

Status Update

# THREE RIVERS POINT PLANNING



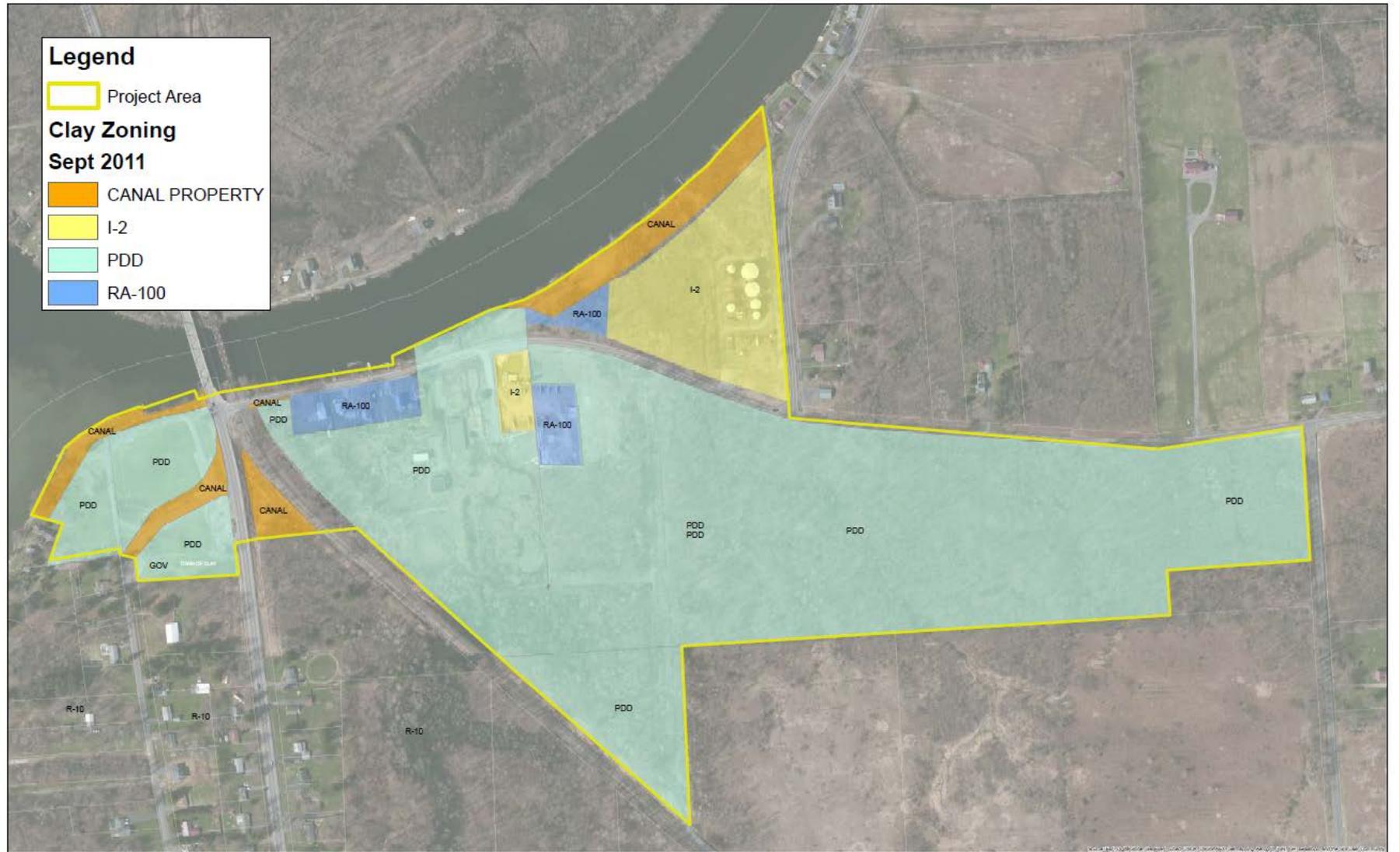
This presentation was prepared for the New York State Department of State Brownfield Opportunity Areas Program with funds provided under Title 11 of the Environmental Protection Fund.



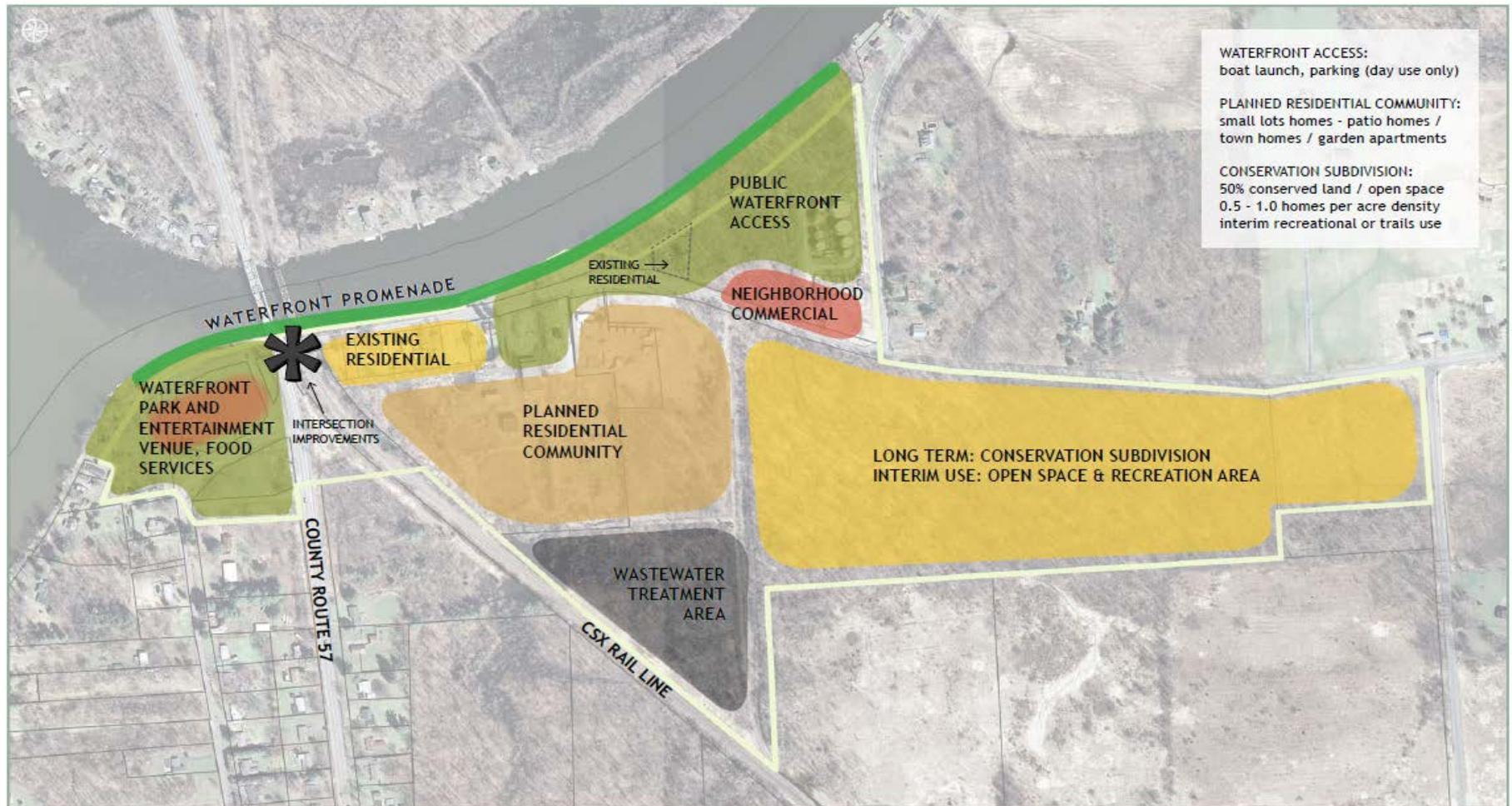
# BROWNFIELD OPPORTUNITY AREA (BOA)



# CURRENT TOWN ZONING



# PROJECTED BOA LAND USES



CLAY BOA  
TOWN OF CLAY, NY  
OCTOBER 15, 2013

## BOA LAND USES

SCALE: 1" = 400'  
(AT FULL SIZE)



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# THREE RIVERS POINT – CURRENT VIEW



# PHASE I - THE POINT

## PROGRAM ELEMENTS FOR THE WATERFRONT

**WATERFRONT PROMENADE**  
uninterrupted walk along water - close to water's edge but not so close as to interfere with docking or fishing

**BOAT DOCKING**  
repair existing bulkhead

**WATERFRONT ACCESS**  
for fishing, canoeing, kayaking

## PROGRAM ELEMENTS FOR THE WATERFRONT ATTRACTION

**WATERFRONT ATTRACTION / DEVELOPMENT**  
to draw people to the site e.g. a well-designed 4-season cafe or restaurant, and/or other mixed-use development

**SUPPORT USES (PARKING)**

## PROGRAM ELEMENTS FOR THE WATERFRONT PARK

**HISTORIC & NATURAL RESOURCES INTERPRETATION**  
to communicate the historic significance of the site

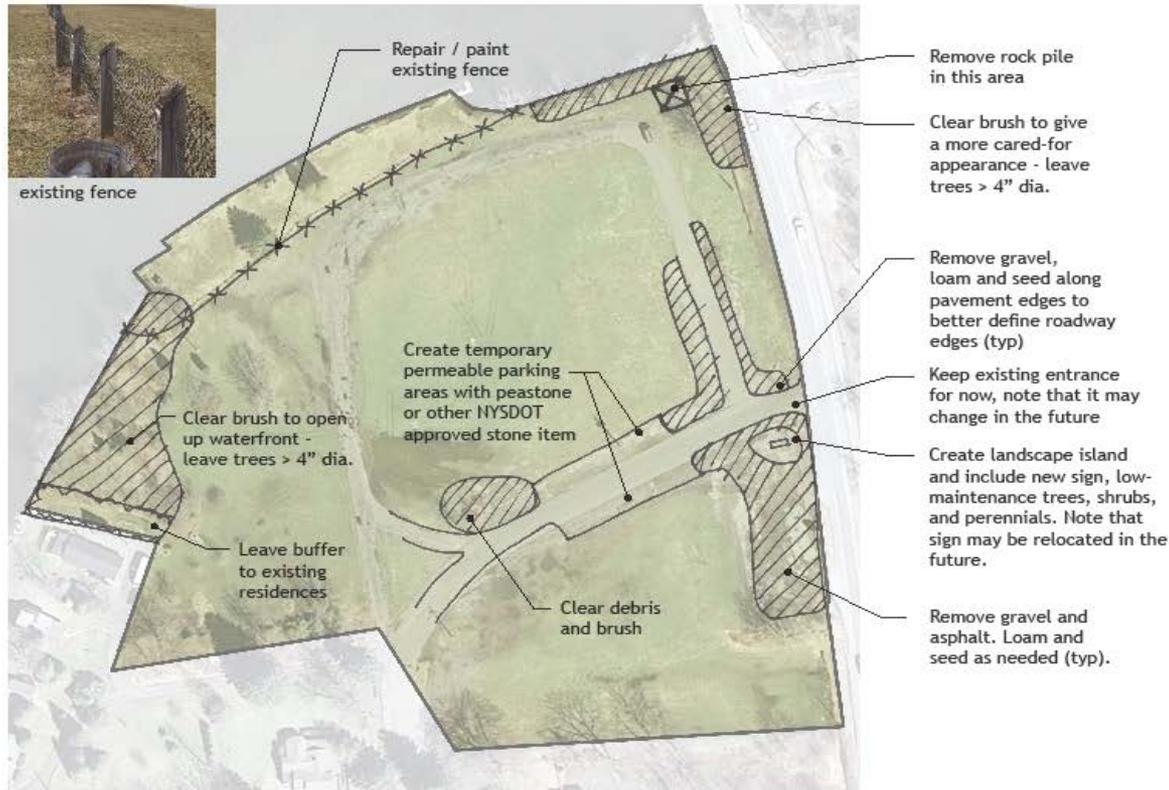
**WALKING PATH GARDENS & RECREATION**  
along with other recreational amenities e.g. a dog park to enhance visitors' experience and draw locals



What level of development is most desirable?

# PREPARE FOR STAGES OF DEVELOPMENT

## IMPROVEMENTS PLAN



## INTERIM IMPROVEMENTS PLAN

# DRAFT CONCEPT



# INTERMEDIATE CONCEPT PLAN



CLAY BOA  
TOWN OF CLAY, NY  
OCTOBER 24, 2013

## THREE RIVERS POINT INTERMEDIATE CONCEPT PLAN

SCALE: 1" = 100'  
(ON 11X17)



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# DEVELOPMENT OF A PLAN

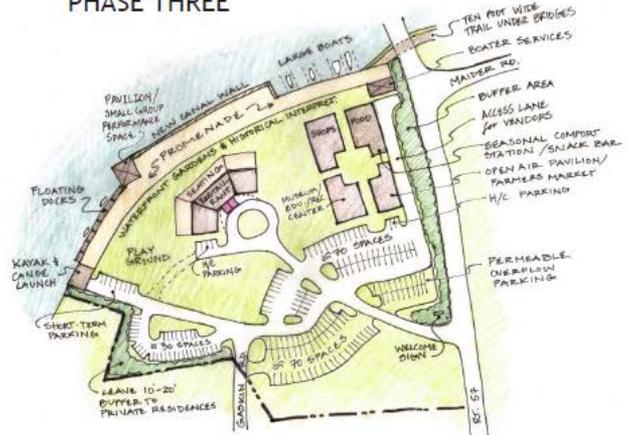
## PHASE ONE



## PHASE TWO



## PHASE THREE



DRAFT  
for discussion  
purposes only

CLAY BOA  
TOWN OF CLAY, NY  
JUNE 18, 2013

3RP BEHAN PHASING



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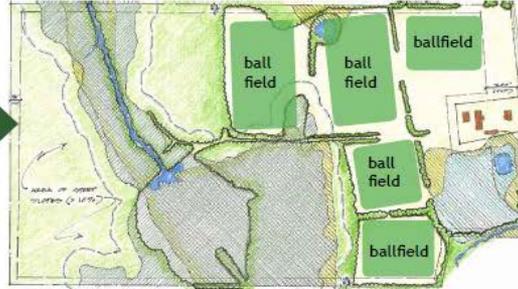


# BOA PROCESS – LAND USES CHOICES

SITE ANALYSIS (EXAMPLE)



INTERIM USES (EXAMPLE)



CONSERVATION SUBDIVISION (EXAMPLE)



source: Ryan Homes, permission for use being requested



## INTERIM USE: OPEN SPACE AND RECREATION AREA

- PRIOR TO DEVELOPMENT, LAND CAN BE USED FOR RECREATION OR CONSERVATION PURPOSES
- OPTION ALLOWS LOW-IMPACT COMMUNITY USES (SUCH AS NATURE TRAILS AND SPORTS FIELDS) TO OCCUR ON LAND THAT MAY NOT HAVE ENOUGH CURRENT MARKET DEMAND TO BE DEVELOPABLE
- AFTER ANALYZING THE LAND, SPORTS FIELDS CAN BE STRATEGICALLY LOCATED IN AREAS SLATED FOR FUTURE DEVELOPMENT - THIS PREVENTS CLEARING OF ADDITIONAL WOODLAND

## CONSERVATION SUBDIVISION

- DETACHED SINGLE-FAMILY HOUSING
- CLUSTERED HOUSING SAVES UNDISTURBED LAND
- 50% CONSERVED LAND, 50% DEVELOPMENT
- 0.5 - 1.0 HOMES PER ACRE DENSITY
- LAND COULD BE USED FOR CONSERVATION AND/OR TRAILS UNTIL THERE IS ENOUGH HOUSING DEMAND

# BOA LAND USES



source: Union Studio, not for distribution



source: Randall Arendt, not for distribution



source: Ross Chapin Architects, not for distribution



source: Randall Arendt, not for distribution

## PLANNED RESIDENTIAL COMMUNITY (MODERATE SCALE)

- GARDEN APARTMENTS, TOWNHOMES, PATIO HOMES (ACTIVE ADULT (55+) NEIGHBORHOOD OPPORTUNITY)
- MULTI-FAMILY HOMES ARE MORE ENERGY-EFFICIENT AND MAKE MORE EFFICIENT USE OF SPACE & UTILITIES
- 25% PUBLIC/COMMON SPACES AND AMENITIES, 75% DEVELOPMENT
- 6 -10 HOMES PER ACRE DENSITY
- WILL CREATE GREATER DEMAND FOR WATERFRONT PARK AND VISA VERSA

# BOA – COMMUNITY PLANNING



## NEIGHBORHOOD COMMERCIAL

- PROVIDES NEARBY RESIDENTS WITH CONVENIENT ACCESS TO EVERYDAY NEEDS
- USES ARE RESTRICTED IN SIZE TO PREVENT NEGATIVE IMPACTS TO RESIDENTIAL AREAS
- EXAMPLES OF POSSIBLE RETAILERS/SERVICES INCLUDE GENERAL STORE, COFFEE SHOP, PIZZA PARLOR, ETC.
- PEDESTRIAN-ORIENTED WITH SOME (BUT LIMITED) PARKING
- WOULD SERVE FUTURE AND EXISTING RESIDENTIAL DEVELOPMENT IN THE AREA, AS WELL THOSE VISITING FOR PARK USE AND WATERFRONT ACCESS

## COMMUNITY SEPTIC SYSTEM UNDER CONSTRUCTION



source: Lombardo Associates, Inc., not for distribution

## COMMUNITY SEPTIC ALSO USED AS OPEN SPACE



source: Dodson+Flinker, permission for use being requested

## WASTEWATER TREATMENT: COMMUNITY SEPTIC

- ENABLES DEVELOPMENT WITHOUT EXTENDING SEWER LINES
- PROVIDES WASTEWATER TREATMENT FOR AN ENTIRE COMMUNITY INSTEAD OF REQUIRING INDIVIDUAL LOTS TO HAVE THEIR OWN SEPTIC SYSTEM
- TYPICALLY VISUALLY SIMILAR TO A GRASSY FIELD
- SITE-SPECIFIC ANALYSIS AND DESIGN REQUIRED

# BOA PROCESS – WATERFRONT OPTIONS



## WATERFRONT PARK & ENTERTAINMENT

- CAN ACT AS A SPRINGBOARD TO PROMOTE FUTURE REVITALIZATION AND DEVELOPMENT OF THE BOA
- PROVIDE WATERFRONT ACCESS FOR EVERYONE, BY LAND OR BY SEA
- WILL FEATURE “ACTIVE” AND “PASSIVE” RECREATIONAL OPPORTUNITIES, BOTH FREE AND AT-COST

## WATERFRONT PROMENADE / TRAIL

- TO CONNECT THE WATERFRONT AREAS, TRANSITIONING FROM MORE ACTIVE TO MORE PASSIVE USES
- COULD PROVIDE FISHING SPOT AND BENCHES ALONG THE WAY
- COULD POTENTIALLY CONNECT TO A LARGER TRAIL NETWORK

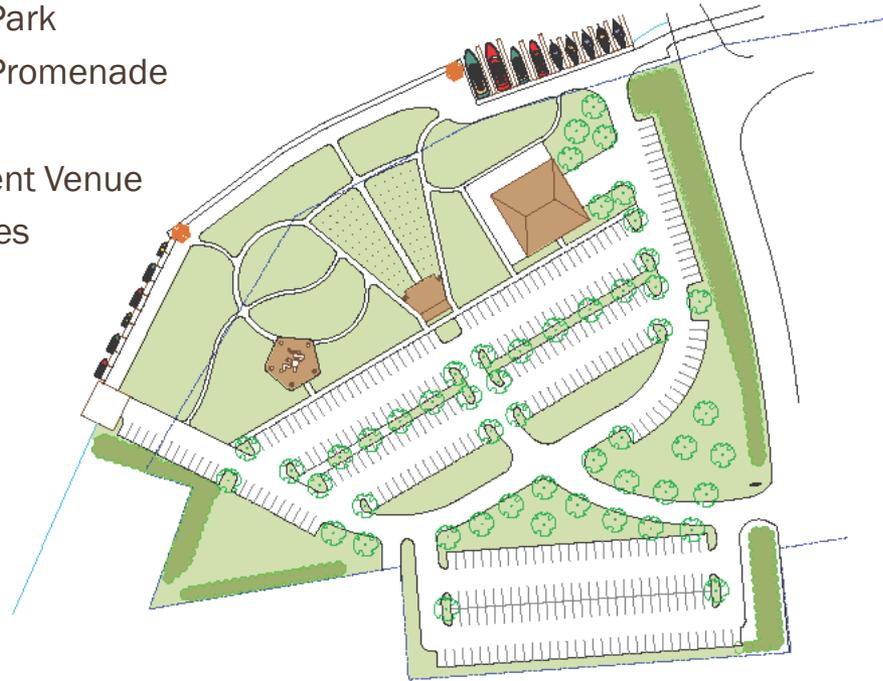
## PUBLIC WATERFRONT ACCESS

- TO PROVIDE RECREATIONAL WATERFRONT AREA FOR NEARBY RESIDENTIAL AREAS, AS WELL AS VISITORS
- MORE PASSIVE RECREATION THAN ‘PARK AND ENTERTAINMENT’
- WILL ENSURE PRESERVATION OF BEAUTIFUL NATURAL AREA
- MAIN ELEMENTS MAY INCLUDE TRAILS, PICNIC AREAS, WATER ACCESS, BOAT LAUNCH, OPEN SPACE, WOODLAND, HISTORICAL INTERPRETATION, AND OTHER NON-INTENSIVE USES

# CONCEPT FOR THE POINT

## Key Features:

- ✘ Waterfront Park
- ✘ Waterfront Promenade
- ✘ Boat Access
- ✘ Entertainment Venue
- ✘ Food Services
- ✘ Playground
- ✘ Parking



# CURRENT CONCEPT



CLAY BOA  
TOWN OF CLAY, NY  
OCTOBER 15, 2013

## THREE RIVERS POINT LONG-TERM CONCEPT PLAN

SCALE: 1" = 100'  
(ON 11X17)



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