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
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
Upper Hudson Recreation Hub
Master Plan Development
December 2016
EXISTING CONDITIONS – Wetlands

Upper Hudson Recreation Hub
Project Area and Wetlands
Town of North Hudson, NY
APA Classification: Hamil/Rural Use, Mod. Intensity, July 2016

KEY
- Parcel Boundaries
- EFM Wetlands
- ARI Wetlands
- Fens
- Limestone Limestone
- Recent Lower Pressure
- Recent Upper Pressure
- Lakes
- Streams
- Zone A - 100 year Floodplain
- Project Area

Master Plan Development
December 2016
EXISTING CONDITIONS – Property Ownership
Upper Hudson Recreation Hub
Master Plan Development
December 2016

EXISTING CONDITIONS – Buildable Land
All other structures are recommended to be demolished. Refer to Facilities Assessment dated December 2016 for additional information.
EXISTING CONDITIONS - STRUCTURES

Chapel

Covered Bridge

Restaurant on Frontier Road

Jail / Fort
EXISTING CONDITIONS - STRUCTURES

Hotel – Route 9

I

J

Store

Tower

Storefront

Motel – Route 9

Upper Hudson Recreation Hub Master Plan

Master Plan Development December 2016

OPEN SPACE INSTITUTE
SARATOGA ASSOCIATES

THE Chazen COMPANIES
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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
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
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
Upper Hudson Recreation Hub
Master Plan Development
December 2016

Master Plan Concept
View Looking Northwest Toward Schloon River
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
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