

DRAFT SARANAC LAKE VISION CONCEPTS



A GENUINE PLACE TO LIVE, WORK, SHOP AND EXPERIENCE CULTURE IN THE HEART OF THE ADIRONDACKS



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SARANAC LAKE, NEW YORK
DECEMBER 2007



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PROJECT BACKGROUND

Saranac Lake is a unique, vibrant place forged in the rugged Adirondack Mountains where people come to live, shop, experience culture, gather for events and celebrations, or just to simply connect with a friend or neighbor year-round. It is an affordable place in which the residents have a significant amount of pride and history. Saranac Lake is committed to sustainability and environmental stewardship while providing for new regional economic opportunity.

With this Vision Concept, Saranac Lake has set a foundation for government policies, goals and benchmarks that will ensure that the Village, its businesses and its residents are able to meet ongoing environmental and economic challenges as well as capitalize on new, emerging opportunities. The Village of Saranac Lake recognizes that significant economic, social and environmental benefits will accrue by integrating sustainability as an operational objective.

This Vision Concept sets the stage for the Village to take on the challenges of the 21st century – to embrace economic change and restructuring to further enhance the Adirondack region as a highly desirable place to not only visit, but also live, work, and explore. The core of this Vision Concept is the Village’s Riverwalk. The Riverwalk will become the spine of a fully connected pedestrian system; a system that links public spaces, neighborhoods, cultural institutions and commercial establishments, all while forming the framework around which high quality public and private investment will be organized. In future planning initiatives, the Village of Saranac Lake looks to integrate the work completed in this Vision Concept as a foundation.

The proposed concepts outlined here have the potential to enrich the image of Saranac Lake by building on its authentic, hometown character as a fundamental element to any future initiative. Reinvestment in the areas of opportunity highlighted here will enhance the character and function of Saranac Lake’s place in the region with new cultural, residential, research and educational opportunities, all of which will add to the vitality of the community. This Vision Concept conveys a strong and clear vision for the future of the Village that is compelling and inspiring, a vision that imagines new possibilities.

1. The Riverwalk will become the spine of a fully connected pedestrian system; a system that links public spaces, neighborhoods, cultural institutions and commercial establishments



2. Improve visual access to the Saranac River



3. Celebrate Saranac Lake as a year-round destination



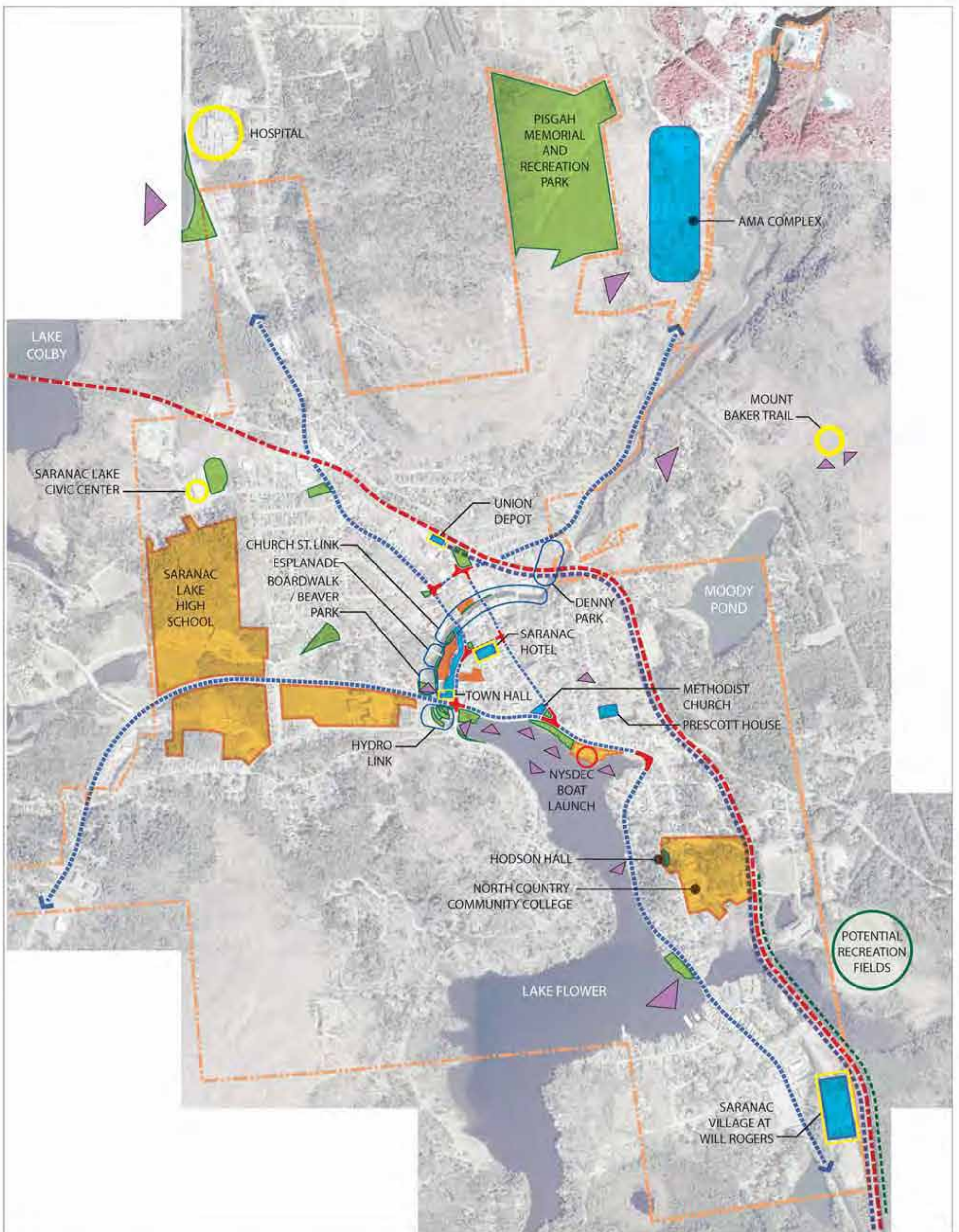
4. Build on Saranac Lake’s authentic hometown character





SECTION 1:

COMMUNITY CONTEXT



ENVIRONMENTAL & COMMUNITY FEATURES

The Village of Saranac Lake
Visions Concepts

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KEY

- LAKE PLACID / SARANAC LAKE BIKE PATH (PROPOSED)
- ADIRONDACK SCENIC RAILROAD
- MAJOR VEHICULAR ROUTES
- JACK RABBIT TRAIL (JRT)
- MAJOR INTERSECTIONS
- STATE \ MUNICIPAL LAND
- PARKS \ GREENSPACE
- HISTORIC ARCHITECTURE
- AREAS OF INFLUENCE
- SARANAC LAKE RIVER WALK SYSTEM
- MUNICIPAL PARKING
- VIEWS



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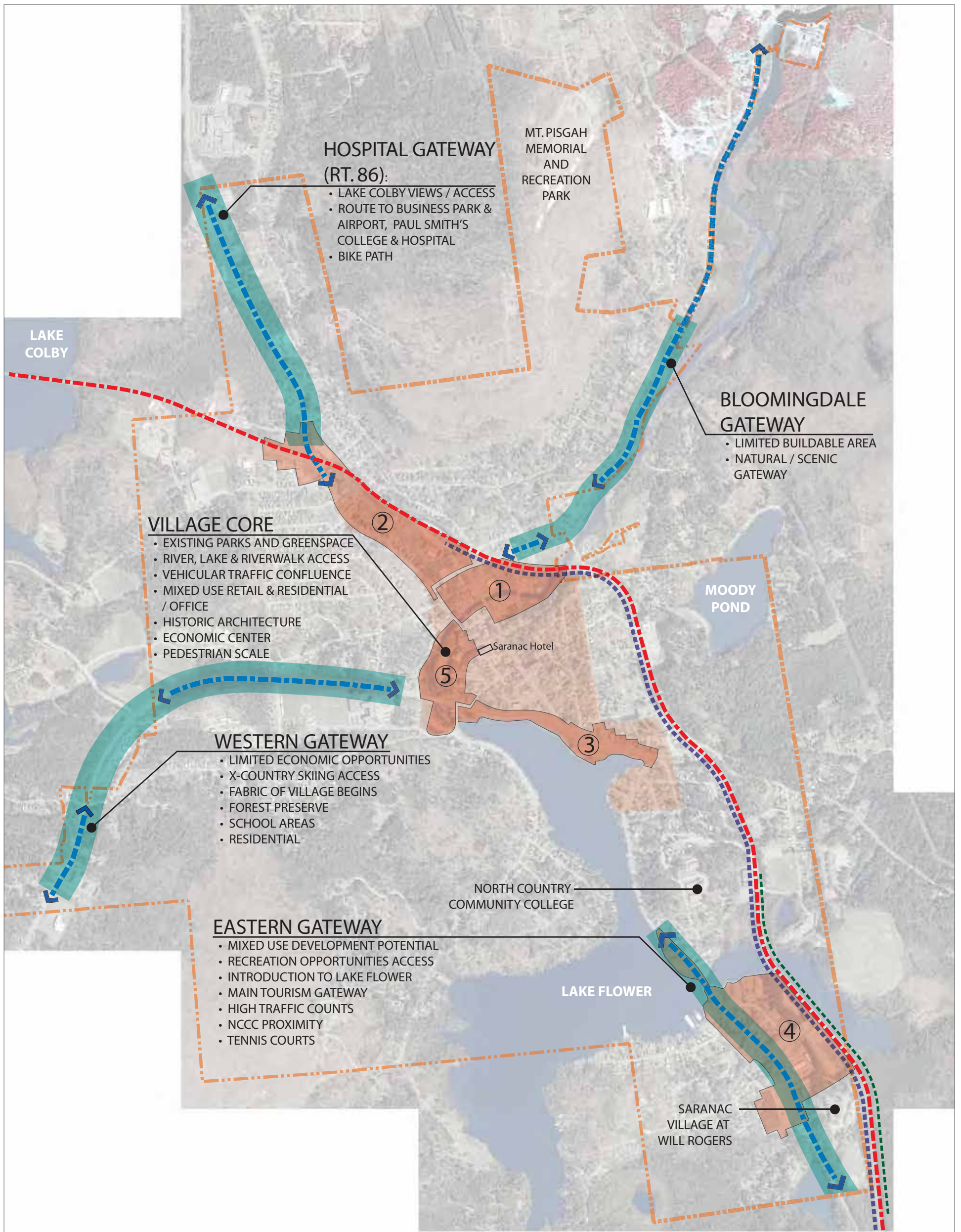
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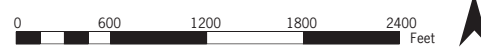
THE VILLAGE OF SARANAC LAKE



FRAMEWORK MAP

KEY

- LAKE PLACID / SARANAC LAKE BIKE PATH (PROPOSED)
- ADIRONDACK SCENIC RAILROAD
- JACK RABBIT TRAIL (JRT)
- VILLAGE GATEWAY CORRIDORS
- GATEWAY/ DEVELOPMENT DISTRICTS
- URBAN CORE DISTRICT



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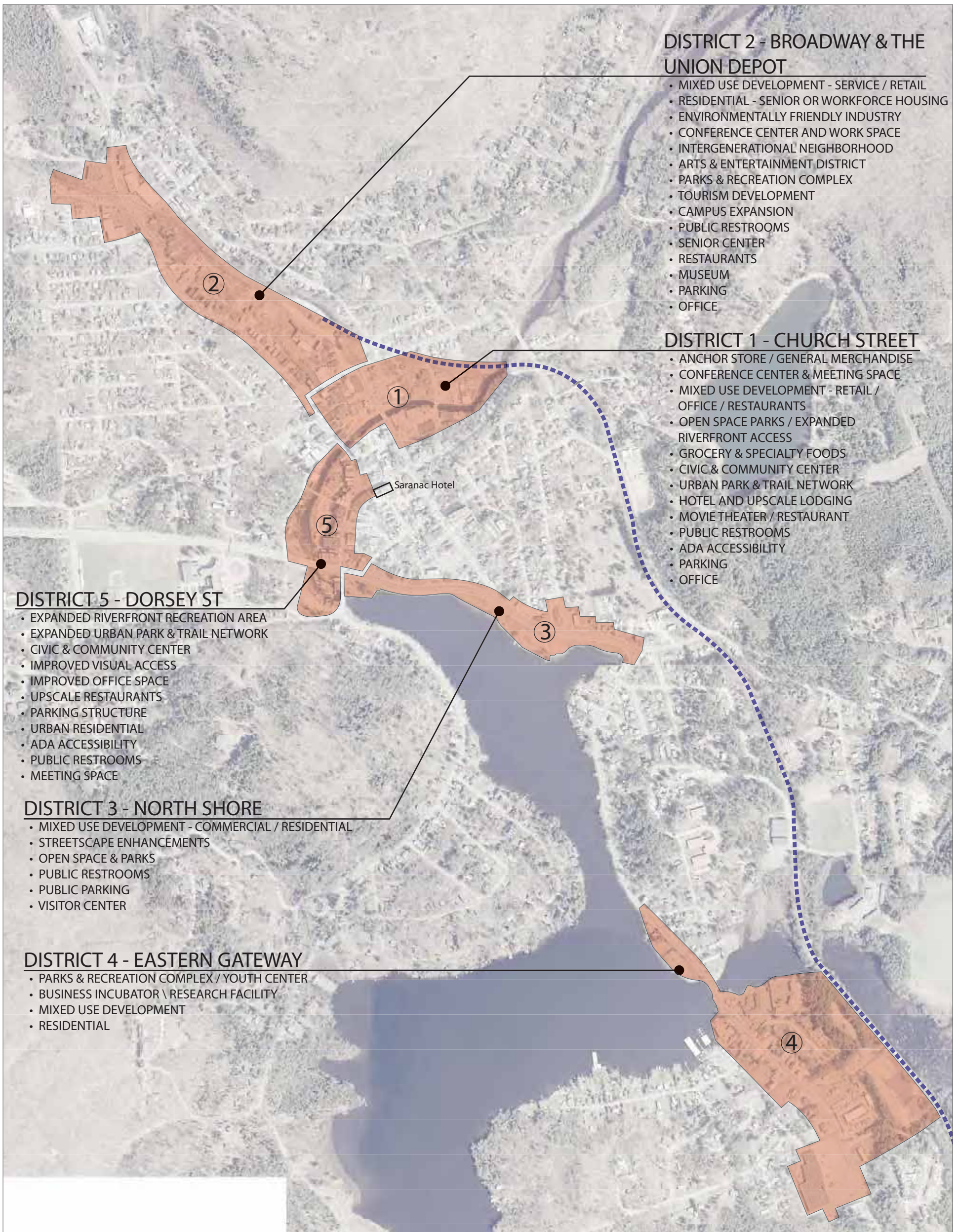
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DISTRICT 2 - BROADWAY & THE UNION DEPOT

- MIXED USE DEVELOPMENT - SERVICE / RETAIL
- RESIDENTIAL - SENIOR OR WORKFORCE HOUSING
- ENVIRONMENTALLY FRIENDLY INDUSTRY
- CONFERENCE CENTER AND WORK SPACE
- INTERGENERATIONAL NEIGHBORHOOD
- ARTS & ENTERTAINMENT DISTRICT
- PARKS & RECREATION COMPLEX
- TOURISM DEVELOPMENT
- CAMPUS EXPANSION
- PUBLIC RESTROOMS
- SENIOR CENTER
- RESTAURANTS
- MUSEUM
- PARKING
- OFFICE

DISTRICT 1 - CHURCH STREET

- ANCHOR STORE / GENERAL MERCHANDISE
- CONFERENCE CENTER & MEETING SPACE
- MIXED USE DEVELOPMENT - RETAIL / OFFICE / RESTAURANTS
- OPEN SPACE PARKS / EXPANDED RIVERFRONT ACCESS
- GROCERY & SPECIALTY FOODS
- CIVIC & COMMUNITY CENTER
- URBAN PARK & TRAIL NETWORK
- HOTEL AND UPSCALE LODGING
- MOVIE THEATER / RESTAURANT
- PUBLIC RESTROOMS
- ADA ACCESSIBILITY
- PARKING
- OFFICE

DISTRICT 5 - DORSEY ST

- EXPANDED RIVERFRONT RECREATION AREA
- EXPANDED URBAN PARK & TRAIL NETWORK
- CIVIC & COMMUNITY CENTER
- IMPROVED VISUAL ACCESS
- IMPROVED OFFICE SPACE
- UPSCALE RESTAURANTS
- PARKING STRUCTURE
- URBAN RESIDENTIAL
- ADA ACCESSIBILITY
- PUBLIC RESTROOMS
- MEETING SPACE

DISTRICT 3 - NORTH SHORE

- MIXED USE DEVELOPMENT - COMMERCIAL / RESIDENTIAL
- STREETScape ENHANCEMENTS
- OPEN SPACE & PARKS
- PUBLIC RESTROOMS
- PUBLIC PARKING
- VISITOR CENTER

DISTRICT 4 - EASTERN GATEWAY

- PARKS & RECREATION COMPLEX / YOUTH CENTER
- BUSINESS INCUBATOR \ RESEARCH FACILITY
- MIXED USE DEVELOPMENT
- RESIDENTIAL

DISTRICT REDEVELOPMENT PROGRAM OPPORTUNITIES

The Village of Saranac Lake
Visions Concepts

December, 2007

KEY

- LAKE PLACID \ SARANAC LAKE BIKE PATH (PROPOSED)
- 1 URBAN CORE DISTRICT

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SECTION 2:

DISTRICT REDEVELOPMENT ISSUES
AND OPPORTUNITIES



DISTRICT 1
'CHURCH ST. EXT & BLOOMINGDALE AVE.'
 Issue and Opportunities
 The Village of Saranac Lake
 Visions Concepts
 December, 2007

KEY

- DISTRICT 1
- ADJACENT DISTRICTS
- ADIRONDACK SCENIC RAILROAD
- RIVERWALK TRAIL \ PARK
- MAJOR THOROUGHFARE

PROS:

- River Access
- Proximity to River & Riverwalk, Grocery Store & Train Depot
- Location of Riverwalk Termination
- Mix-Use Development Possibility
- Good Location for Parking Garage/ Municipal Parking, Streetscape Improvements & Facade Improvements

CONS:

- Excessive Pavement
- Not Pedestrian Oriented
- Poor Condition of Stores
- Heavy Traffic on Church St. Ext.
- Lack of Destination

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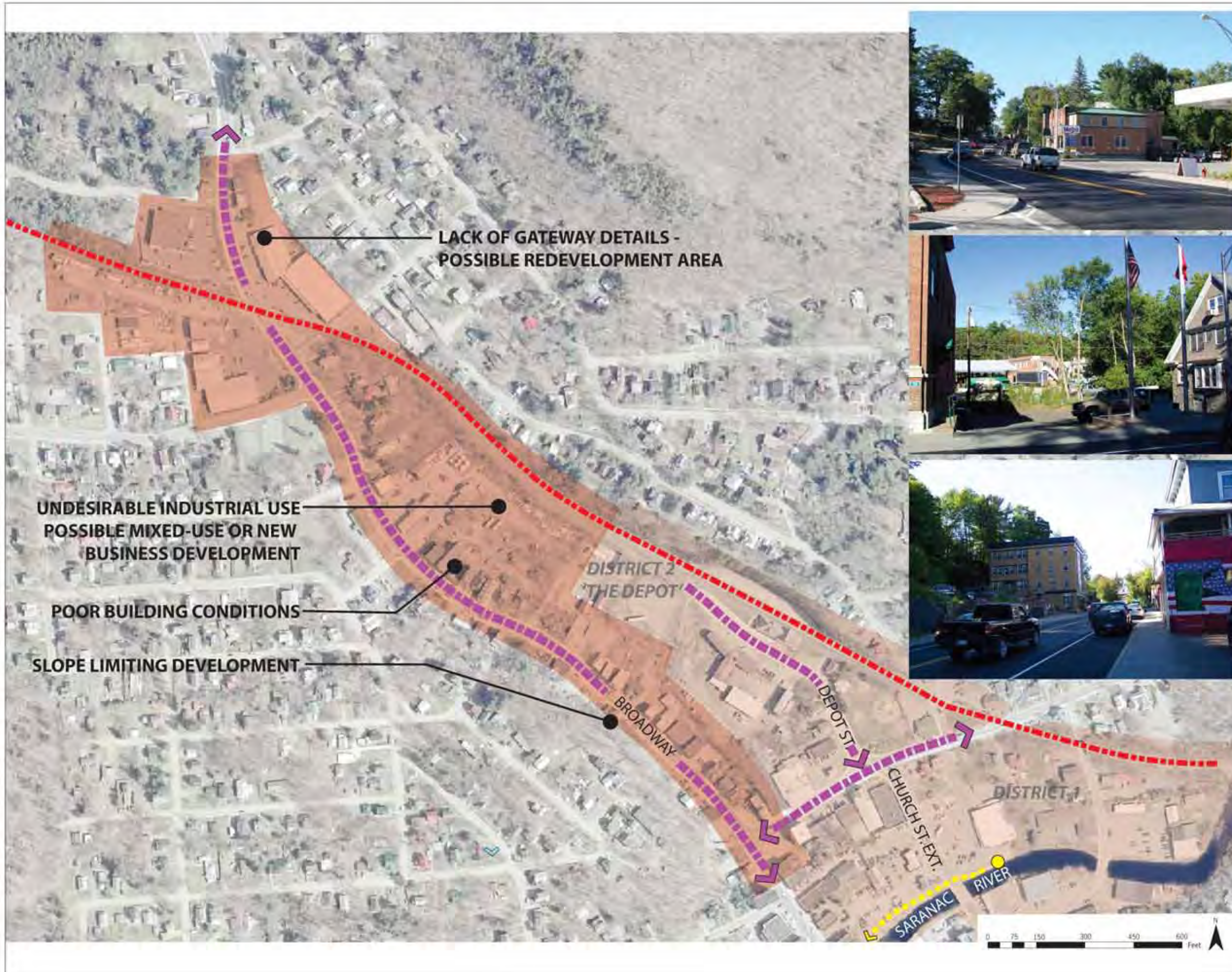
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DISTRICT 2 'BROADWAY'

Issue and Opportunities
The Village of Saranac Lake
Visions Concepts
December, 2007

KEY

- DISTRICT 2
- ADJACENT DISTRICTS
- ADIRONDACK SCENIC RAILROAD
- RIVERWALK TRAIL \ PARK
- MAJOR THOROUGHFARE

PROS:

- New Merchants / Offices
- Building Rehab Occurring
- "Traditional" Architecture
- Mixed-Use: Charlie's Grocery, Fire Dept.
- Targeted to Younger Tenants
- More Affordable Housing
- Adult Center Redevelopment Opportunity
- Opportunity to Become Enhanced Gateway

CONS:

- Labeled Substandard
- Derelict Buildings and Businesses
- Narrow Pedestrian Walks
- Viable Businesses in Undesirable Location
- Lack of Code Enforcement
- Steep Grade
- Dangerous?

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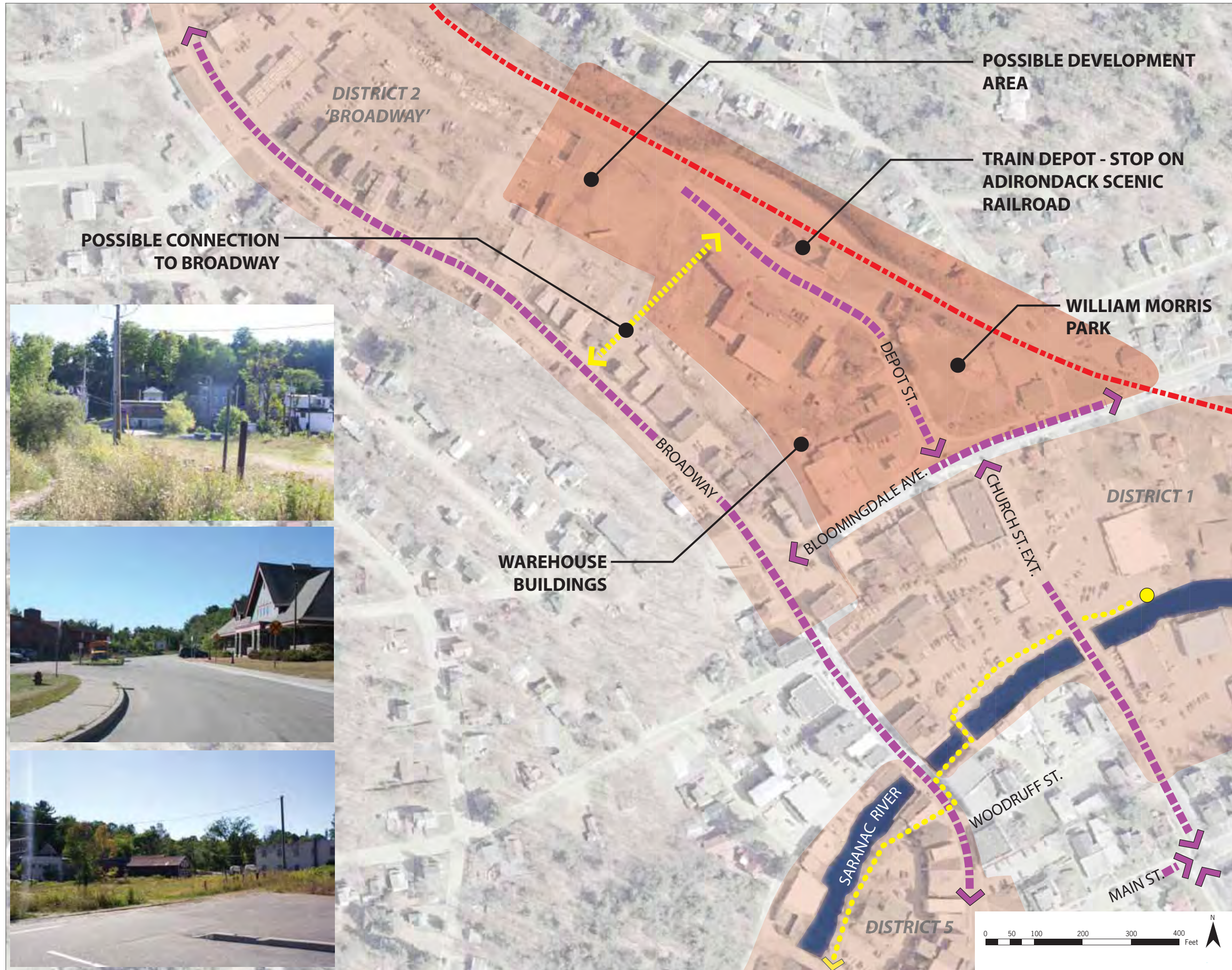
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DISTRICT 2 'THE DEPOT'

Issue and Opportunities
The Village of Saranac Lake
Visions Concepts
December, 2007

KEY

- DISTRICT 2
- ADJACENT DISTRICTS
- ADIRONDACK SCENIC RAILROAD
- RIVERWALK TRAIL \ PARK
- MAJOR THOROUGHFARE

PROS:

- Tourism Gateway
- Historic Structure(s)
- Planned Carousel Installation in William Morris Park
- Possible Development Area
- Existing Artist Studio
- Hub for Recreational Bikers
- Adjacent Properties Could Provide Connection to Broadway

CONS:

- Adjacent Industrial Site
- No Direction for Train Patrons
- Hard to Find, Not Visible
- NYSDOT Owns Depot
- Existing Building Condition

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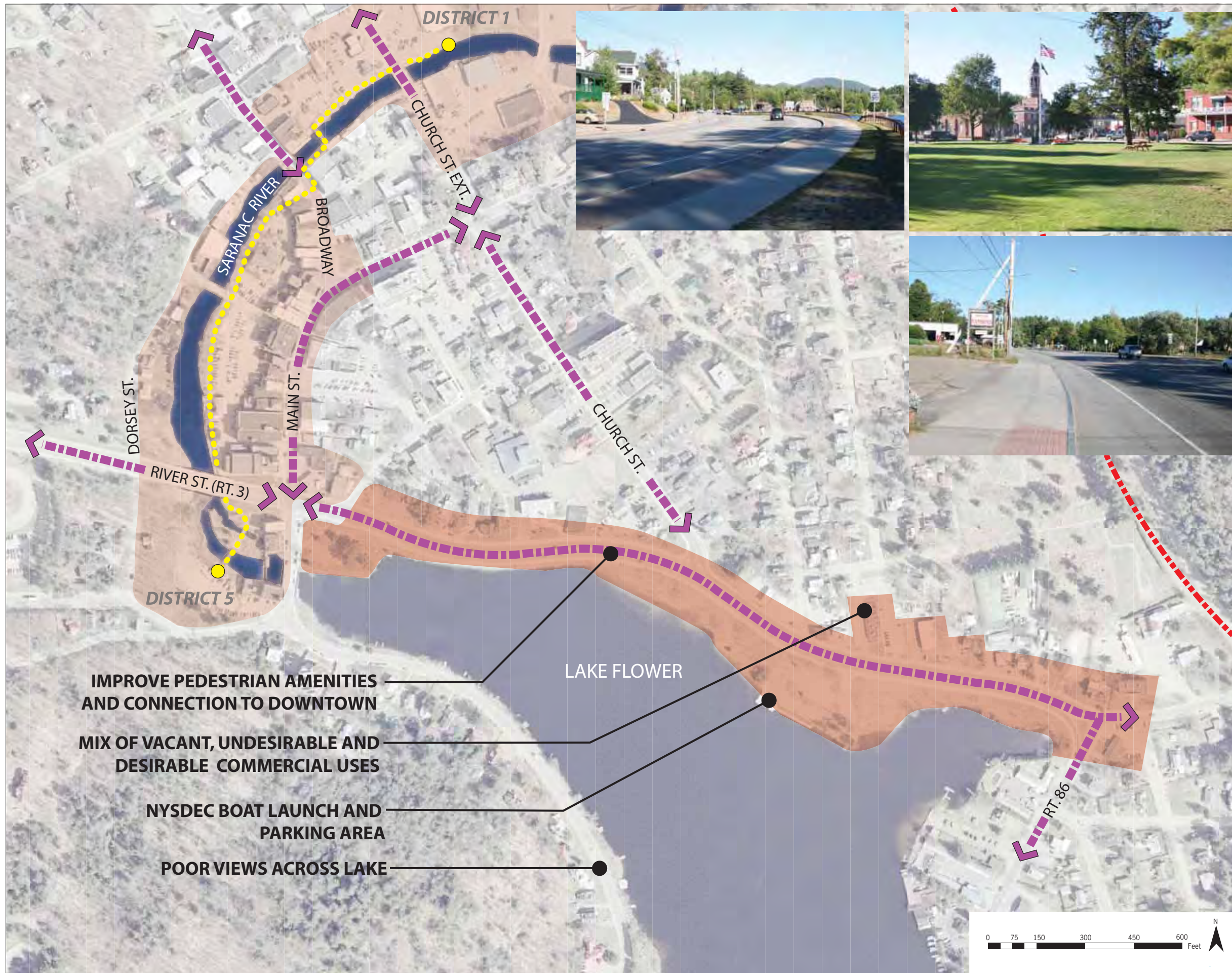
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IMPROVE PEDESTRIAN AMENITIES AND CONNECTION TO DOWNTOWN

MIX OF VACANT, UNDESIRABLE AND DESIRABLE COMMERCIAL USES

NYSDEC BOAT LAUNCH AND PARKING AREA

POOR VIEWS ACROSS LAKE

LAKE FLOWER

DISTRICT 3 'THE NORTH SHORE OF LAKE FLOWER'

Issue and Opportunities
The Village of Saranac Lake
Visions Concepts
December, 2007

KEY

- DISTRICT 3
- ADJACENT DISTRICTS
- ADIRONDACK SCENIC RAILROAD
- RIVERWALK TRAIL \ PARK
- MAJOR THOROUGHFARE

PROS:

- Existing Small Businesses
- Views of Lake
- Ability to Attract Boats / Boat Access
- Ability to Create Pedestrian Connection to Downtown
- Park Culminates with Bandshell
- Public Space

CONS:

- NYSDEC Owns Boat Launch / No Village Accessible Property - Lacks Improvements
- No Public Parking
- NYSDEC Parking Disrupts Views
- Geese
- Bulkhead is Deteriorating
- No Public Restrooms or Visitor Center
- Undesirable Businesses (vacant Burger King)
- Poor Views from South West Side.
- Poor Pedestrian Connection to Downtown
- RT. 3 is Difficult to Cross and has no Pedestrian Feel.

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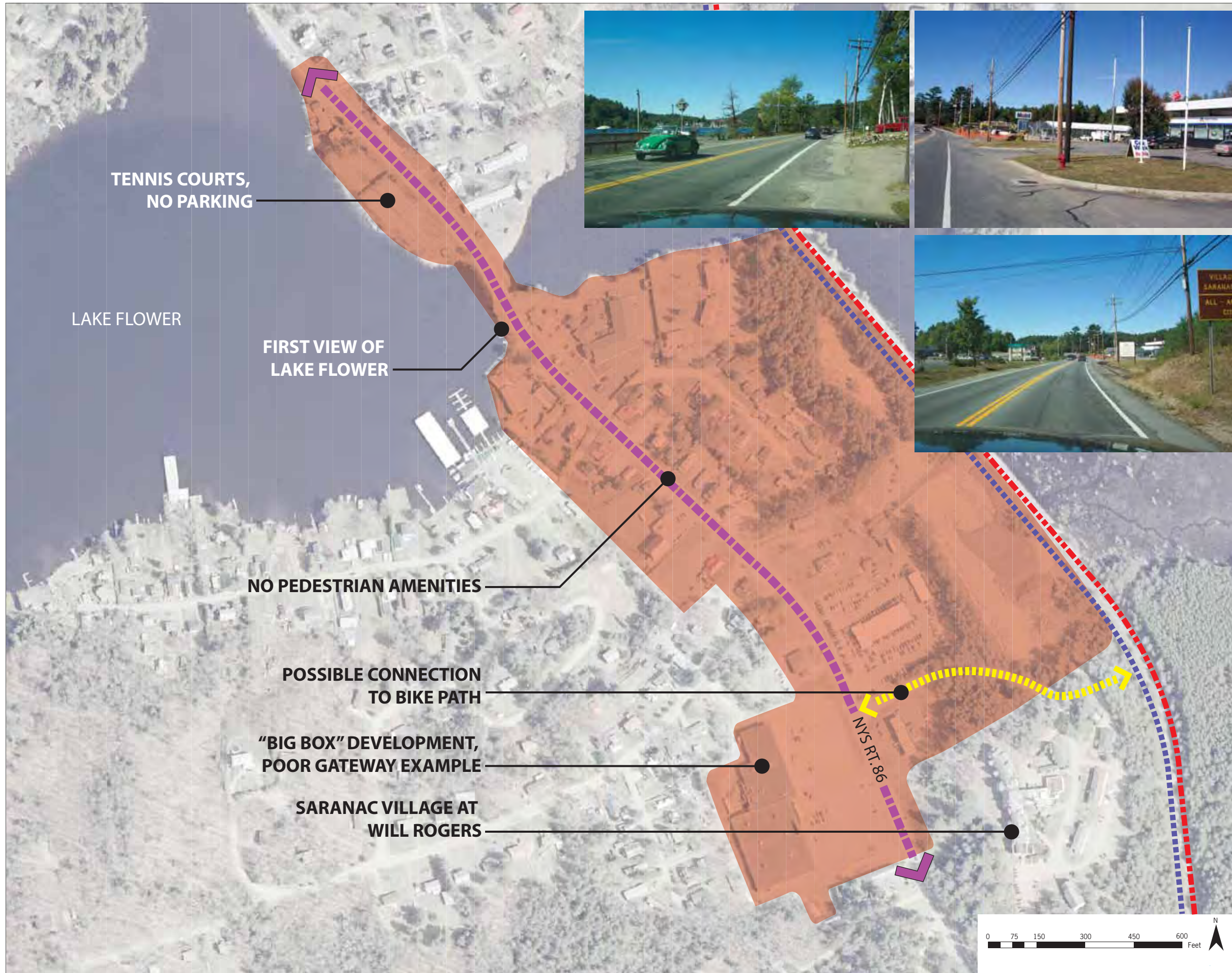
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THE VILLAGE OF SARANAC LAKE



DISTRICT 4 'SOUTHERN GATEWAY'

Issue and Opportunities
The Village of Saranac Lake
Visions Concepts
December, 2007

KEY

- DISTRICT 4
- ADIRONDACK SCENIC RAILROAD
- RIVERWALK TRAIL \ PARK
- MAJOR THOROUGHFARE
- PROPOSED SARANAC \ PLACID BIKE PATH

PROS:

- Visitor's Introduction to Lake Flower
- Potential for Mixed-Use Development
- Proximity to NCCC and Dorms
- Access to Jack Rabbit Trail
- Ability to Connect to Future Bike Path
- Tennis Court Access

CONS:

- Unrestrained Sprawl
- No Pedestrian Connection / Non-walkable
- Separate Economic Center from Downtown
- Sidewalk from Downtown Ends before Zone

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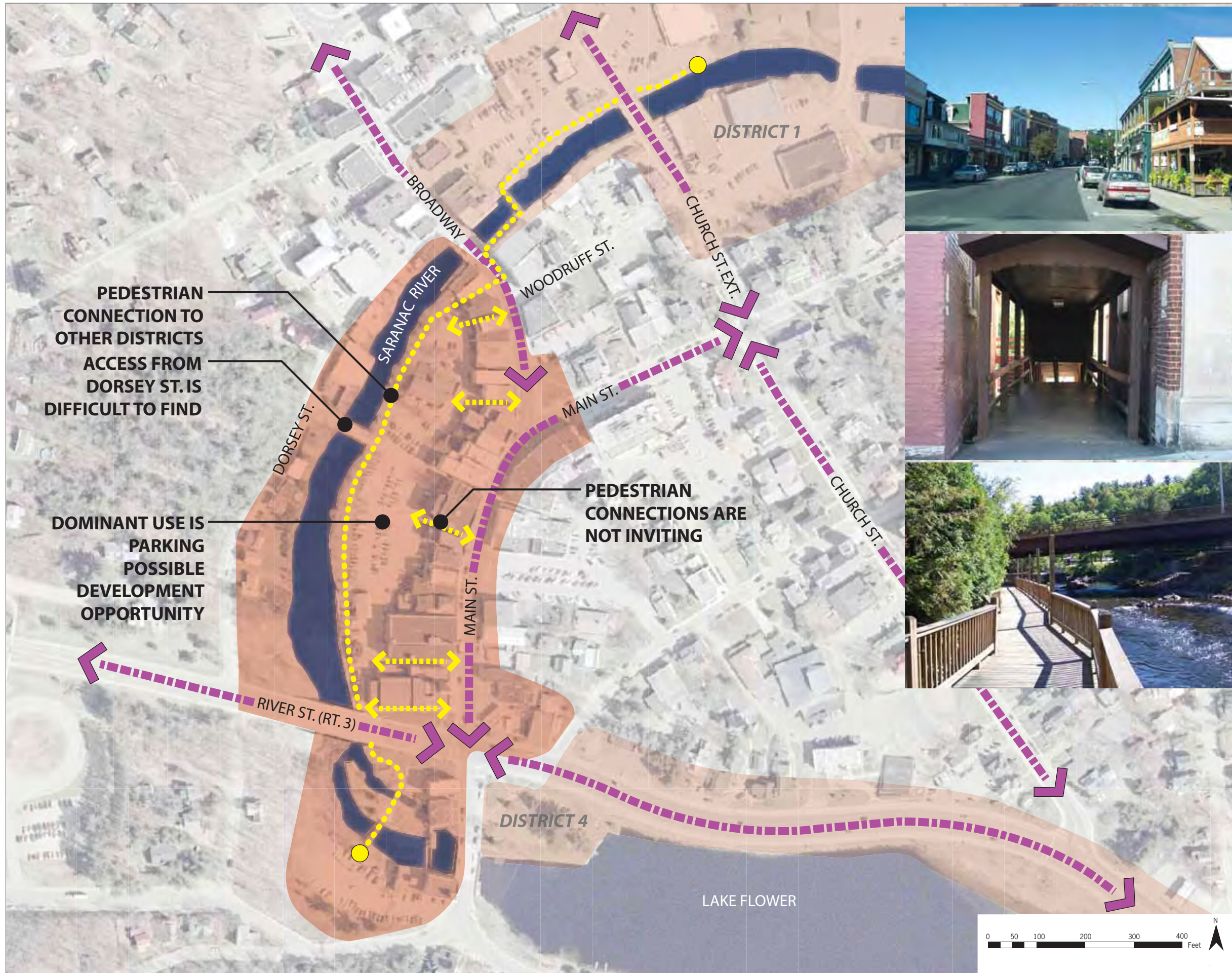
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THE VILLAGE OF
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DISTRICT 5 'DORSEY ST. & BEAVER PARK AREA'

Issue and Opportunities
The Village of Saranac Lake
Visions Concepts
December, 2007

KEY

- DISTRICT 5
- ADJACENT DISTRICTS
- ADIRONDACK SCENIC RAILROAD
- RIVERWALK TRAIL \ PARK
- MAJOR THOROUGHFARE

PROS:

- Connects to Main St. & Broadway \ Grand Entrance to Village
- Connects to Beaver Park
- Kayak Access to Slalom Course
- Middle and Elementary Schools Nearby
- Connects Under RT. 3
- Municipal Parking

CONS:

- Underutilized Riverfront \ Hidden
- Parking is Dominant Use
- Part of a Larger Parking Problem
- Connections From Main St. are Uninviting
- Signage From Main St. is Unnoticeable

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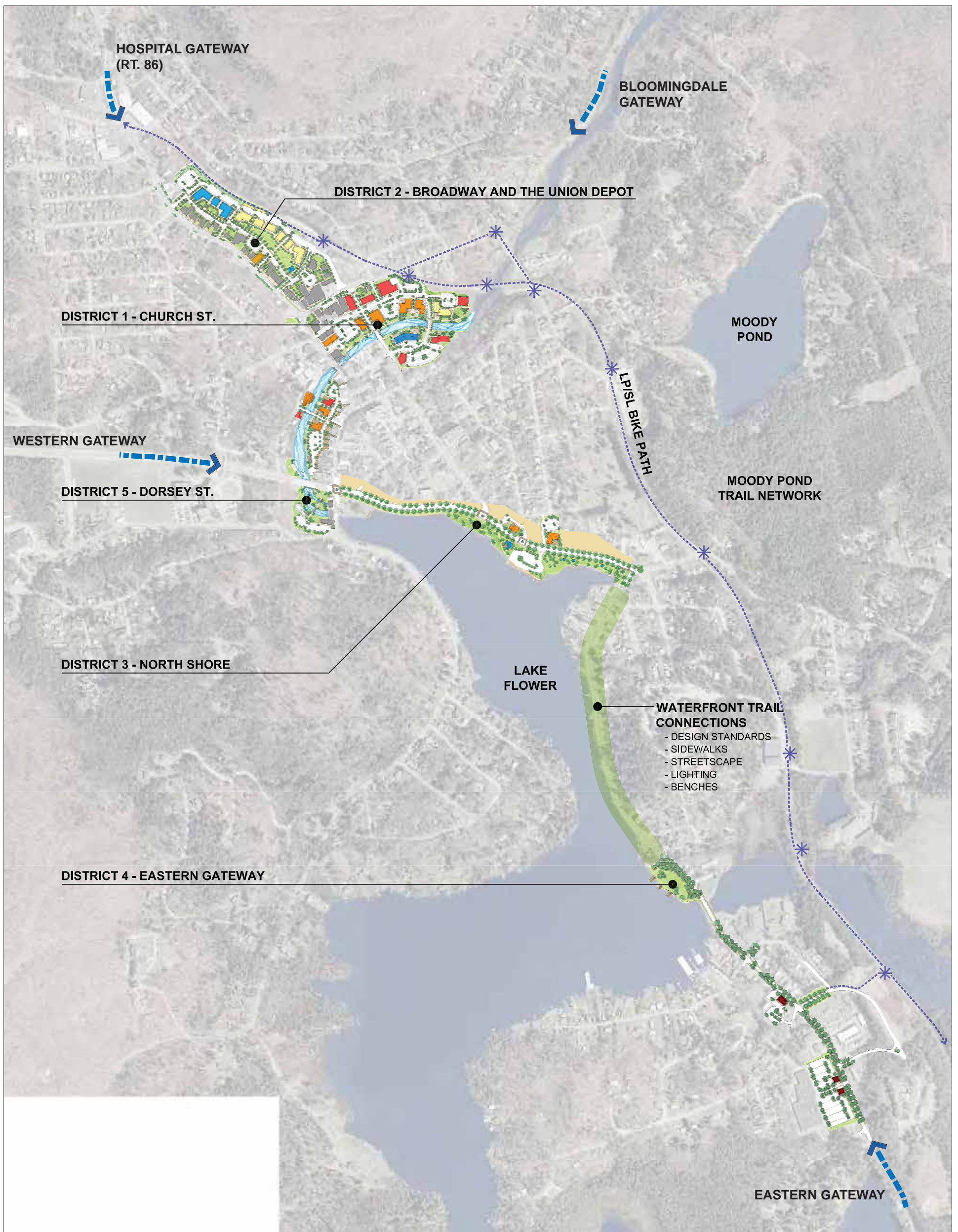
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SECTION 3:

DISTRICT REDEVELOPMENT
ENHANCEMENT OPPORTUNITIES



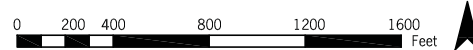
COMPOSITE DISTRICT ENHANCEMENT PLAN

Village of Saranac Lake
Vision Concepts

December, 2007

KEY

- NEW COMMERCIAL
- EXISTING STRUCTURES
- NEW HOUSING
- NEW MIXED-USE
- GREEN SPACE AND PARK SYSTEM
- NEW INSTITUTIONAL/CMC STRUCTURE
- TRAILHEAD/ KIOSK LOCATIONS/ CONNECTIONS



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VILLAGE OF SARANAC LAKE



DISTRICT 1 & 5 - CHURCH ST. & DORSEY ST. ENHANCEMENT OPPORTUNITIES

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KEY

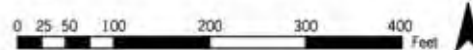
- NEW INSTITUTIONAL / CIVIC STRUCTURES
- NEW COMMERCIAL
- EXISTING STRUCTURES
- NEW HOUSING
- NEW MIXED-USE
- GREEN SPACE AND PARK SYSTEM

PROPOSED FOOTPRINT AREA:
 INSTITUTIONAL/CIVIC: 11,700 SQ.FT.
 COMMERCIAL: 48,900 SQ.FT.
 HOUSING: 9,500 SQ.FT.
 MIXED-USE: 51,000 SQ.FT.

PROPOSED PARKING: 380 SPACES

P1 CONCEPTUAL PARKING GARAGE LOCATIONS

*REDEVELOPMENT IN DISTRICTS 1 & 5 WILL REQUIRE FURTHER PARKING ANALYSIS



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DISTRICT 1 - CHURCH ST. ENHANCEMENT RENDERING

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DISTRICT 5 - DORSEY ST. ENHANCEMENT RENDERING

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DISTRICT 2 - BROADWAY & THE UNION DEPOT DISTRICT ENHANCEMENT OPPORTUNITIES

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Vision Concepts

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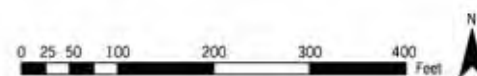
KEY

- EXISTING STRUCTURES
- NEW HOUSING
- NEW INSTITUTIONAL / CIVIC
- NEW MIXED-USE
- GREEN SPACE AND PARK SYSTEM

PROPOSED FOOTPRINT AREA:

HOUSING: 39,250 SQ.FT.
INSTITUTIONAL/CIVIC: 23,300 SQ.FT.
MIXED-USE: 4,900 SQ.FT.

PROPOSED PARKING: 266 SPACES



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DISTRICT 2 - BROADWAY & THE UNION DEPOT ENHANCEMENT RENDERING

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KEY

- NEW CIVIC STRUCTURES
- NEW COMMERCIAL
- EXISTING STRUCTURES

DISTRICT 3 - LAKE FLOWER / RIVER ST. CORRIDOR ENHANCEMENT PLAN

Village of Saranac Lake

Vision Concepts

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ROUTE 3 CORRIDOR - EXISTING CONDITION

DISTRICT 3 -
LAKE FLOWER/
RIVER STREET
ENHANCEMENT
RENDERING

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NEW YORK CITY - SARATOGA SPRINGS

**THE VILLAGE OF
SARANAC LAKE**

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ROUTE 3 CORRIDOR - PHASE I

Pedestrian Enhancement:
 Special Paving and New Crosswalks
 Signage at Pedestrian Crossings
 Enhanced/ Improved Sidewalk
 Landscaping



Existing Condition

DISTRICT 3 -
 LAKE FLOWER/
 RIVER STREET
 ENHANCEMENT
 RENDERING

The Village of Saranac Lake
 Visions Concepts

December, 2007

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ROUTE 3 CORRIDOR - PHASE II

- Corridor Enhancement:
- Bury Utility Lines
 - Install New Lighting and Banners
 - Redevelop Existing Properties
 - Street Trees



Existing Condition

DISTRICT 3 -
LAKE FLOWER/
RIVER STREET
ENHANCEMENT
RENDERING

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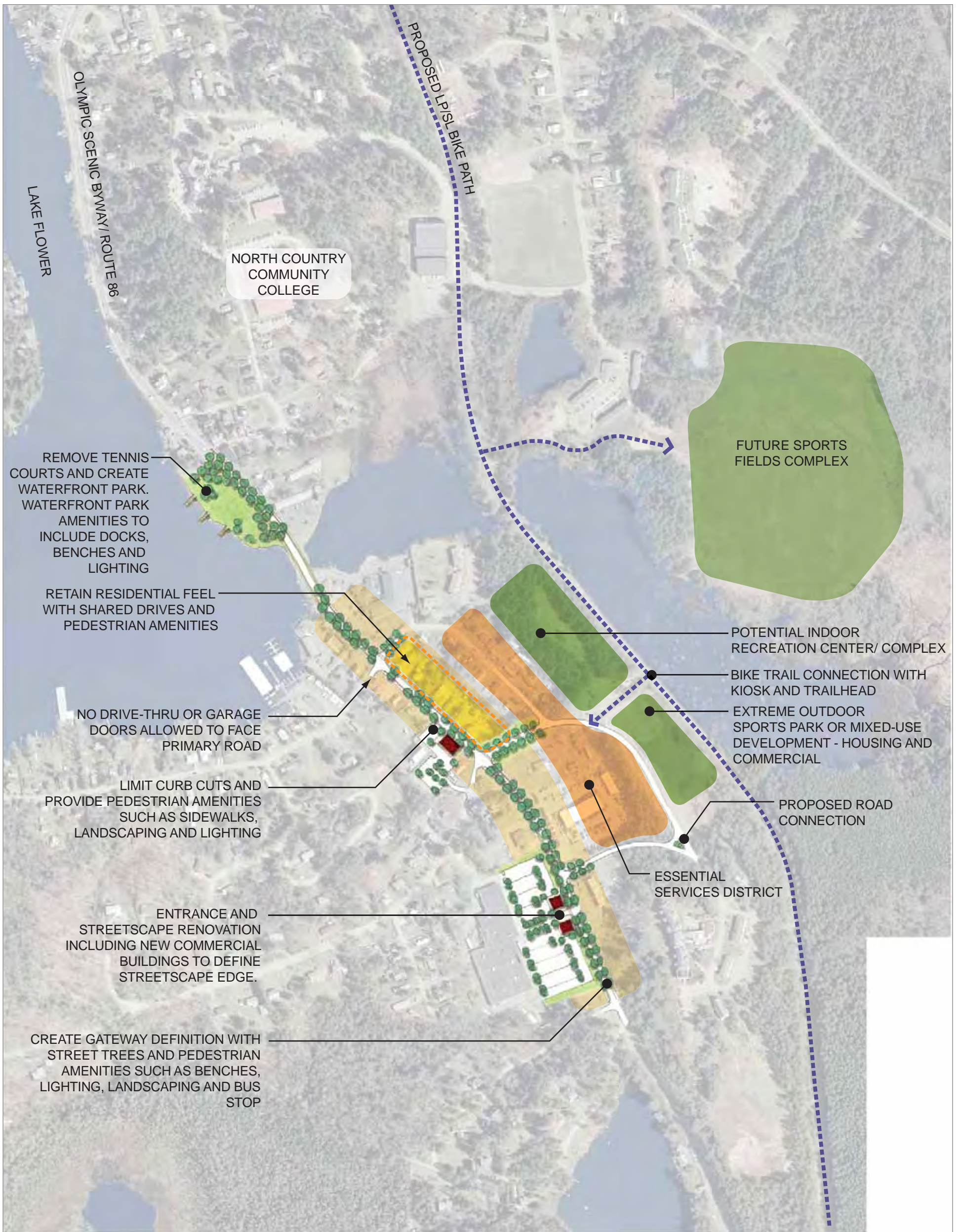
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DISTRICT 4 - EAST GATEWAY ENHANCEMENT OPPORTUNITIES

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KEY

-  LAKE PLACID \ SARANAC LAKE BIKE PATH (PROPOSED)
-  COMMERCIAL INFILL
-  GREENSPACE AND PARK SYSTEM
-  ESSENTIAL SERVICES DISTRICT

*CONTROL BUILDING SITE AND SCALE THROUGH DESIGN STANDARDS



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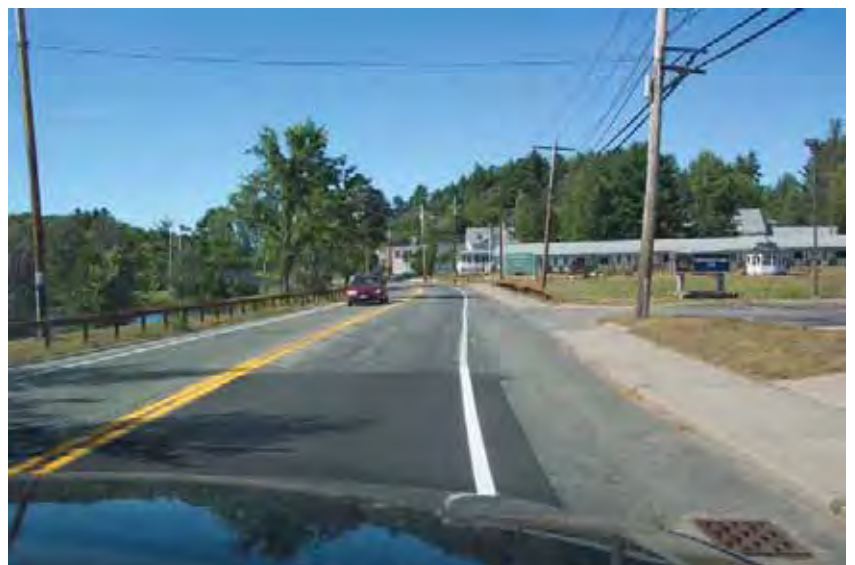
THE VILLAGE OF SARANAC LAKE



EASTERN GATEWAY - PHASE I

Pedestrian Enhancement:

- Special Paving and New Crosswalks
- Signage at Pedestrian Crossings
- Enhanced/ Improved Sidewalk
- Landscaping
- Building & Façade Improvements



Existing Condition

DISTRICT 4 -
EAST GATEWAY
ENHANCEMENT
RENDERING

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EASTERN GATEWAY - PHASE II

Corridor Enhancement:

- Bury Utility Lines
- Install New Lighting and Banners
- Redevelop Existing Properties
- Street Trees



Existing Condition

DISTRICT 4 -
EAST GATEWAY
ENHANCEMENT
RENDERING

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