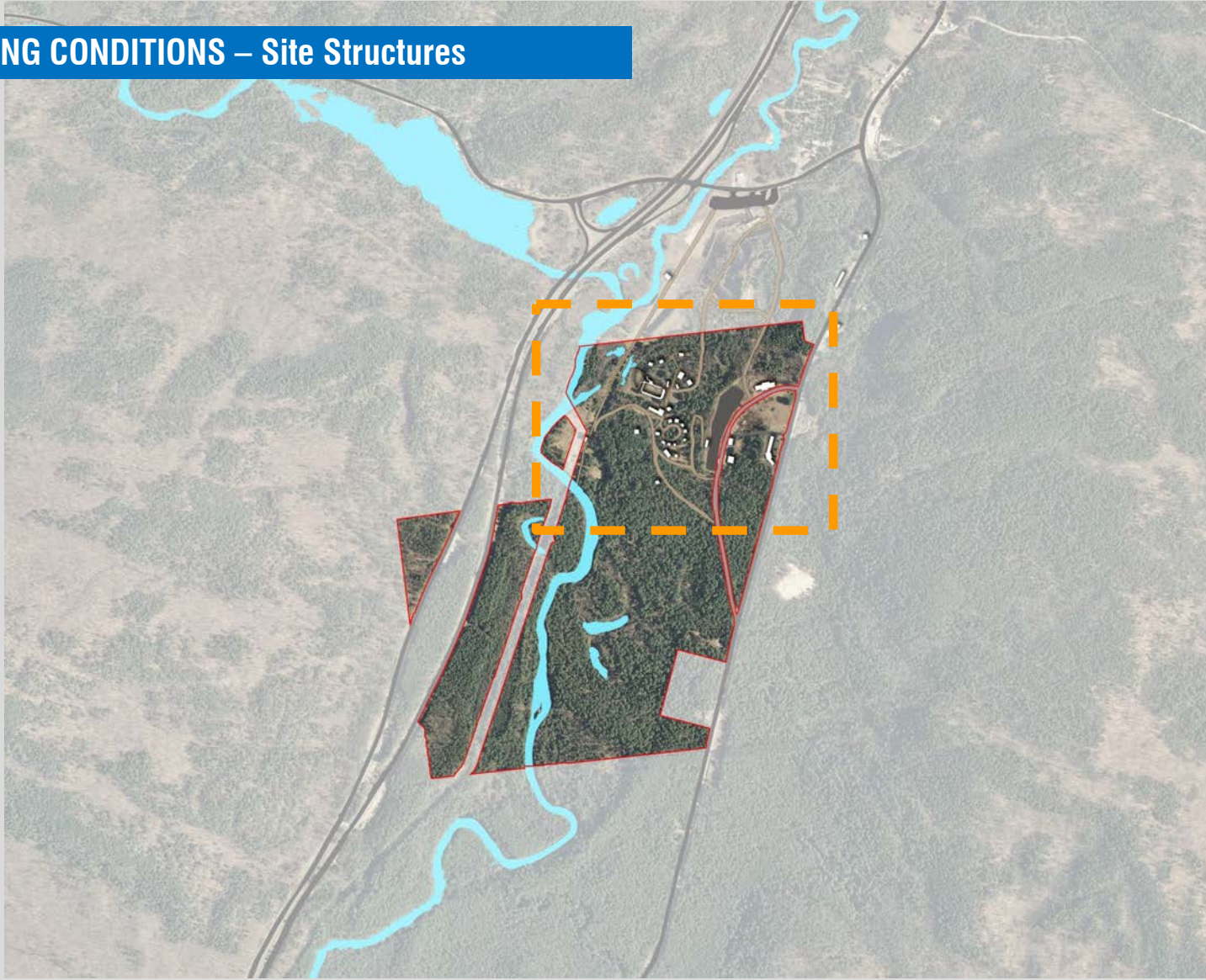
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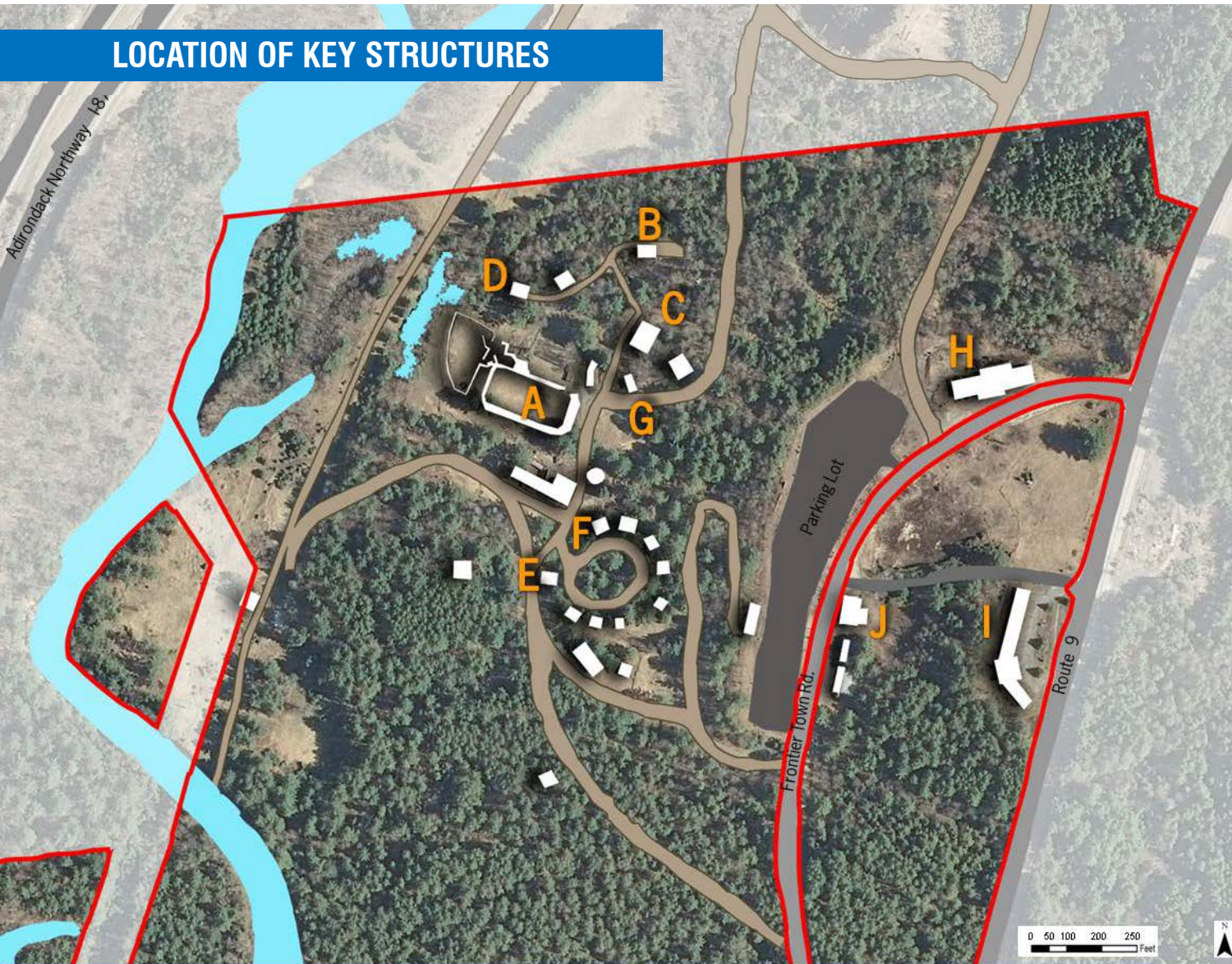
EXISTING STRUCTURES



EXISTING CONDITIONS – Site Structures



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



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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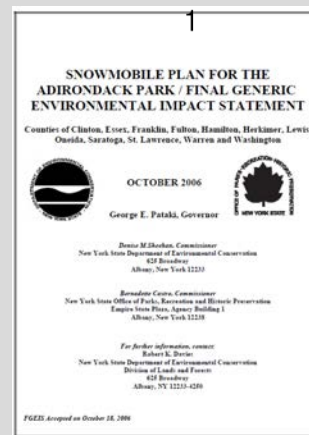
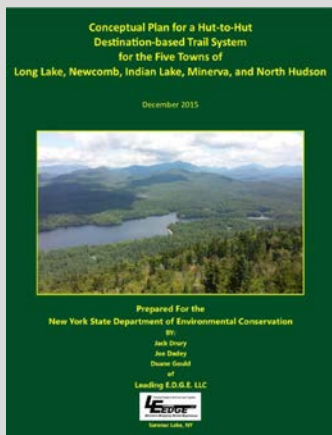
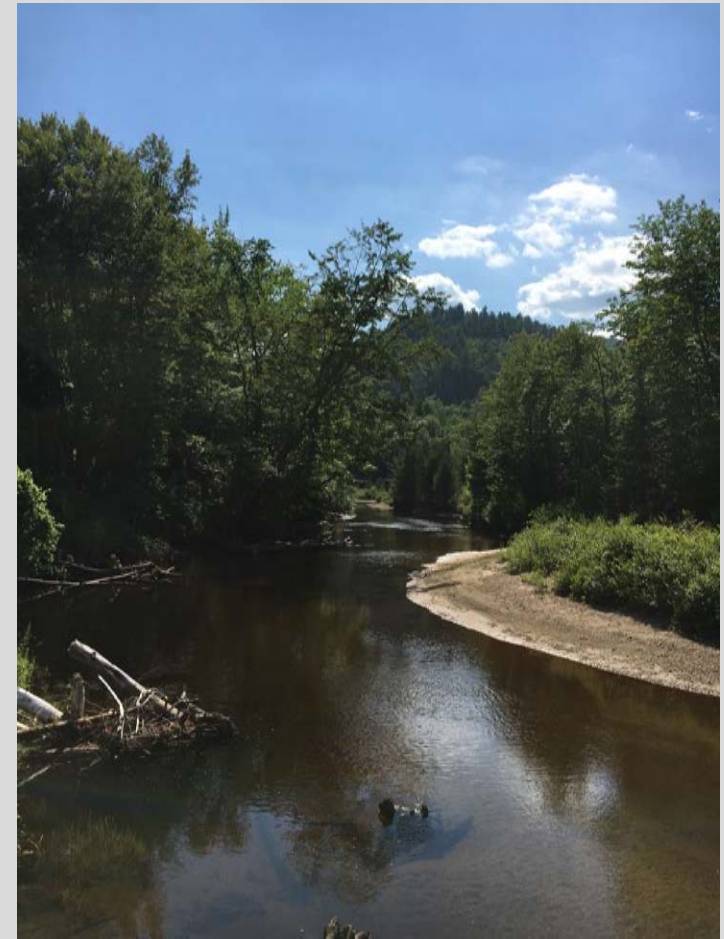
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PREVIOUS & RELEVANT PLANNING STUDIES



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:

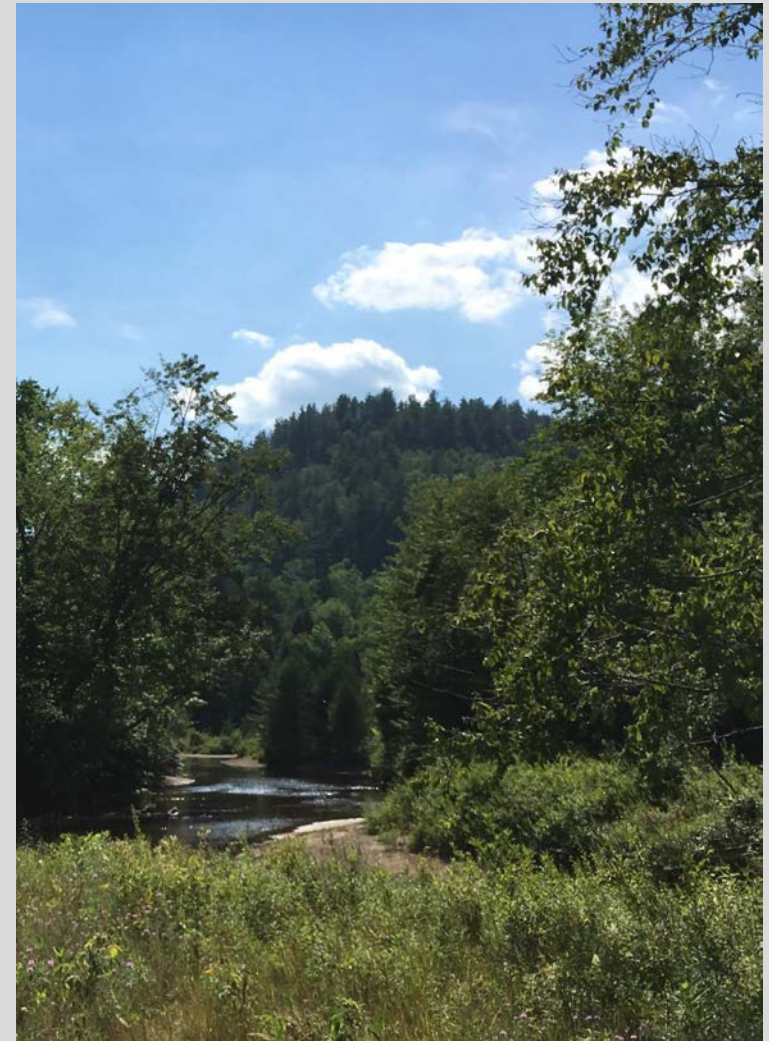
- Adirondack Regional Tourism Council
- National North Country Scenic Trail
- Trail Towns (Roost/Hamilton County)
- Snowmobile Trail Plans



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:

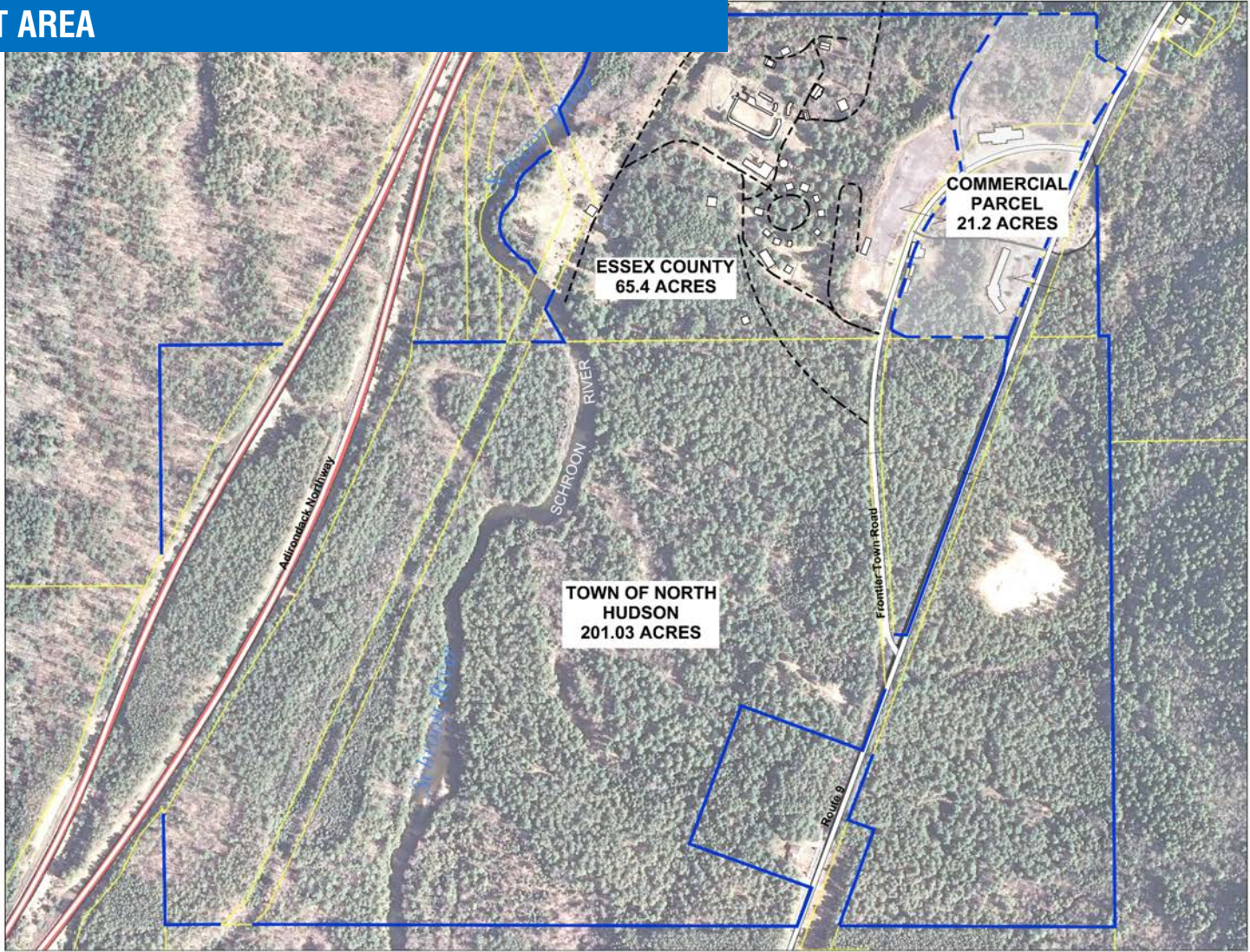
- Zoning
- Market Success
- Mix of Uses
- Scale of Development
- Infrastructure



DESIGN AND CONCEPT DEVELOPMENT



PROJECT AREA



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Upper Hudson Recreation Hub

PROJECT AREA

- Legend**
- Project Area
 - Parcel Boundaries
 - Existing Structure
 - Existing Circulation



Upper Hudson Recreation Hub Master Plan

Master Plan Development

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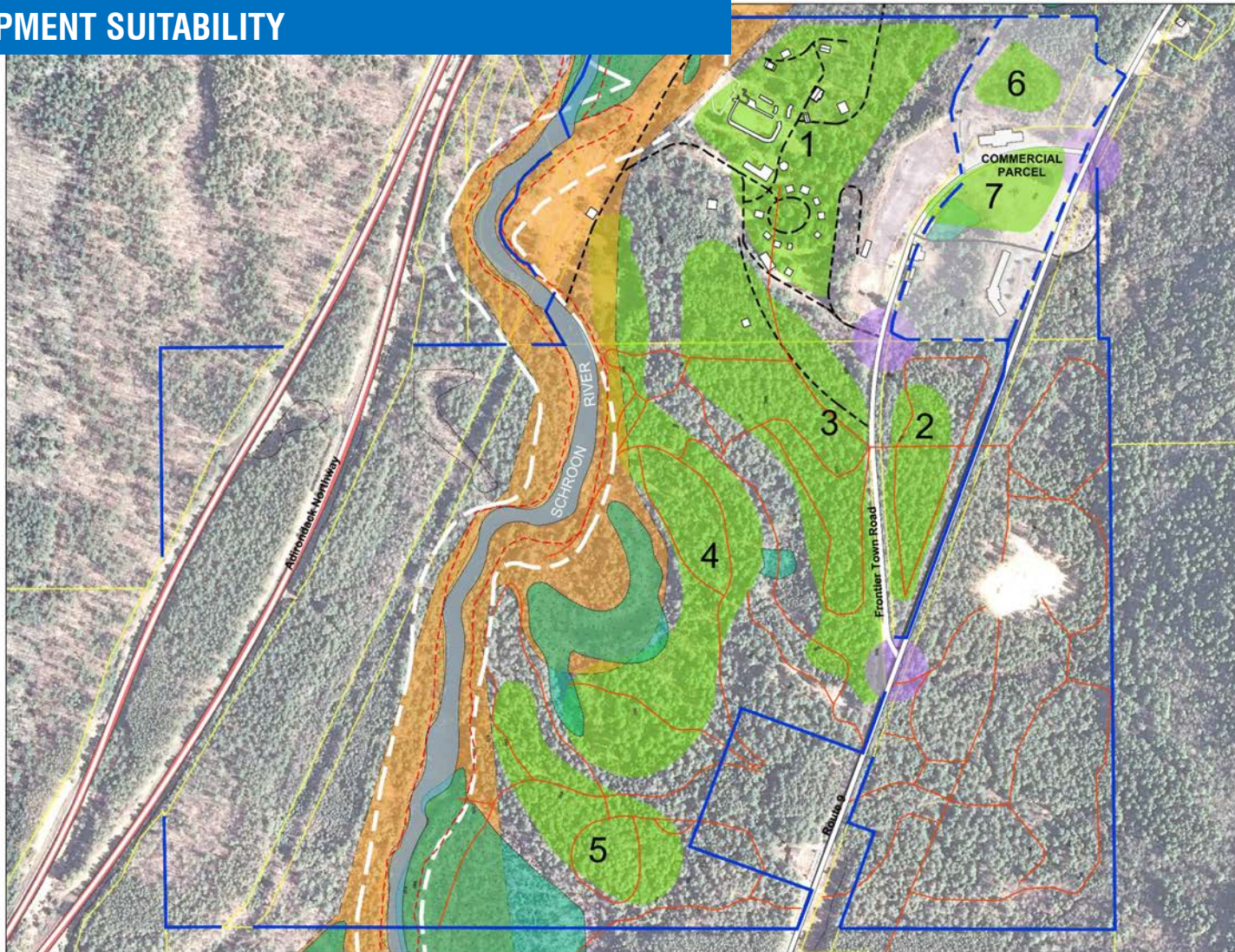


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DEVELOPMENT SUITABILITY



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Upper Hudson Recreation Hub

DEVELOPMENT SUITABILITY ANALYSIS

Legend

- Breach Inundation
- Existing Trails
- 150' River Buffer
- Floodplain
- Wetlands
- Flat Areas
- Access Points
- 10 Foot Contours

Approximate Acreage of Flat Areas

- Area 1: 18 acres
- Area 2: 5 acres
- Area 3: 21 acres
- Area 4: 23 acres
- Area 5: 10 acres
- Commercial Parcel
- Area 6: 2 acres
- Area 7: 4 acres



Upper Hudson Recreation Hub Master Plan

Master Plan Development

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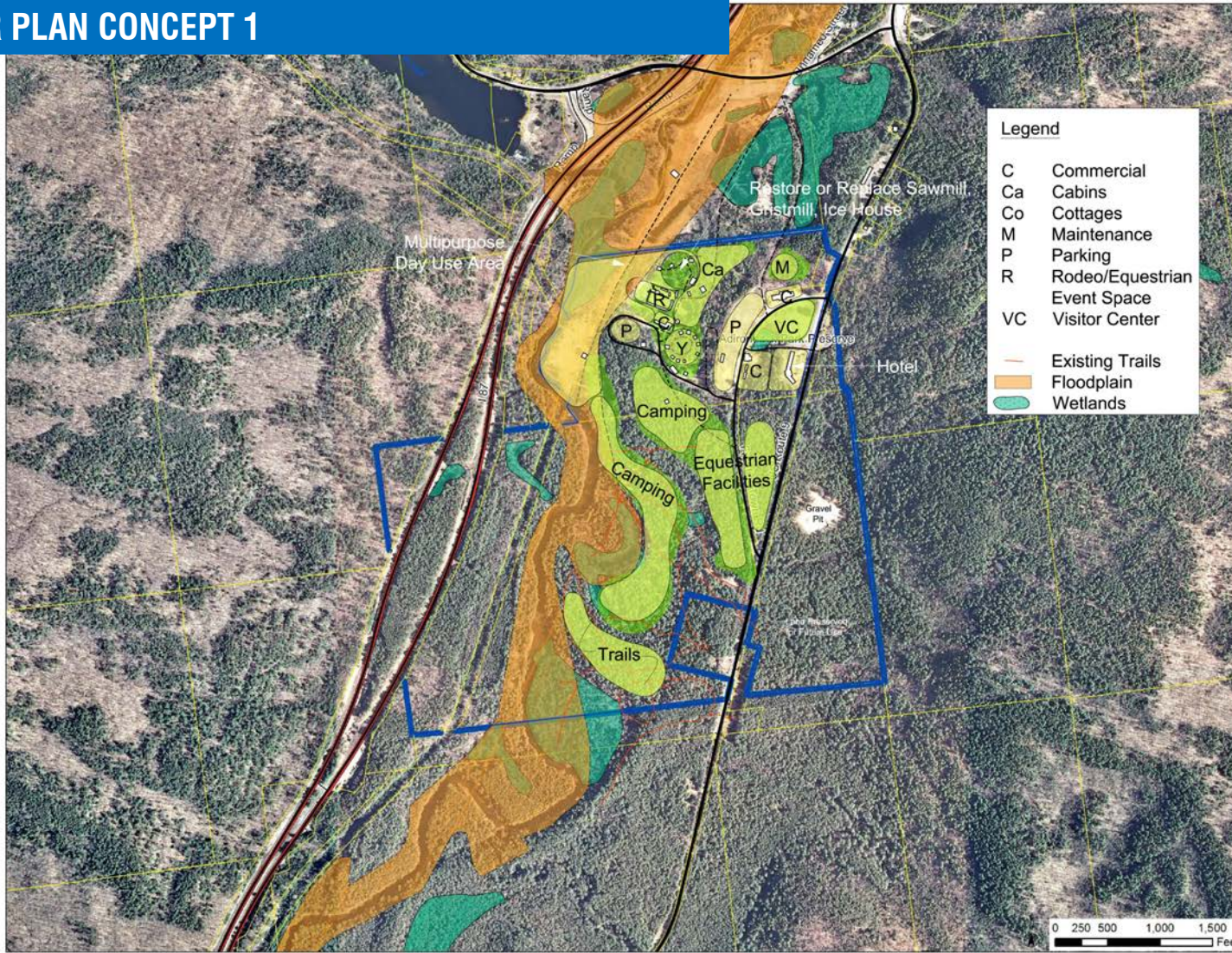


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MASTER PLAN CONCEPT 1



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MASTERPLAN CONCEPT 1

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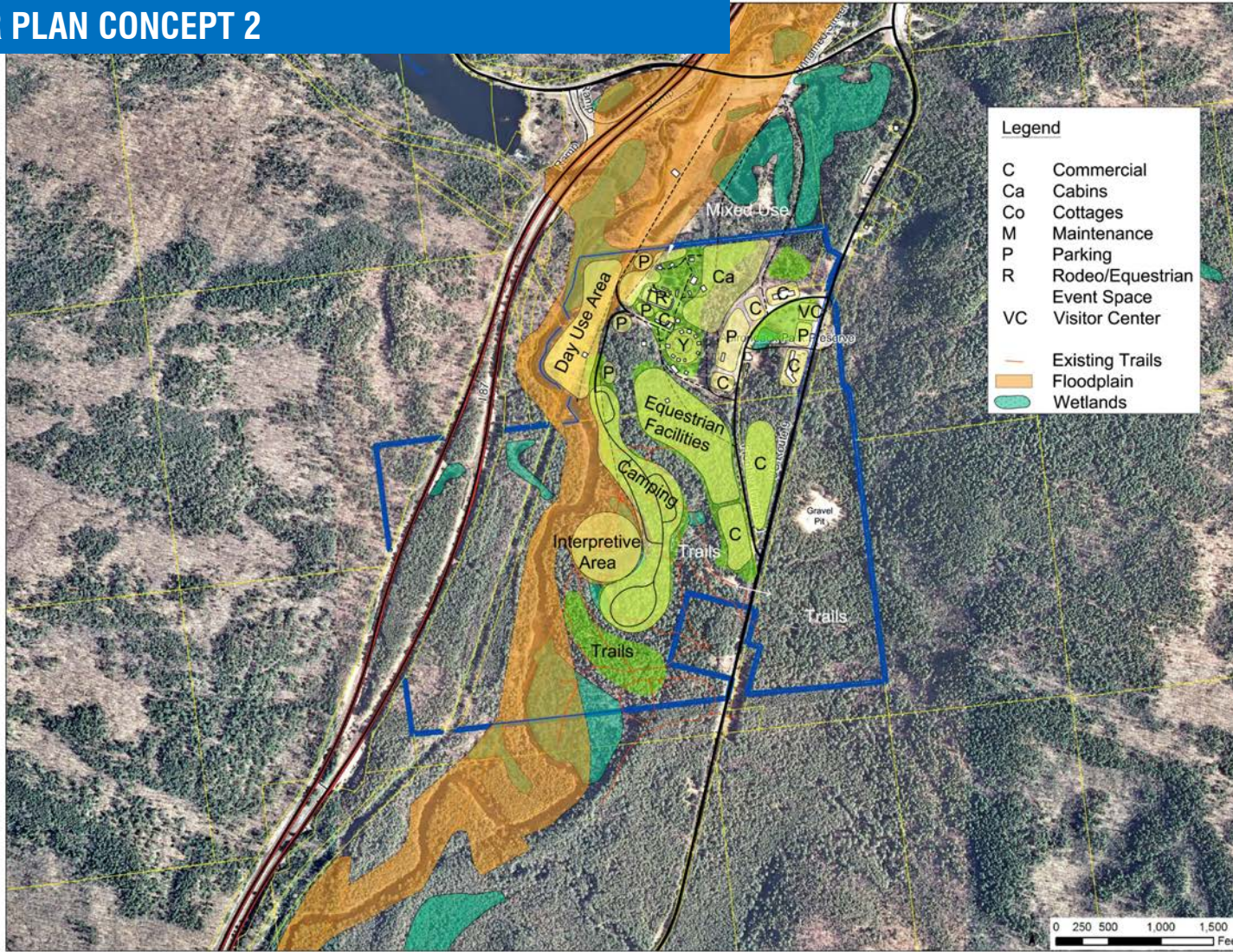


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MASTER PLAN CONCEPT 2



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Upper Hudson Recreation Hub

MASTERPLAN CONCEPT 2

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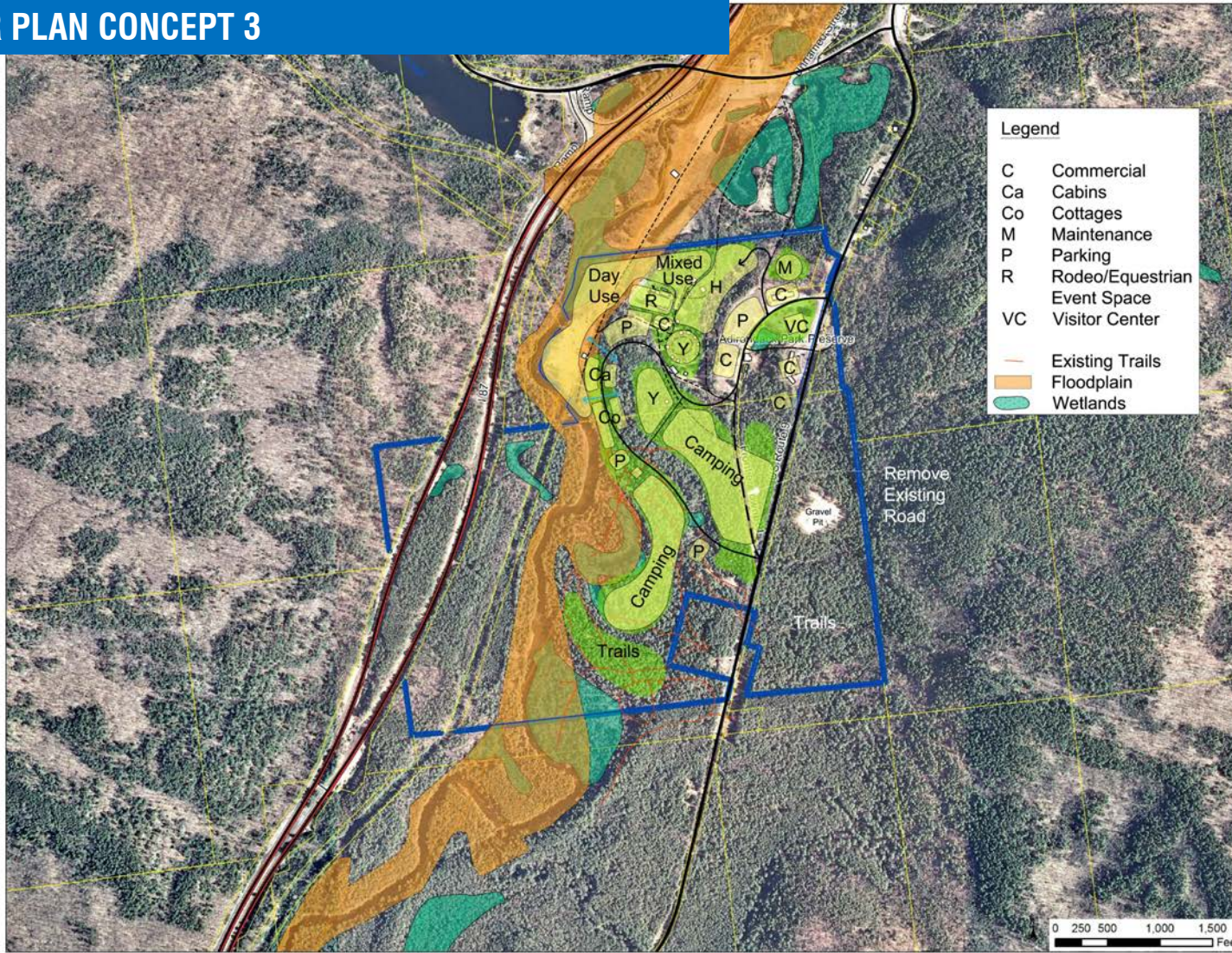


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MASTER PLAN CONCEPT 3



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MASTERPLAN CONCEPT 3

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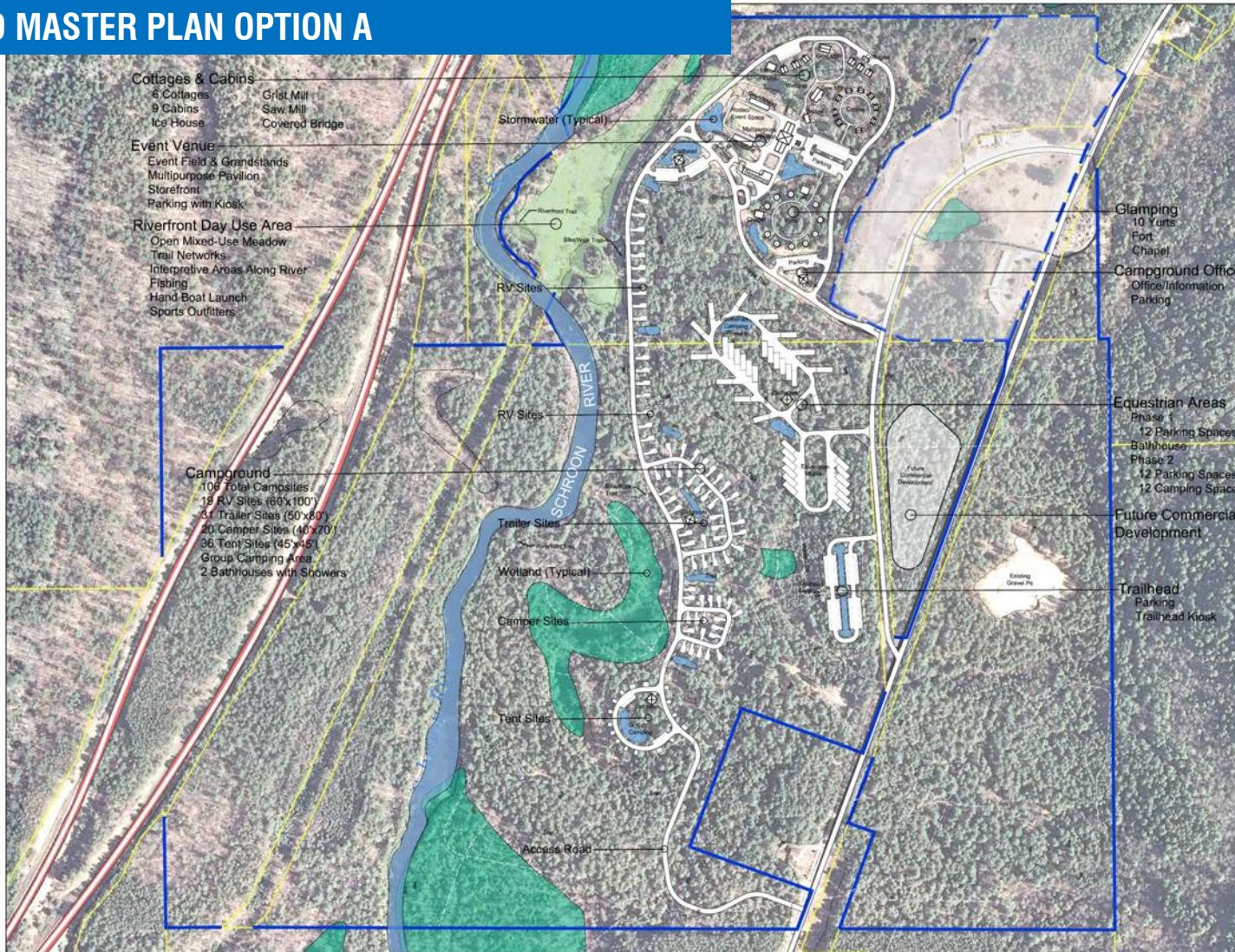


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REVISED MASTER PLAN OPTION A



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MASTER PLAN OPTION A

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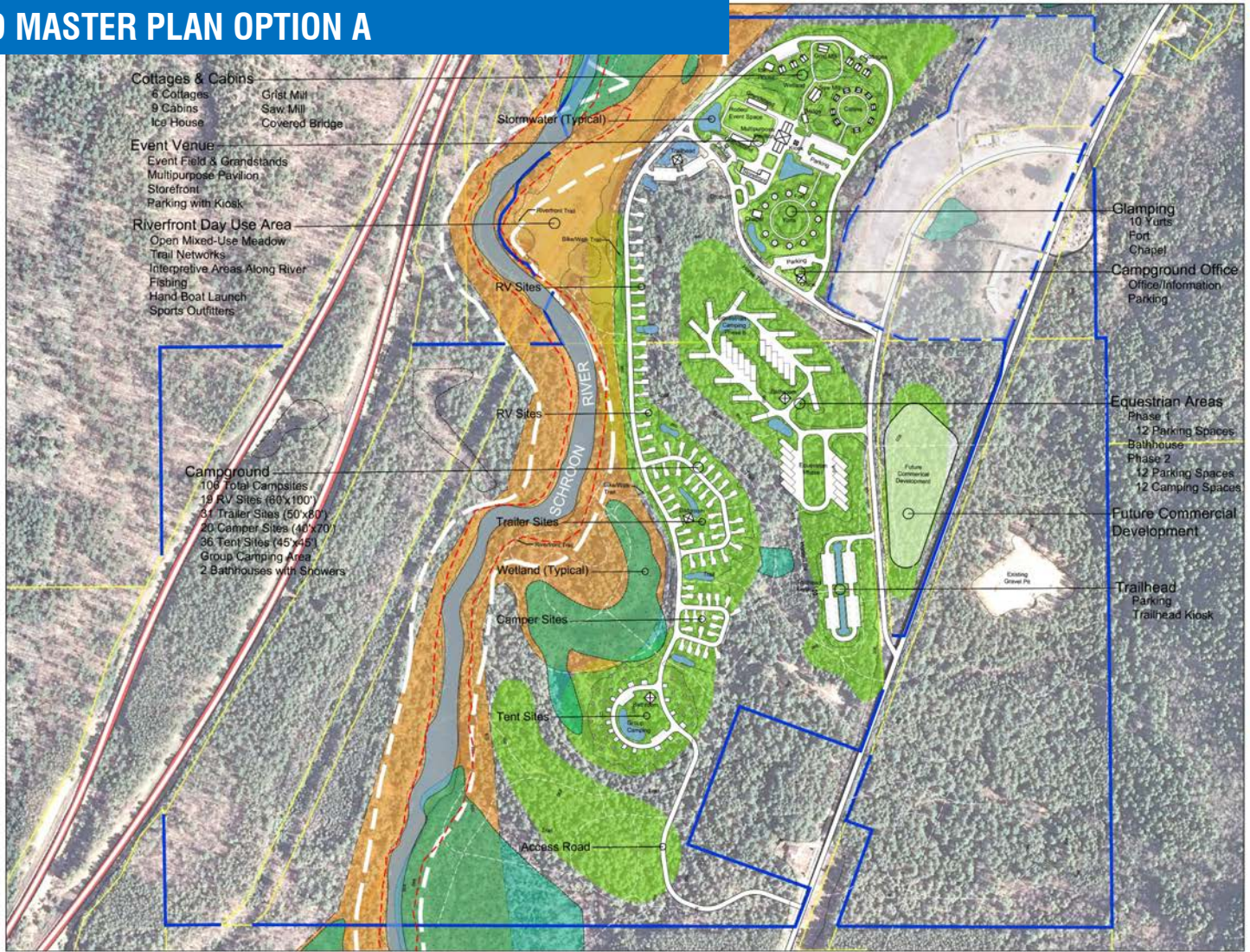


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MASTER PLAN OPTION A

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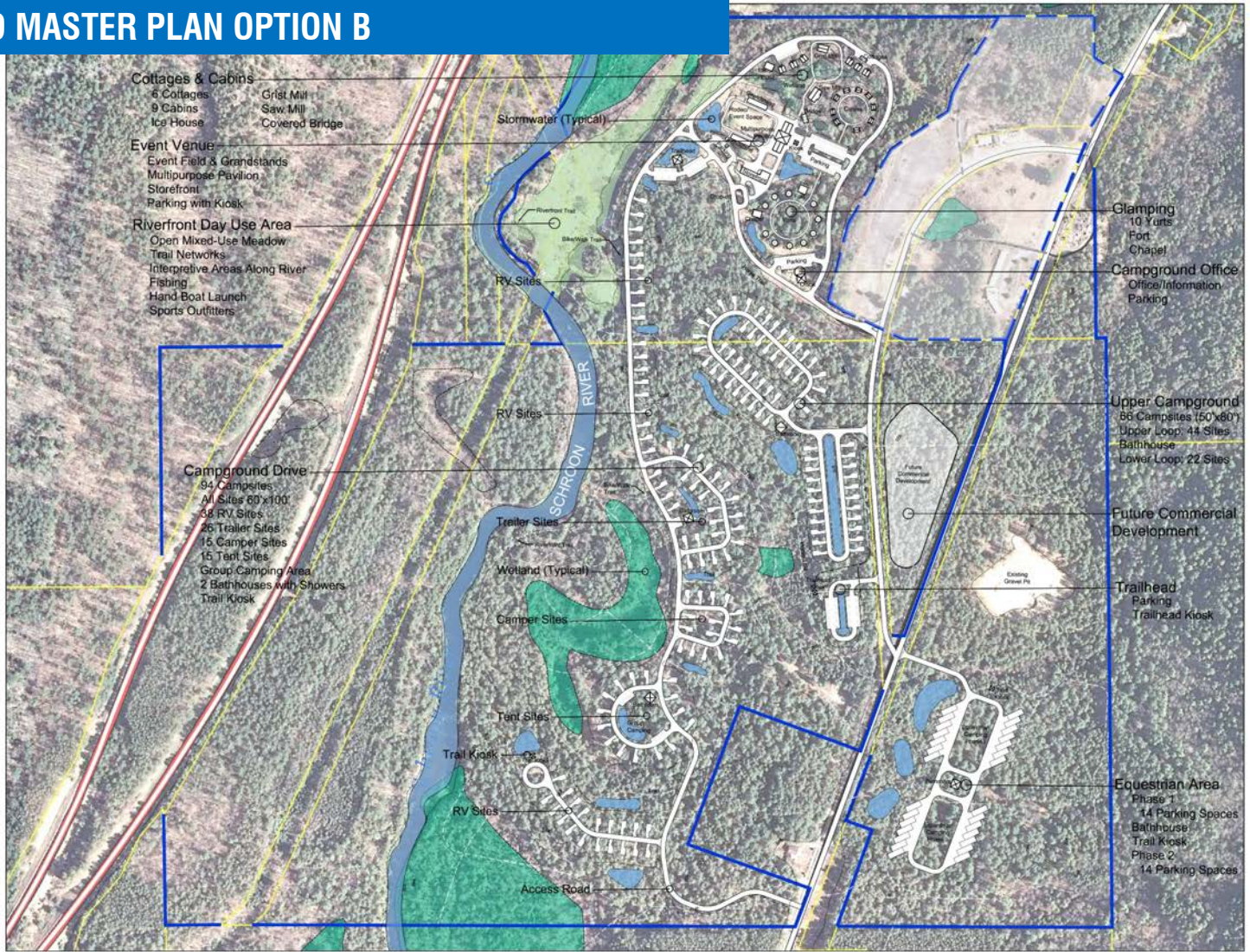


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MASTER PLAN OPTION B



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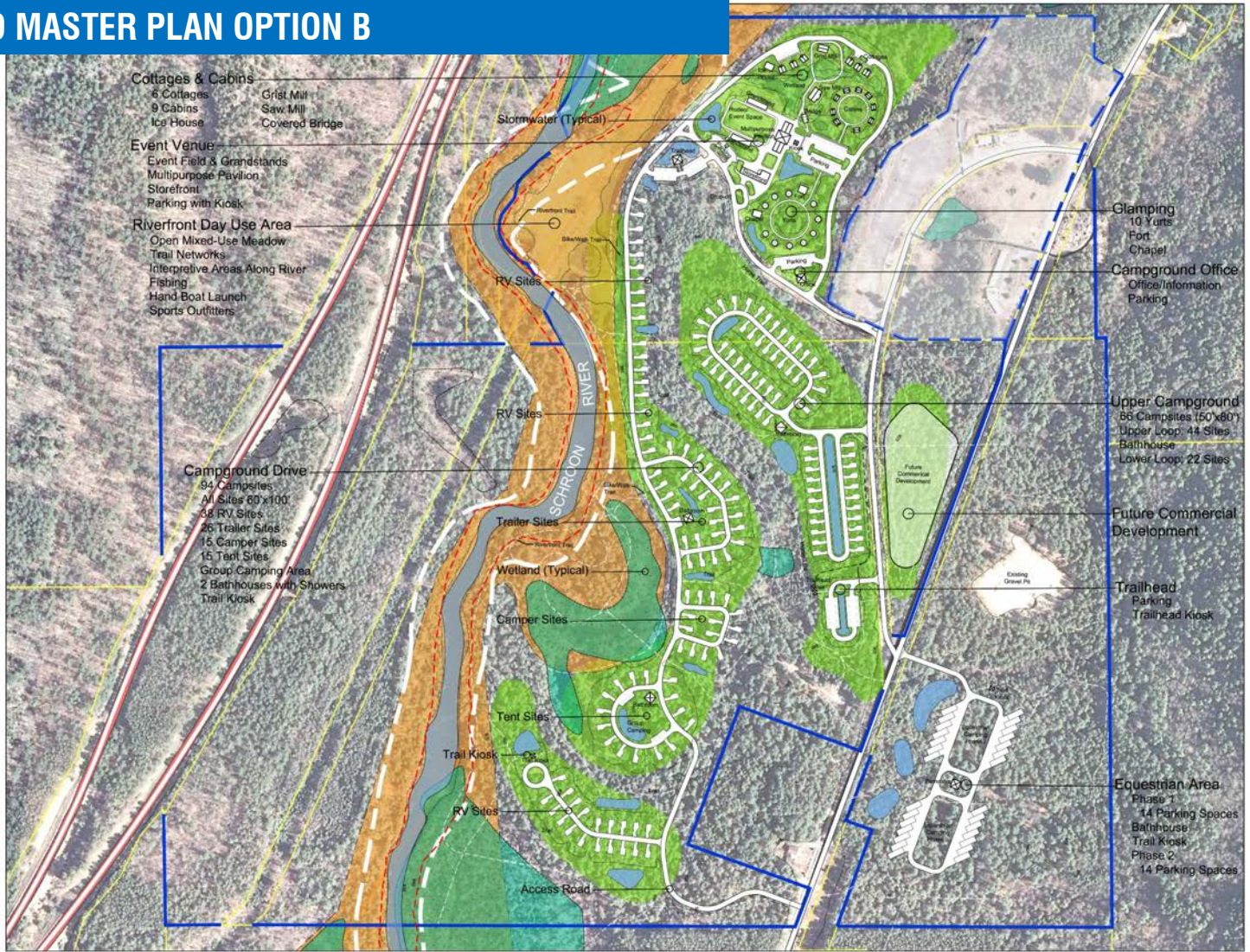


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REVISED MASTER PLAN OPTION B



- Cottages & Cabins**
- 6 Cottages
- 9 Cabins
- Ice House
- Grist Mill
- Saw Mill
- Covered Bridge

- Event Venue**
- Event Field & Grandstands
- Multipurpose Pavilion
- Storefront
- Parking with Kiosk

- Riverfront Day Use Area**
- Open Mixed-Use Meadow
- Trail Networks
- Interpretive Areas Along River
- Fishing
- Hand Boat Launch
- Sports Outfitters

- Campground Drive**
- 94 Campsites
- All Sites 60'x100'
- 38 RV Sites
- 26 Trailer Sites
- 15 Camper Sites
- 15 Tent Sites
- Group Camping Area
- 2 Bathhouses with Showers
- Trail Kiosk

- Glamping**
- 10 Yurts
- Fort
- Chapel
- Campground Office**
- Office/Information
- Parking

- Upper Campground**
- 66 Campsites (50'x80')
- Upper Loop: 44 Sites
- Bathhouse
- Lower Loop: 22 Sites

- Trailhead**
- Parking
- Trailhead Kiosk

- Equestrian Area**
- Phase 1
- 14 Parking Spaces
- Bathhouse
- Trail Kiosk
- Phase 2
- 14 Parking Spaces

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Upper Hudson Recreation Hub

MASTER PLAN OPTION B

- Legend**
- Breach Inundation
 - 150' River Buffer
 - Floodplain
 - Wetlands
 - Flat Areas
 - 10 Foot Contours



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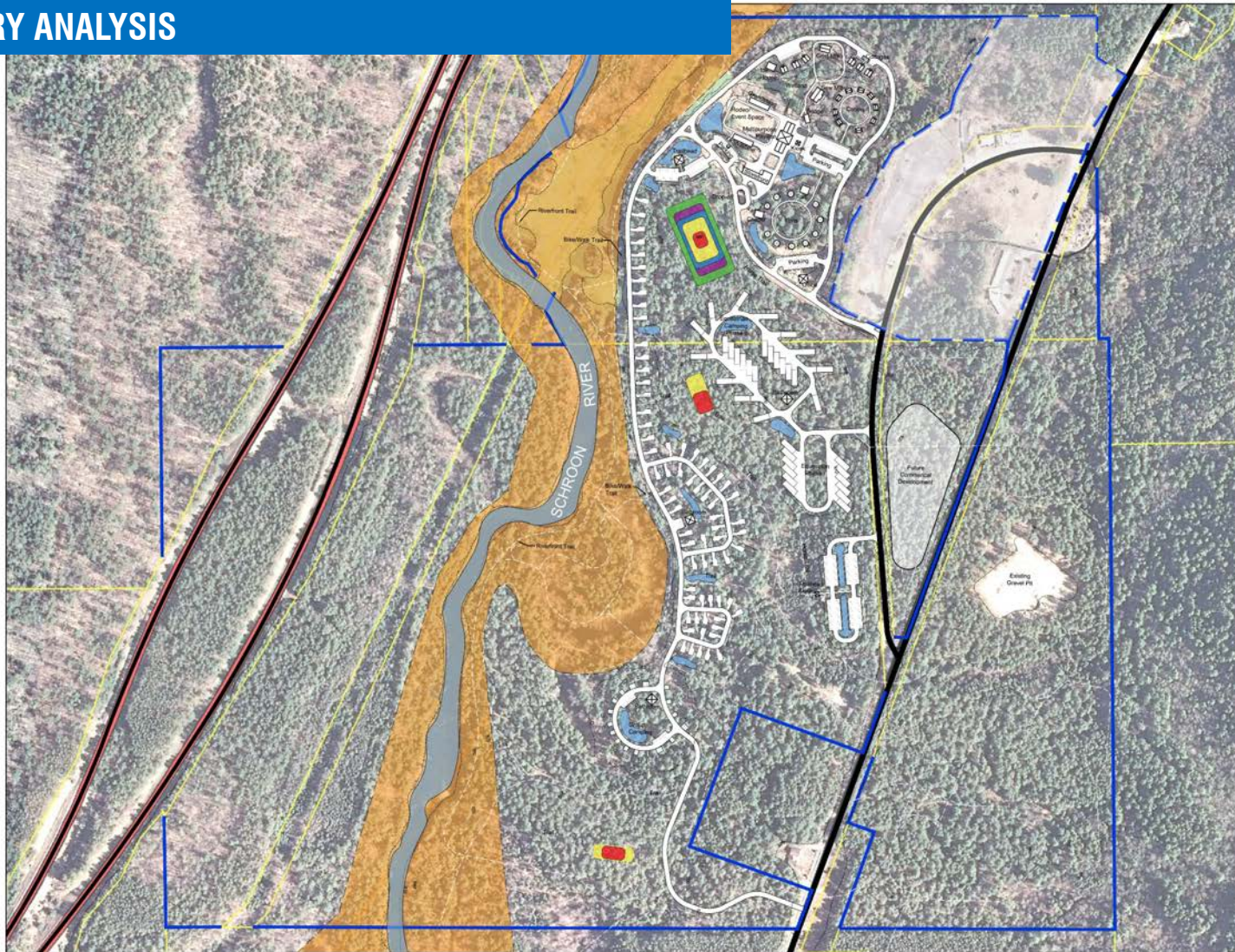


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SANITARY ANALYSIS



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SANITARY TREATMENT ANALYSIS

KEY

-  Centralized Leach Field
-  Decentralized Leach Field
-  Eljen Centralized System
-  Eljen Decentralized System
-  Central Wastewater Treatment Plant
-  Floodplain

  0 100 200 400 Feet
1" = 200'

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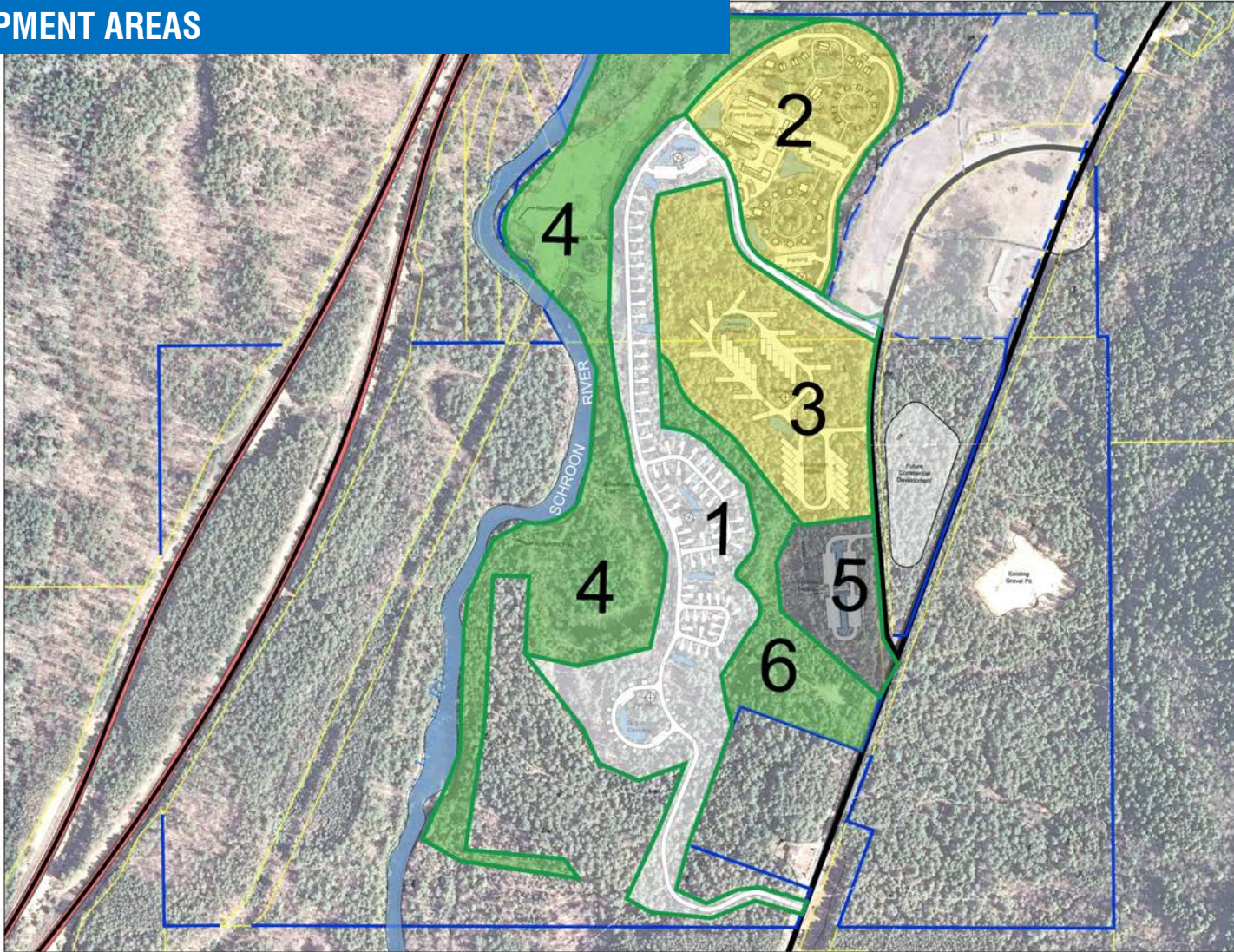


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DEVELOPMENT AREAS



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MASTER PLAN DEVELOPMENT AREAS DIAGRAM

Upper Hudson Recreation Hub Master Plan

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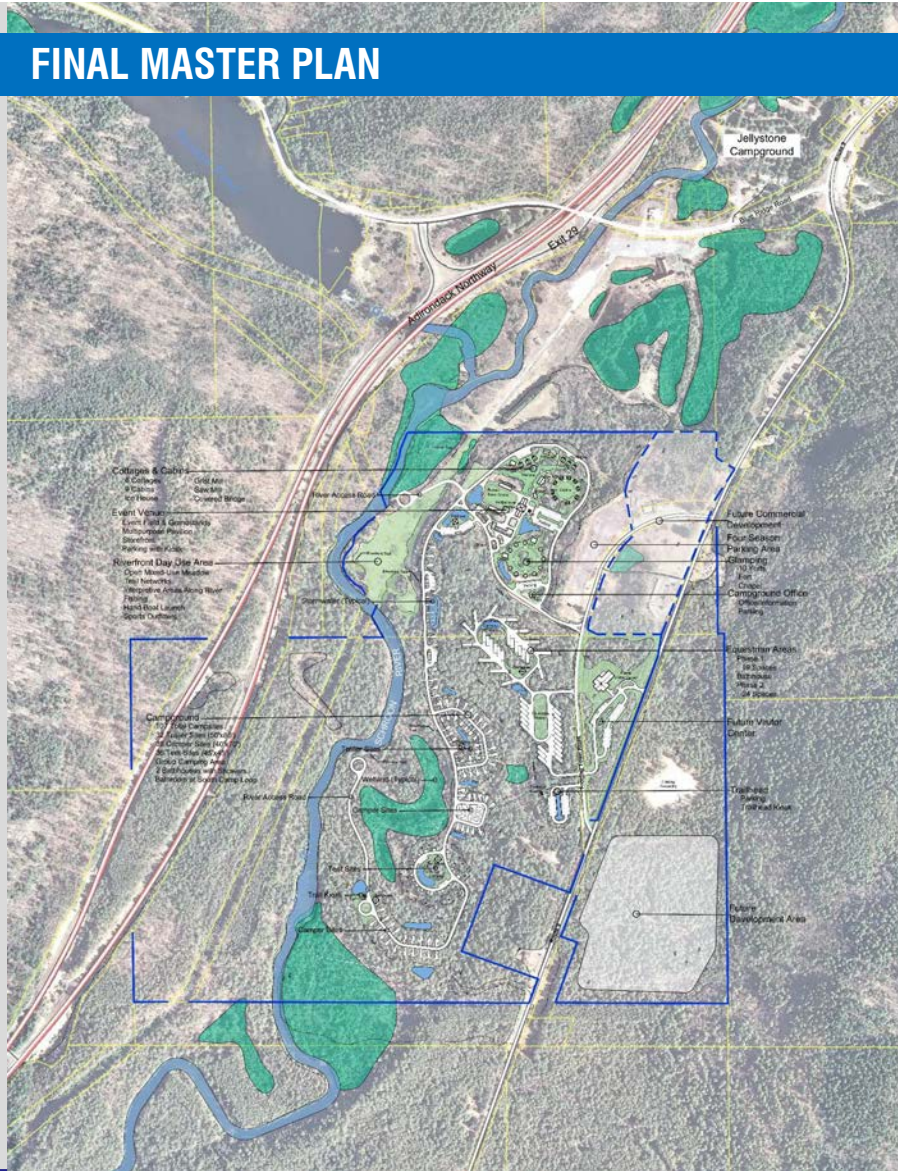


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FINAL MASTER PLAN



Upper Hudson Recreation Hub Master Plan

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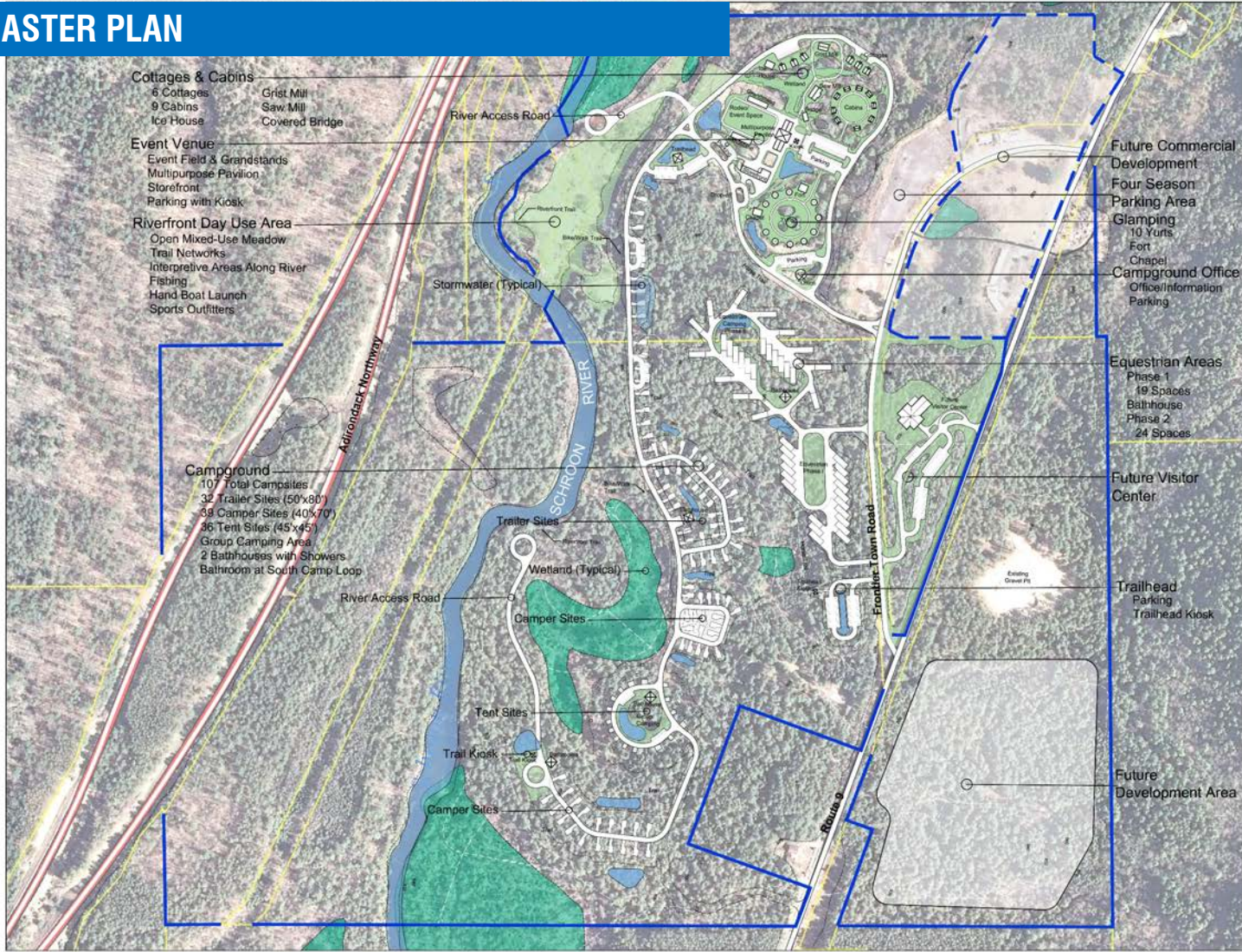


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MASTER PLAN PERSPECTIVE



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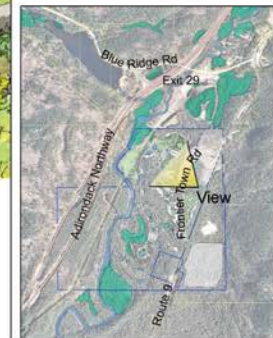
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Upper Hudson Recreation Hub

MASTER PLAN CONCEPT

VIEW LOOKING NORTHWEST TOWARD SCHROON RIVER



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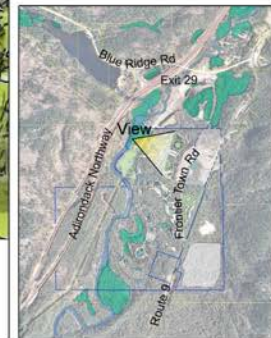
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MASTER PLAN CONCEPT

VIEW LOOKING SOUTHEAST TOWARD FRONTIER TOWN VILLAGE



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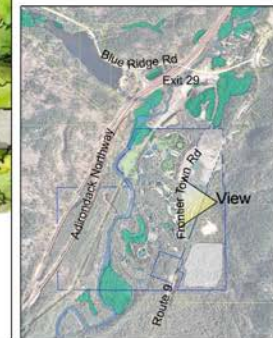
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TOWN OF NORTH HUDSON

Upper Hudson Recreation Hub

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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