

West Brook Conservation Initiative Festival Space Concepts



West Brook Conservation Initiative Festival Space Concepts

Project Scope

Develop three design concepts based on input from three municipalities.



West Brook Conservation Initiative Festival Space Concepts

Project Scope

These concepts are for a long term plan.

There is a need for a short term plan as event organizers want to use the site this year.



West Brook Conservation Initiative

Festival Space Concepts

How did we get here?

- Portion of north parcel dedicated for use by the municipalities
- Debate over how to use it
- Important not to be rigid: many stakeholders, many ideas

West Brook Conservation Initiative

Festival Space Concepts

How did we get here?

- January 2009: Interviews with municipalities, event organizers, tourism specialist
- February 2009:
 - Structural engineering report on the buildings
 - Concept design

West Brook Conservation Initiative Festival Space Concepts

Now

- March 10, 2009:
 - Presentation of three concepts
 - Discussion
 - Written feedback
 - Short Break
 - Is there agreement on the preferred concept?

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Festival Space Concepts

Next

- March 17, 2009: Public presentation of the preferred concept for the festival space
 - Present concept
 - Clark Patterson Engineer will be present
 - Receive public comments
 - Present an update on the progress of the conservation initiative

West Brook Conservation Initiative Festival Space Concepts

Next

- March 20, 2009: Warren County Board of Supervisors hope to resolve whether or not to demolish the buildings so they have a plan for immediate use.



West Brook Conservation Initiative Festival Space Concepts

Interview Attendees

Warren County

Hal G. Payne

Tanya Brandt

Kate Johnson

Fred Monroe

Lou Tessier

Bill Dutcher

Village of Lake George

Ed Kokalas

Roger Phinney

Bill Cook

Marisa Murray

John Strong

Mike Kilmer

Scott Heller

Bill Dow

Fred Austin

Mayor Blais

Town of Lake George

Frank McCoy

Rick Morehouse

Vinnie Crocitto

Lou Tessier



West Brook Conservation Initiative Festival Space Concepts

Organizations Represented at Interviews

Warren County Tourism
Department

Warren County Board of
Supervisors

Town of Lake George

Village of Lake George

Americade, Inc.

Lake George Boat Dealers

Eastern NY Marine Trade
Association

Adirondack Nationals (Car
Show)

Adirondack Triumph
Association

Lake George Steamboat
Company

Lake George Arts Project

Fort William Henry

West Brook Conservation Initiative Festival Space Concepts

Known Events that Could Use the Venue

Americade

Fall Foliage Festival

Boat Show

National Car Shows

Historic Re-enactments

Triathlon

Lake George Arts Project

Lake George Jazz Festival

Summer Concert Series

British Car Show

Moon Glow

Winter Carnival

West Brook Conservation Initiative Festival Space Concepts

Wish List of Events

World's Largest Garage
Sale

Flea Markets

Farmer's Markets

Concerts

Community Bands
Competition

Tulip Festival

Music/theater

Collectable Shows

Auctions

Food Festival

Circus

Fashion Shows

Sand Sculpture
Competition

West Brook Conservation Initiative

Festival Space Concepts

Needed Features

Lighting for evening events

Place for temporary dumpsters and porta-johns

Comfort station

Electrical stations

Event signs on Beach Road and Route 9

Hard surfaces for trucks and motorcycles

Benches

Overhead Irrigation

PA System

Ability to fence off the area for paid events (permanent fence would prohibit uses other than large events)

Bus and trolley loading zone

West Brook Conservation Initiative Festival Space Concepts

Other Considerations

Use as paid parking lot with revenue going towards maintenance of property.

Funds may be available for installing alternative sustainable paving materials .

Will rental of grounds or buildings cover their long term upkeep and maintenance?

West Brook Conservation Initiative Festival Space Concepts

Planning Principles

Provide for maximum flexibility of use

Balance needs of the municipalities and users

Compliment the surrounding park-like setting



West Brook Conservation Initiative

Festival Space Concepts

Planning Principles

Create pedestrian connections to key locations

- Fort William Henry
- Beach Road
- Canada Street
- West Brook Road
- Stormwater treatment educational areas.



West Brook Conservation Initiative

Festival Space Concepts

Planning Principles

The Festival Space is part of a conservation park for managing stormwater:

Minimize impervious surfaces.

Use porous pavements designed to decrease stormwater runoff when possible.



West Brook Conservation Initiative Festival Space Concepts

Planning Principles

No increase in stormwater runoff from the festival grounds.

Treat stormwater before it enters West Brook if possible.



West Brook Conservation Initiative

Festival Space Concepts



Planning Principles

Plant native trees and vegetation to provide:

Park setting

Human comfort

Beauty

Cooling of buildings and pavements in summer

Provide opportunity for environmental education

West Brook Conservation Initiative

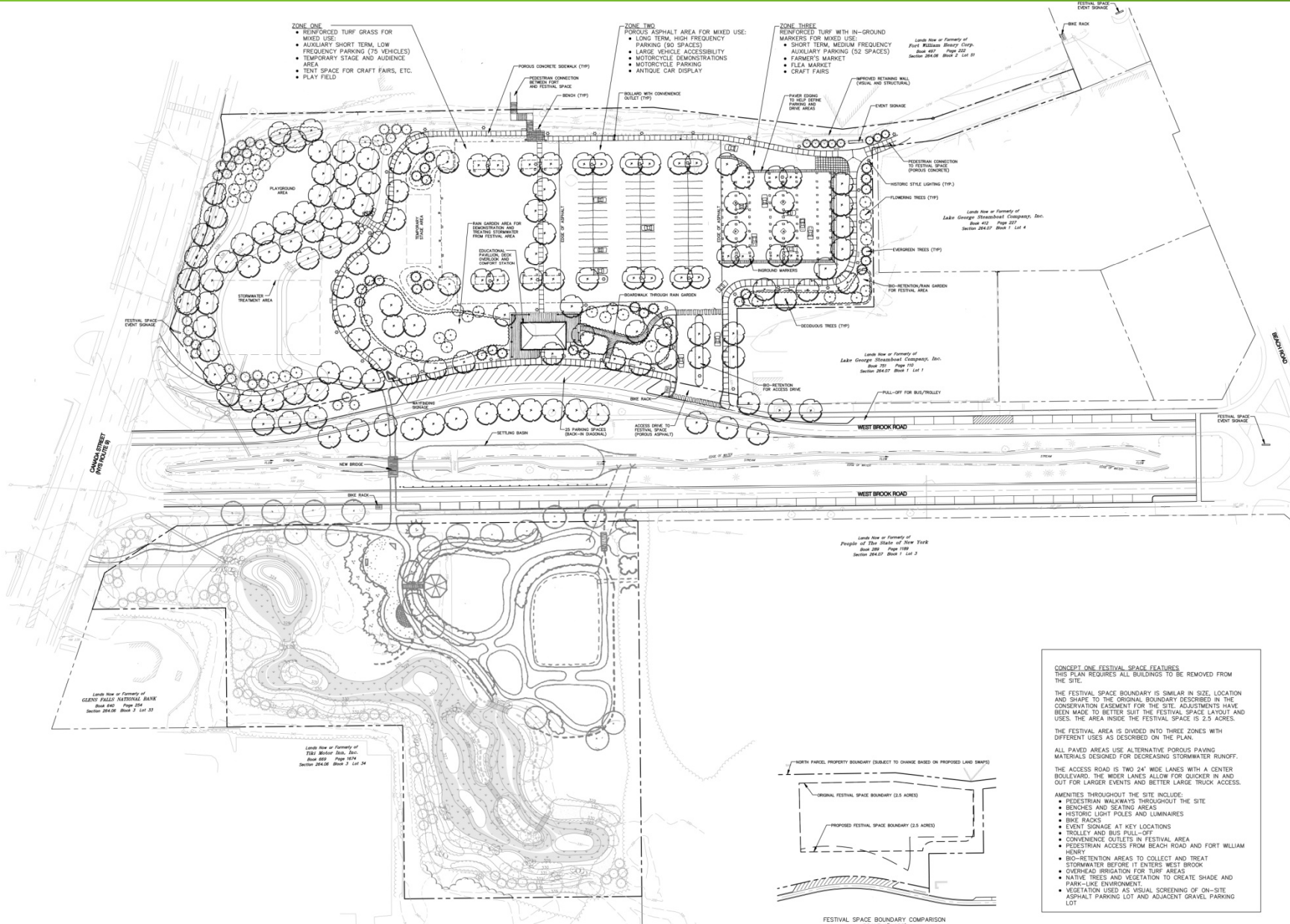
Festival Space Concepts

Three Concepts

Concept One: all buildings removed

Concept Two: Cavalcade of Cars renovated as open air pavilion

Concept Three: Cavalcade of Cars renovated as closed structure; Opera House renovated as open air pavilion



- ZONE ONE**
- REINFORCED TURF GRASS FOR MIXED USE
 - AUXILIARY SHORT TERM, LOW FREQUENCY PARKING (75 VEHICLES)
 - TEMPORARY STAGE AND AUDIENCE AREA
 - TENT SPACE FOR CRAFT FAIRS, ETC.
 - PLAY FIELD

- ZONE TWO**
- POROUS ASPHALT AREA FOR MIXED USE:
 - LONG TERM, HIGH FREQUENCY PARKING (60 SPACES)
 - LARGE VEHICLE ACCESSIBILITY
 - MOTORCYCLE DEMONSTRATIONS
 - MOTORCYCLE PARKING
 - ANTIQUE CAR DISPLAY

- ZONE THREE**
- REINFORCED TURF WITH IN-GROUND MARKERS FOR MIXED USE
 - SHORT TERM, MEDIUM FREQUENCY AUXILIARY PARKING (52 SPACES)
 - FARMER'S MARKET
 - FLEA MARKET
 - CRAFT FAIRS

CONCEPT ONE FESTIVAL SPACE FEATURES
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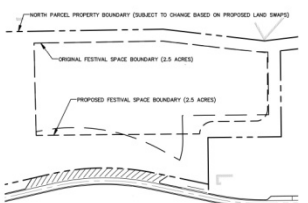
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THE ACCESS ROAD IS TWO 24' WIDE LANES WITH A CENTER BOULEVARD. THE WIDER LANES ALLOW FOR QUICKER IN AND OUT FOR LARGER EVENTS AND BETTER LARGE TRUCK ACCESS.

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FESTIVAL SPACE BOUNDARY COMPARISON
 SCALE: 1"=100'

WEST BROOK CONSERVATION INITIATIVE FESTIVAL AREA CONCEPT ONE

Zone One

Reinforced turf grass

Uses:

Auxiliary parking

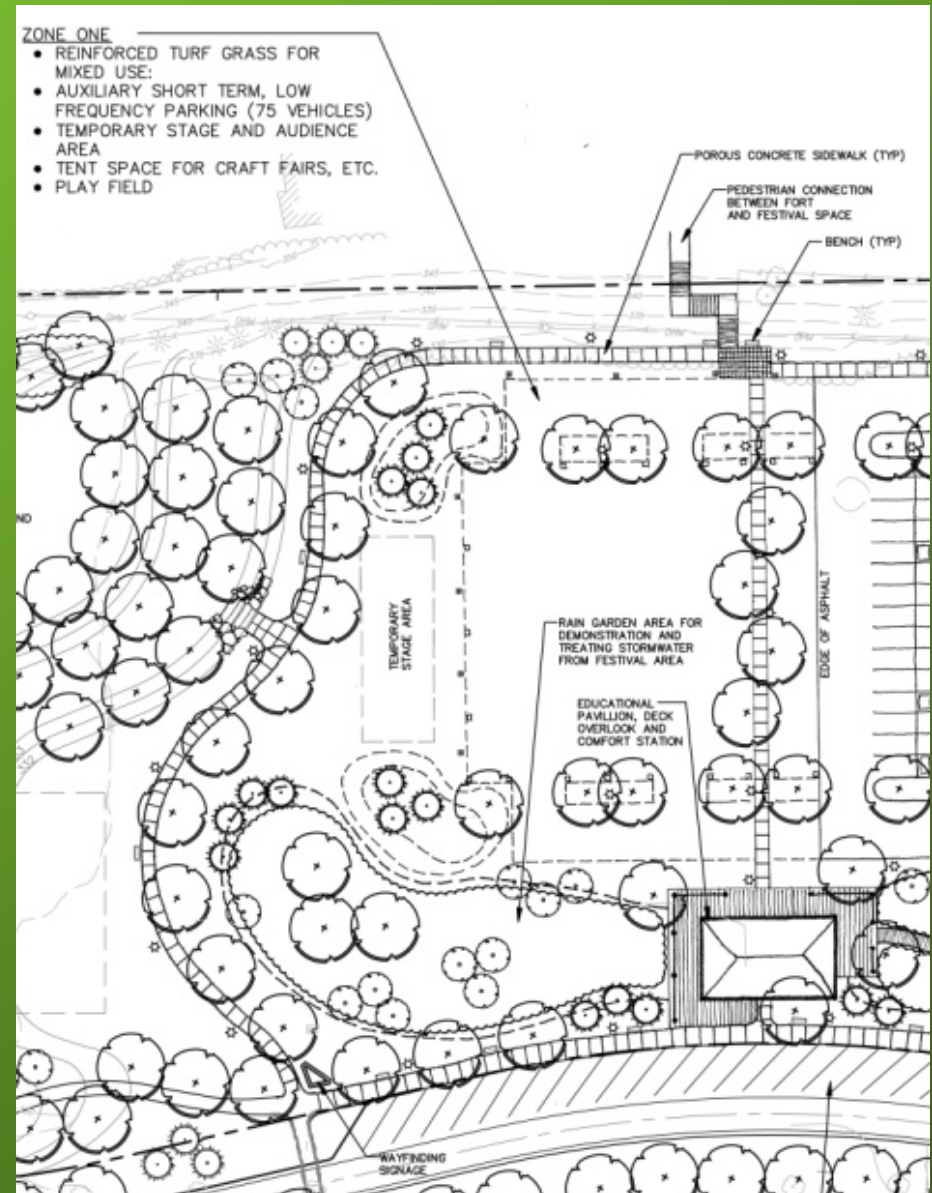
Art shows

Temporary stage with lawn for the audience

Reason for locations:

Most park like to blend with surrounding setting

Largest space for stage and audience in a park like setting



Zone Two

Porous Solid Surface

Uses:

Parking

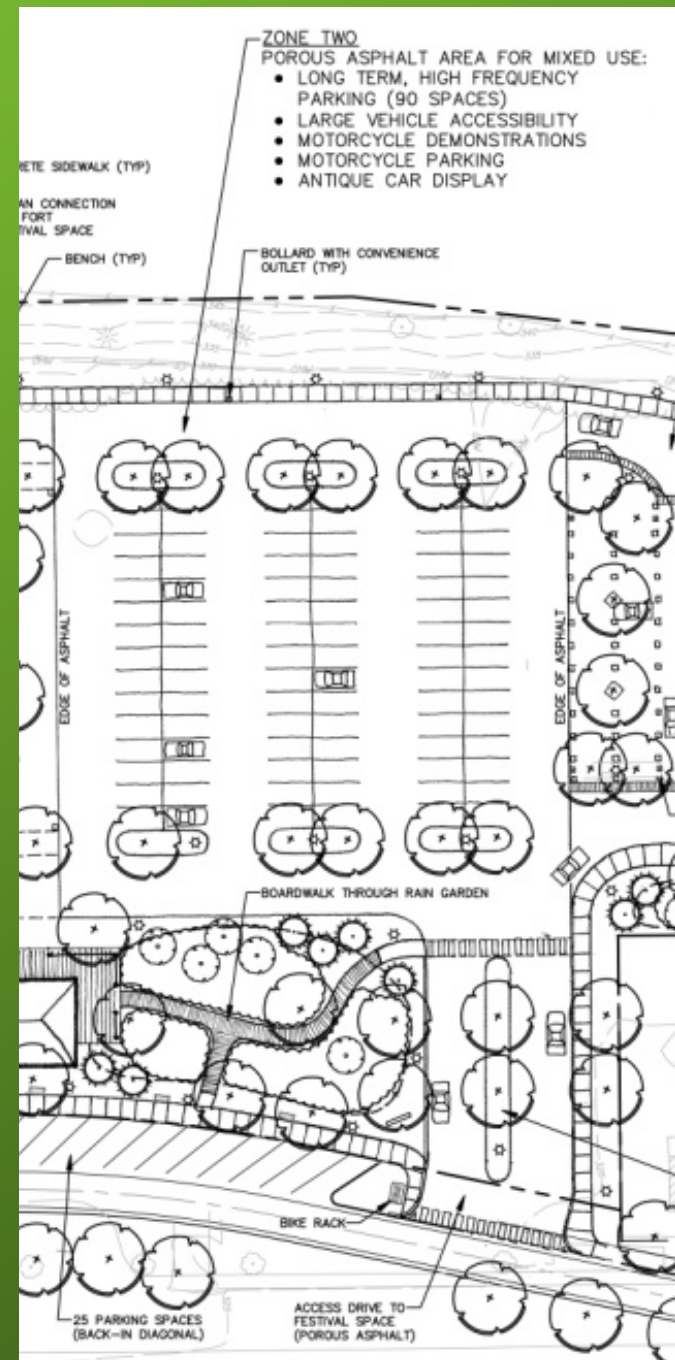
Motorcycle demos

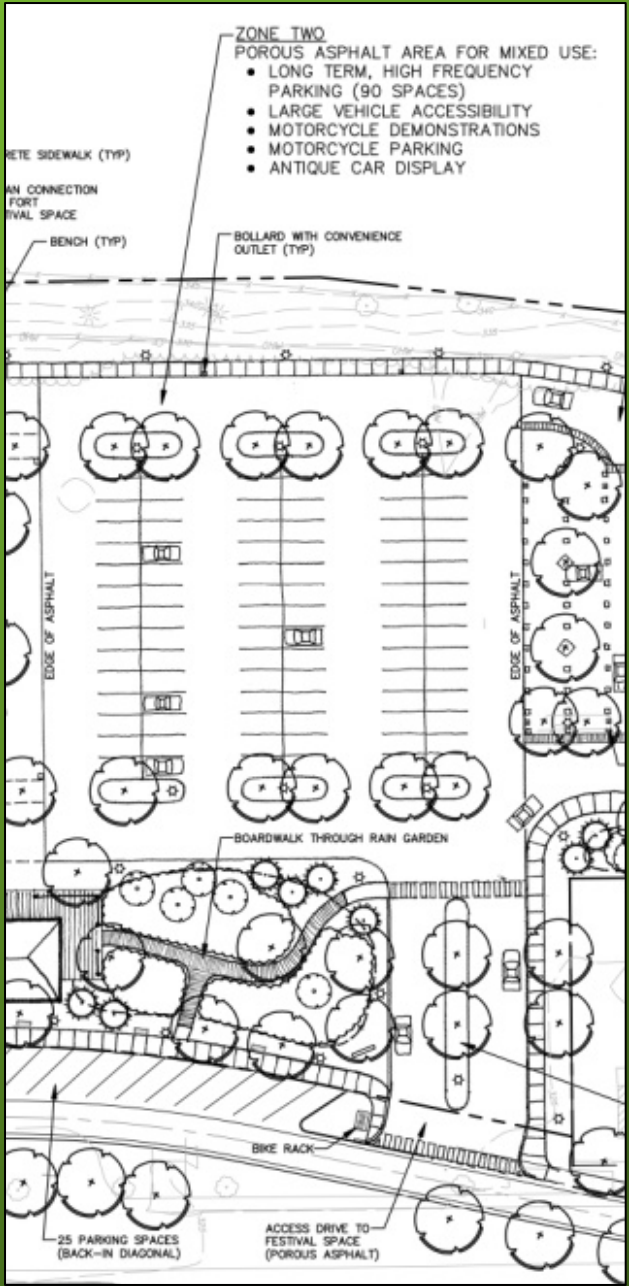
Any activity needing a hard solid surface

Reason for location:

Best for access road and use of rain gardens

Could have two different events taking place on either side with parking in the middle





Zone Three

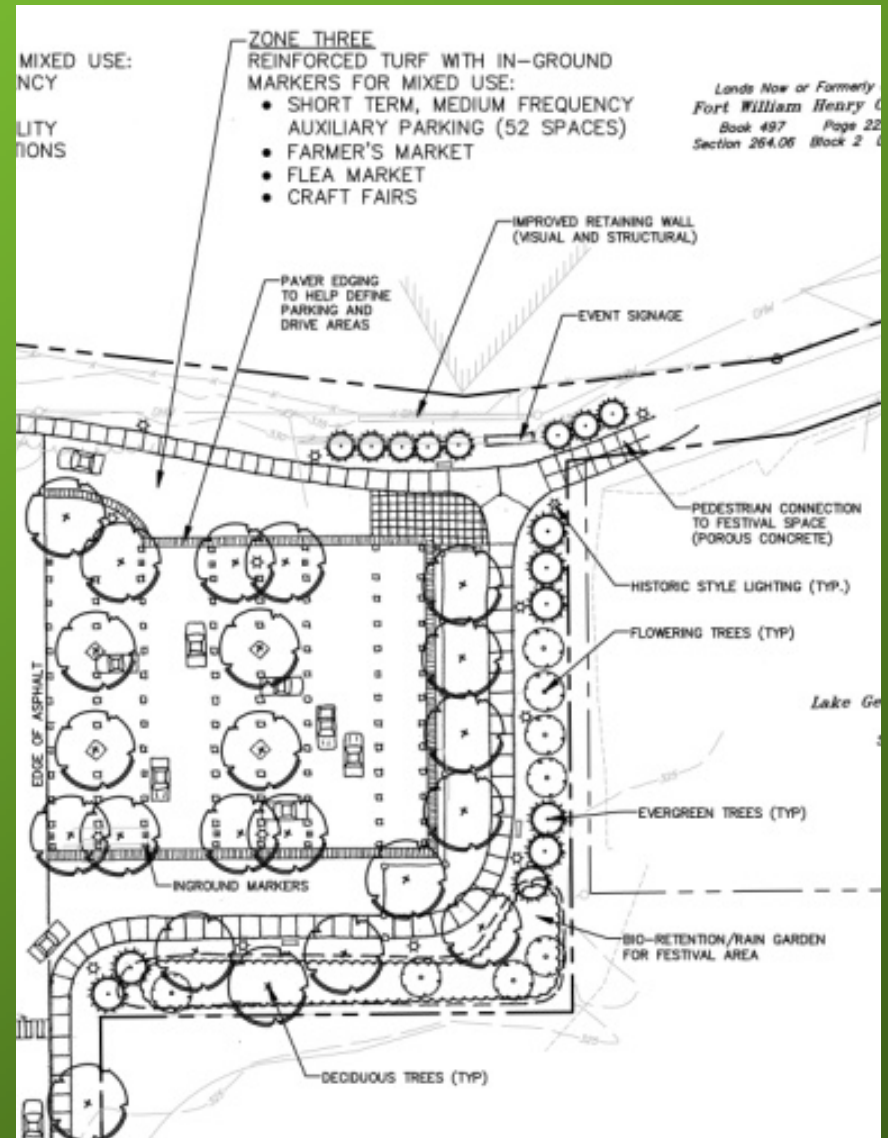
Reinforced turf grass;
in-ground markers and
paver borders

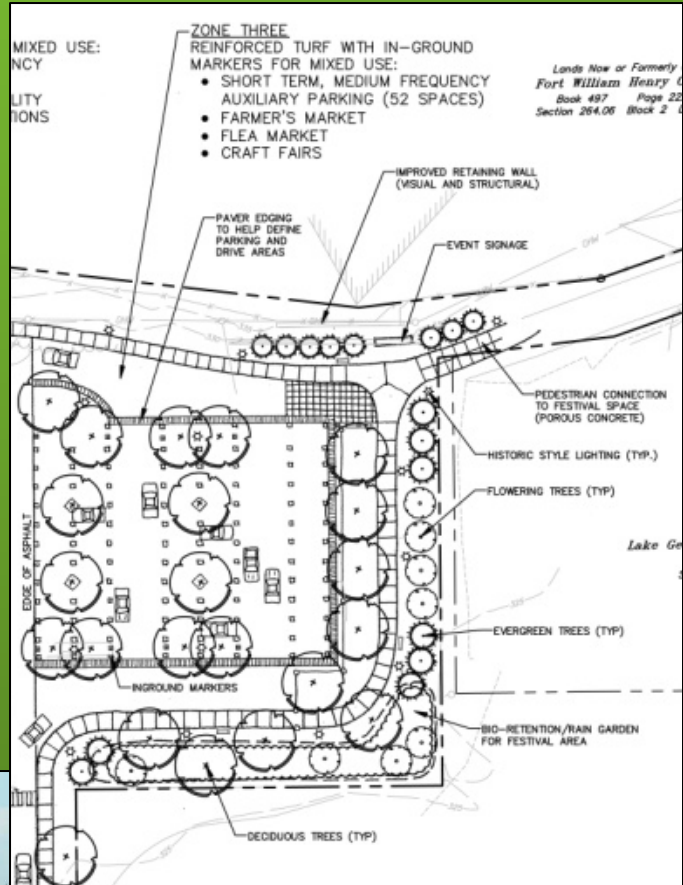
Uses:

Farmer's market
Flea market & swap meets
Craft fairs
Auxiliary parking

Reasons for location:

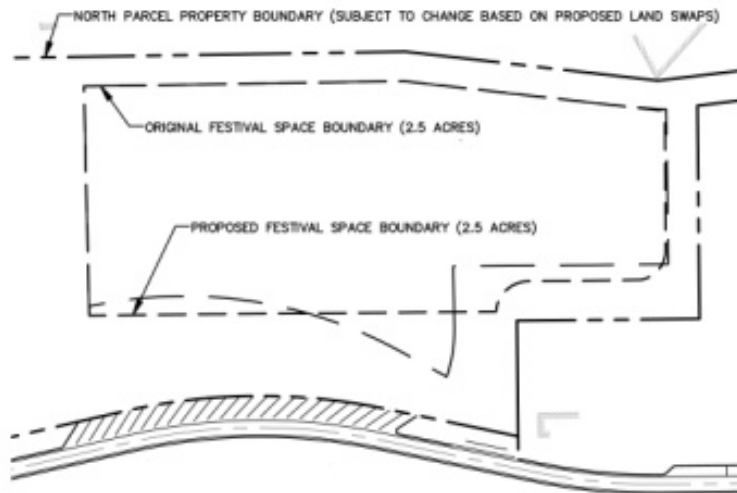
Most accessible to
pedestrian walkway from
Beach Road





West Brook Conservation Initiative Festival Space Concepts

Concept One:



FESTIVAL SPACE BOUNDARY COMPARISON
SCALE 1"=100'

CONCEPT ONE FESTIVAL SPACE FEATURES

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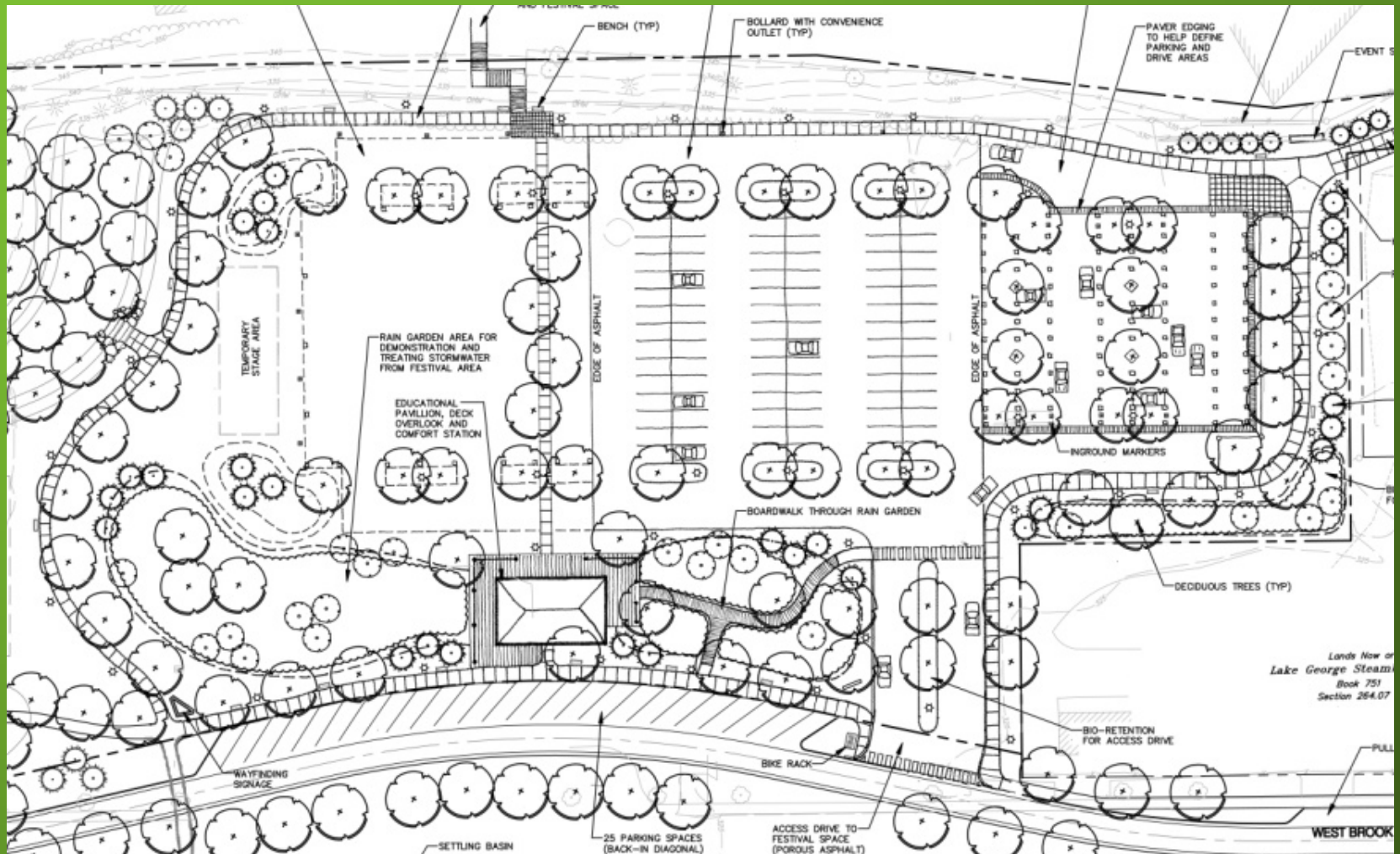
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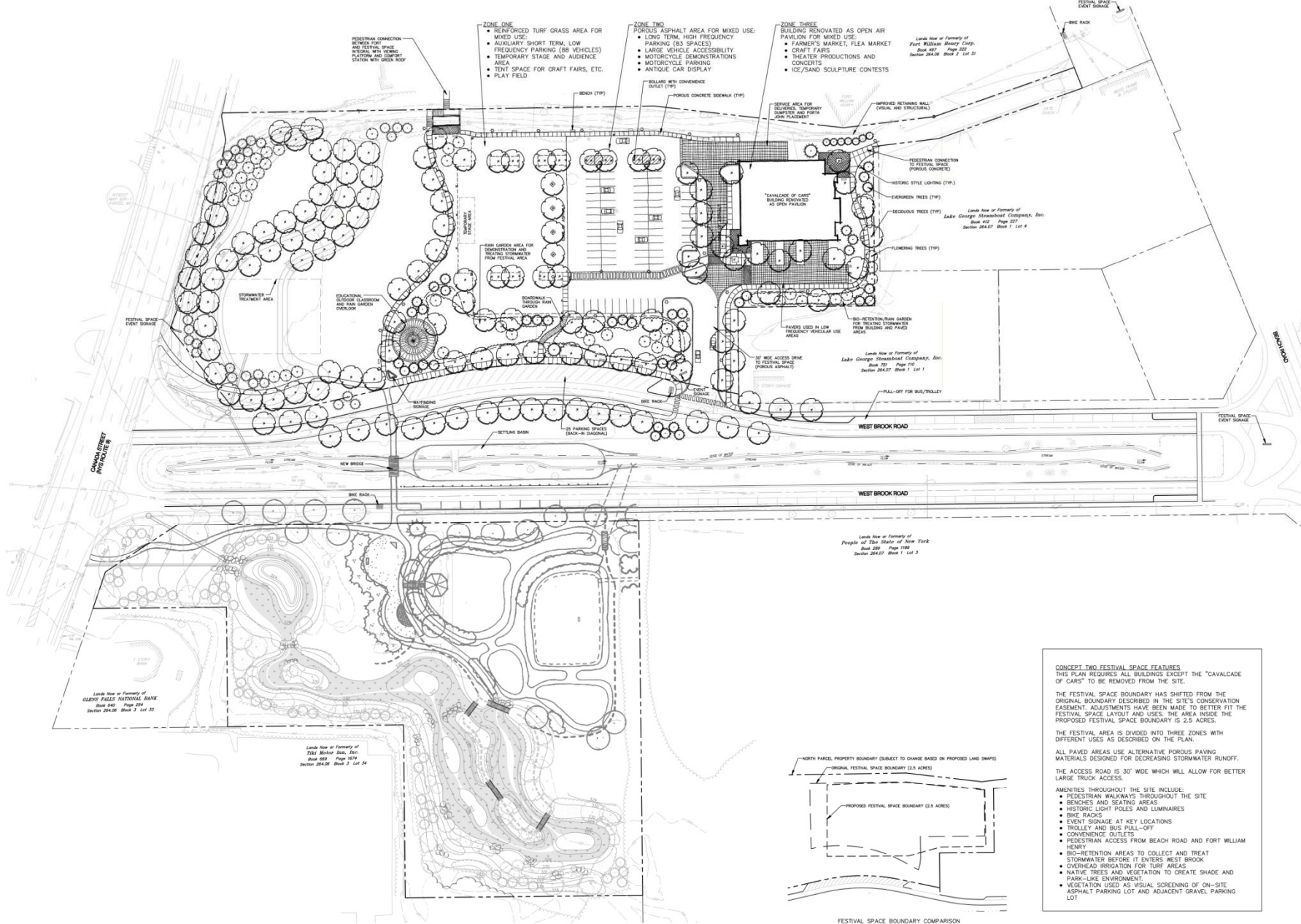
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- VEGETATION USED AS VISUAL SCREENING OF ON-SITE ASPHALT PARKING LOT AND ADJACENT GRAVEL PARKING LOT

West Brook Conservation Initiative Festival Space Concepts

Concept One





CONCEPT TWO FESTIVAL SPACE FEATURES
 THIS PLAN REQUIRES ALL BUILDINGS EXCEPT THE "CAVALCADE OF CARS" TO BE REMOVED FROM THE SITE.

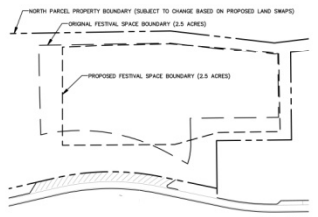
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FESTIVAL SPACE BOUNDARY COMPARISON
 SCALE 1"=100'

WEST BROOK CONSERVATION INITIATIVE FESTIVAL AREA CONCEPT TWO

THE Chazen COMPANIES
 Engineers/Surveyors
 Planners
 Environmental Scientists

Delaware County Office:
 21 Fox Street, P.O. Box 1260
 Phone: (610) 464-3900

Capital District Office:
 647 River Street, Troy, NY 12182
 Phone: (518) 273-0055

Orange County Office:
 1324 Middle Avenue, Middletown, NY 12550
 Phone: (845) 941-1122

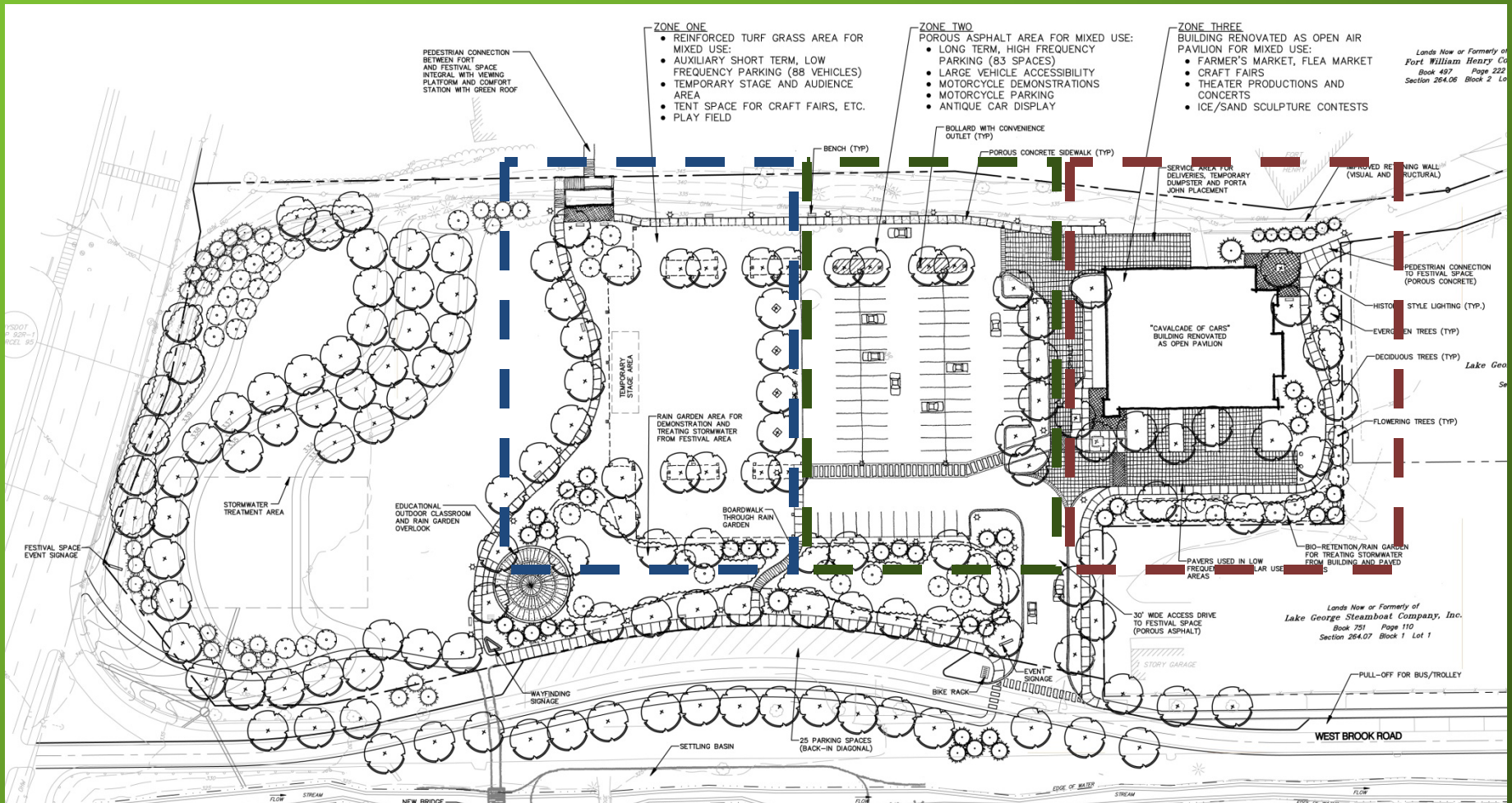
North Country Office:
 101 Main Street, Colton, NY 13801
 Phone: (518) 812-0933



MARCH 6, 2009
 90730.06

West Brook Conservation Initiative Festival Space Concepts

Concept Two



Zone One

Reinforced turf grass

Uses:

auxiliary parking

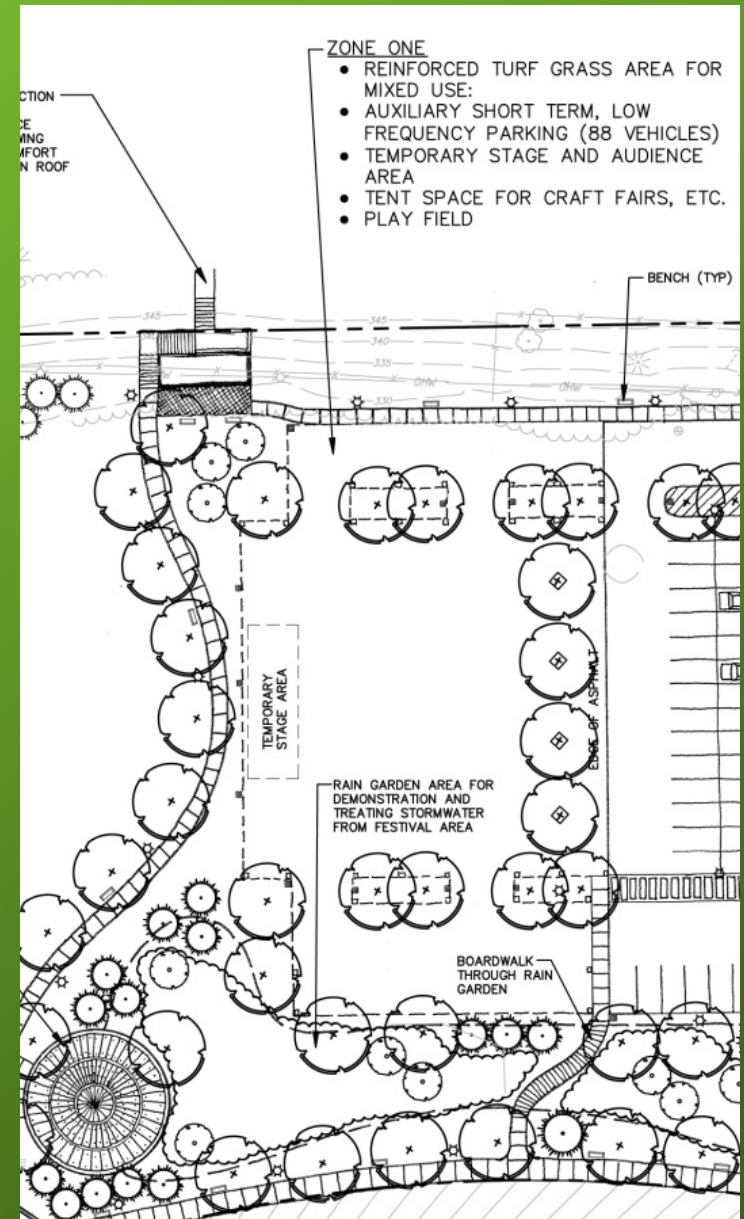
art shows

temporary stage with lawn
for the audience

Reason for location:

Most park like to blend with
surrounding setting

Largest space for stage and
audience in a park like
setting



Zone Two

Porous Solid Surface

Uses:

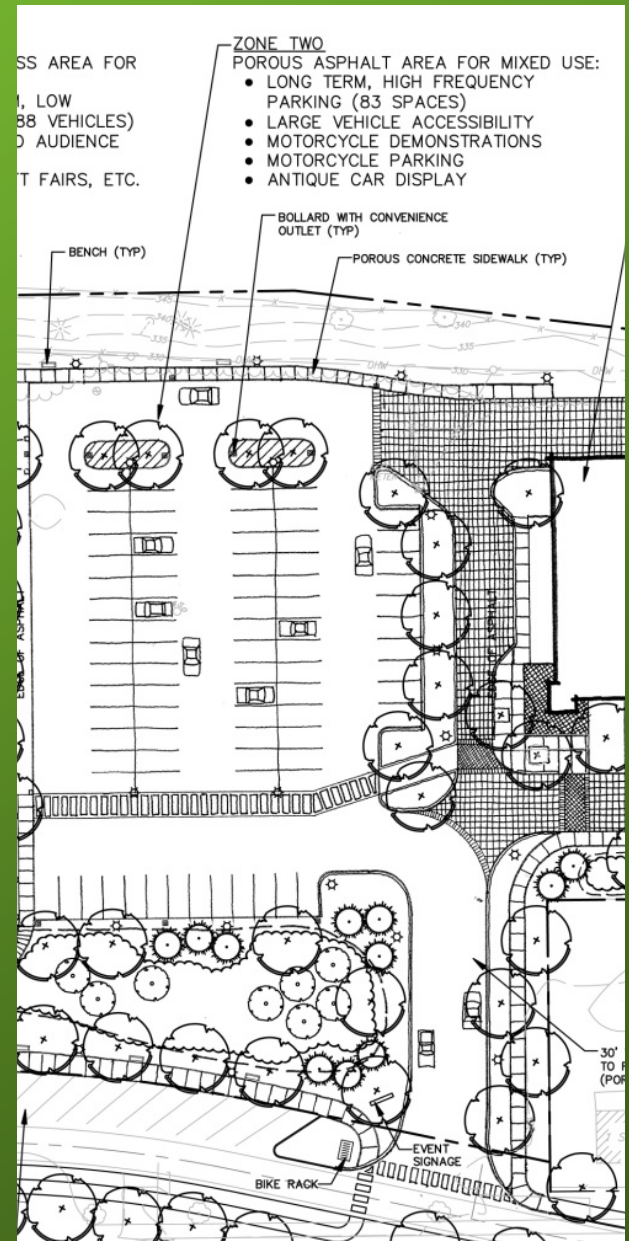
Parking

Motorcycle demonstrations
any activity needing a hard
solid surface

Reason for location:

Best for access road and
use of rain gardens

Could have two different
events taking place on
either side with parking in
the middle



Zone Three

Cavalcade of Cars building renovated as open air pavilion:

Uses:

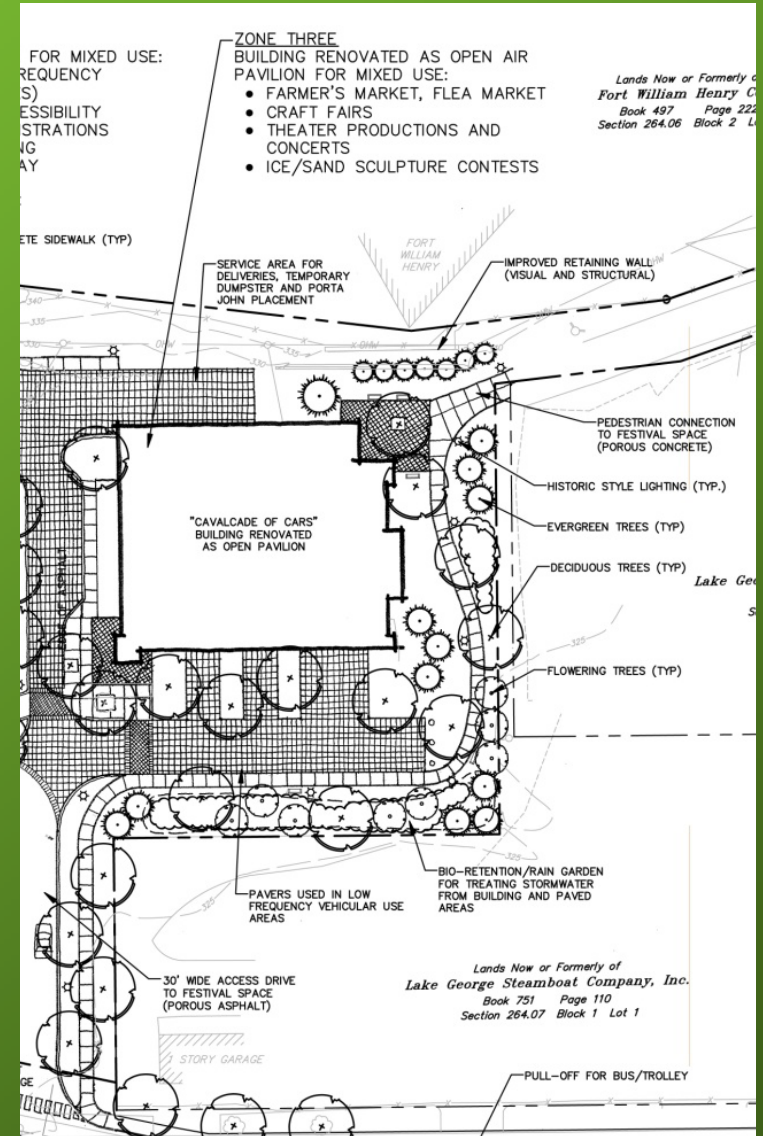
Farmer's market and craft fairs

Flea market and swap meets
Ice sculpture, sand sculpture, Temporary skate board park, Temporary ice rink

Concerts and shows

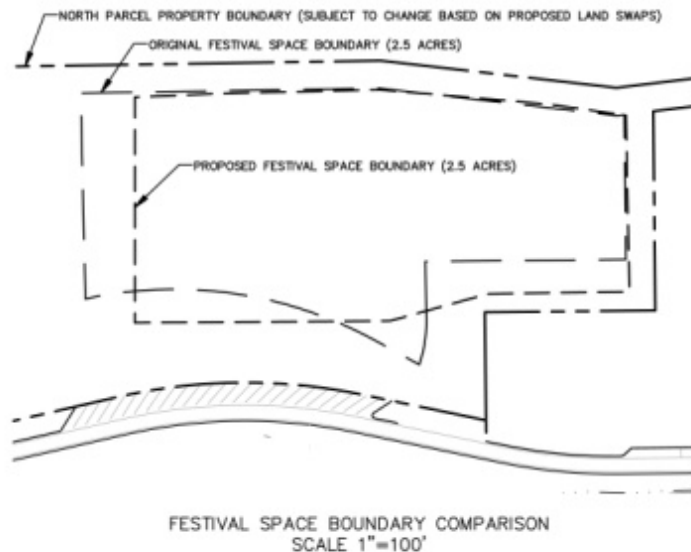
Reasons for location:

Re-use of existing structure



West Brook Conservation Initiative Festival Space Concepts

Concept Two



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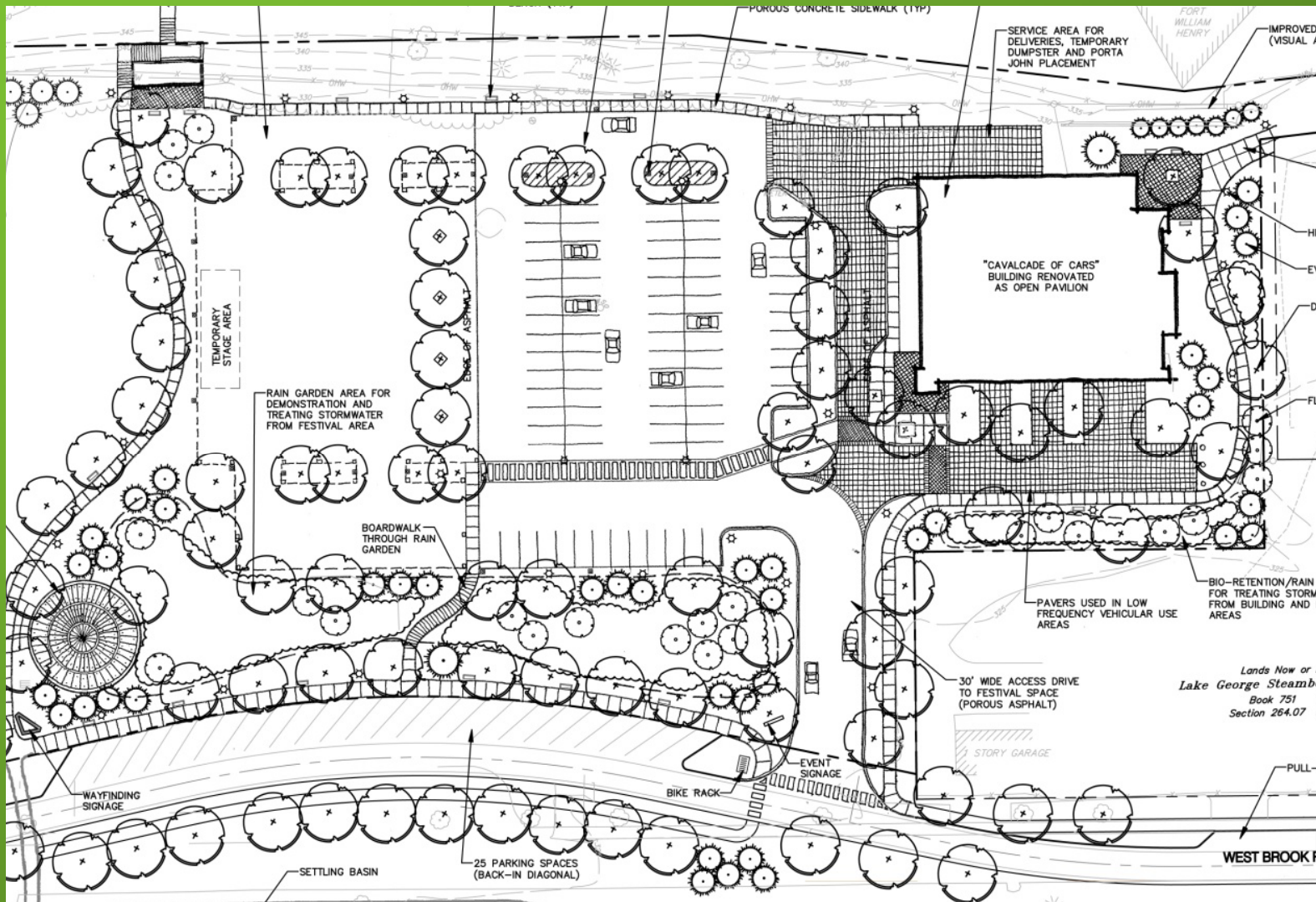
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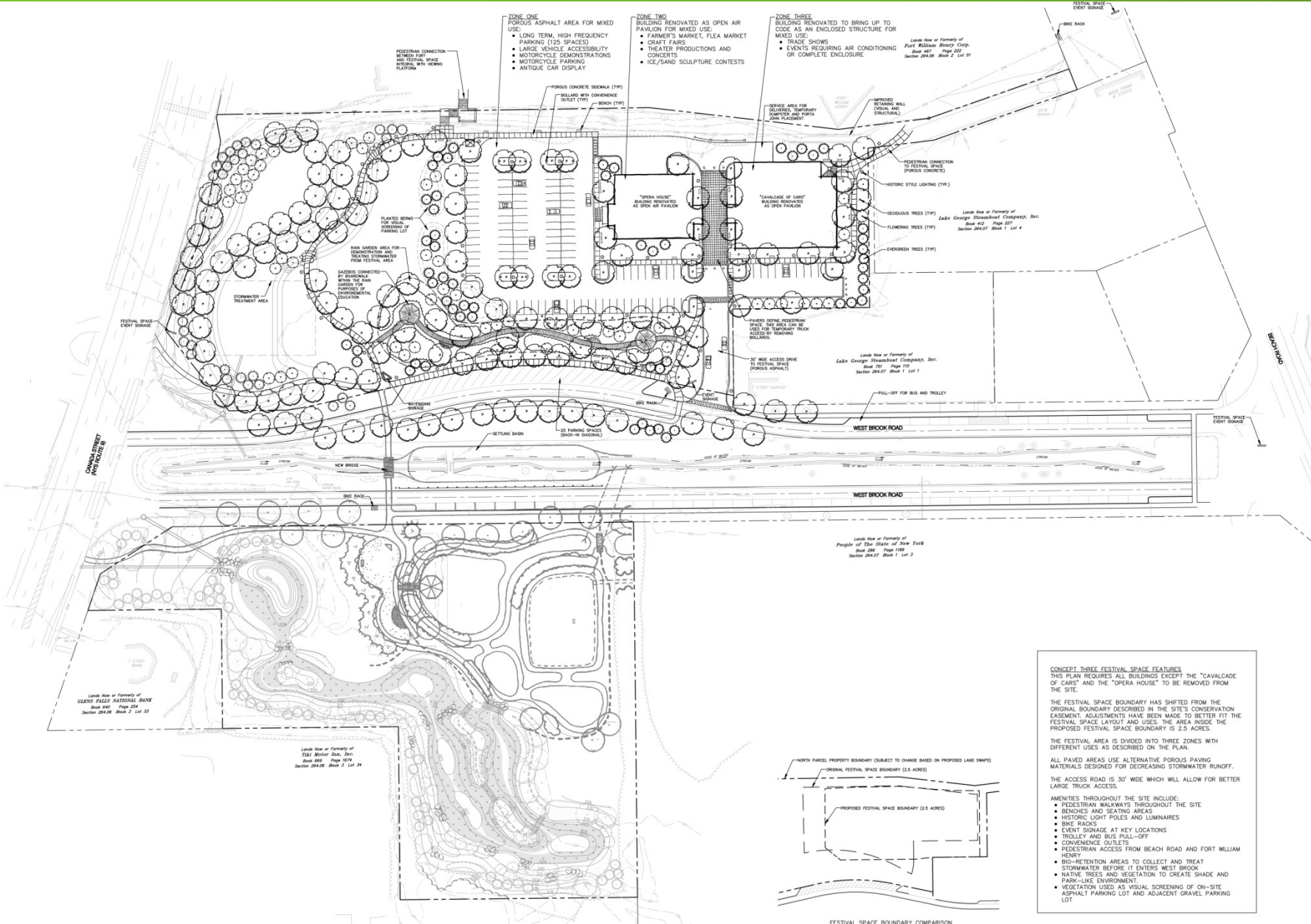
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West Brook Conservation Initiative Festival Space Concepts

Concept Two





ZONE ONE
 POROUS ASPHALT AREA FOR MIXED USE:
 • LONG TERM, HIGH FREQUENCY PARKING (125 SPACES)
 • LARGE VEHICLE ACCESSIBILITY
 • MOTORCYCLE DEMONSTRATIONS
 • MOTORCYCLE PARKING
 • ANTIQUE CAR DISPLAY

ZONE TWO
 BUILDING RENOVATED AS OPEN AIR PAVILION FOR MIXED USE:
 • FARMER'S MARKET, FLEA MARKET
 • CRAFT FAIRS
 • THEATER PRODUCTIONS AND CONCERTS
 • ICE/SAND SCULPTURE CONTESTS

ZONE THREE
 BUILDING RENOVATED TO BRING UP TO CODE AS AN ENCLOSED STRUCTURE FOR MIXED USE:
 • TRADE SHOWS
 • EVENTS REQUIRING AIR CONDITIONING OR COMPLETE ENCLOSURE

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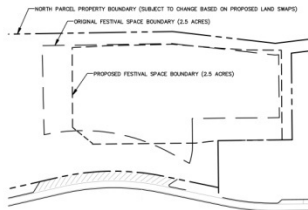
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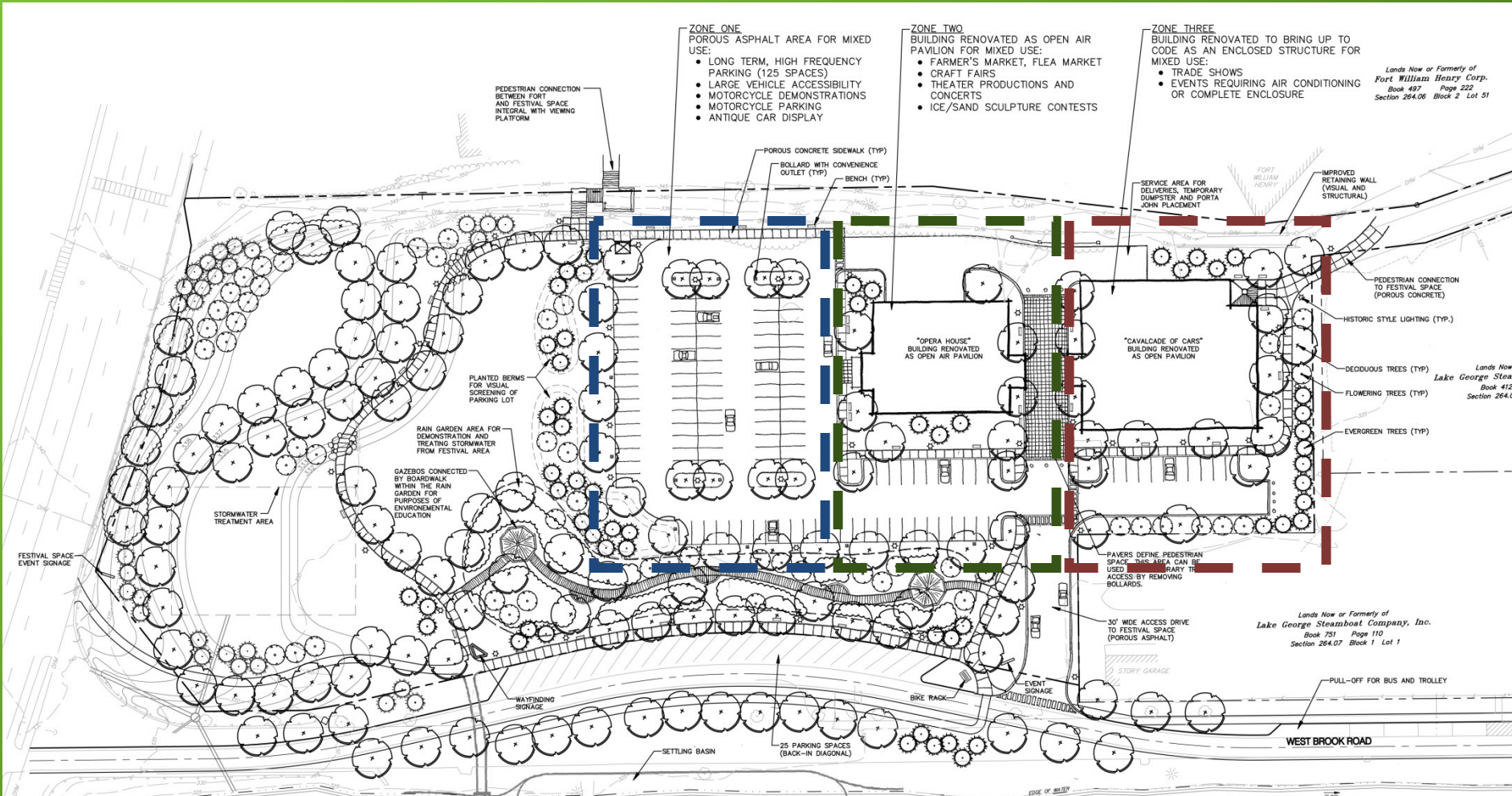


FESTIVAL SPACE BOUNDARY COMPARISON
 SCALE 1"=100'

WEST BROOK CONSERVATION INITIATIVE FESTIVAL AREA CONCEPT THREE

West Brook Conservation Initiative Festival Space Concepts

Concept Three



Zone One

Porous Solid Surface

Uses:

Parking

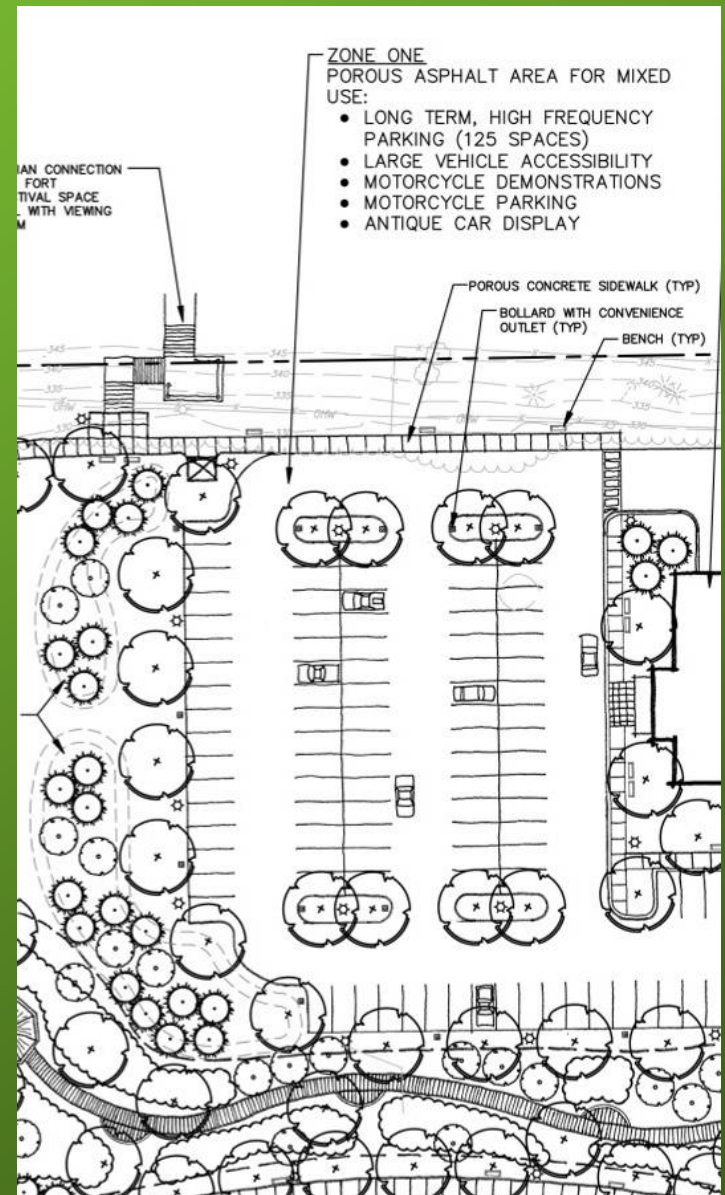
Motorcycle demonstrations

Any activity needing a hard solid surface

Reason for location:

Only space remaining after re-use of existing buildings

Best location for use of rain gardens



Zone Two

Opera House renovated
as open air pavilion

Uses:

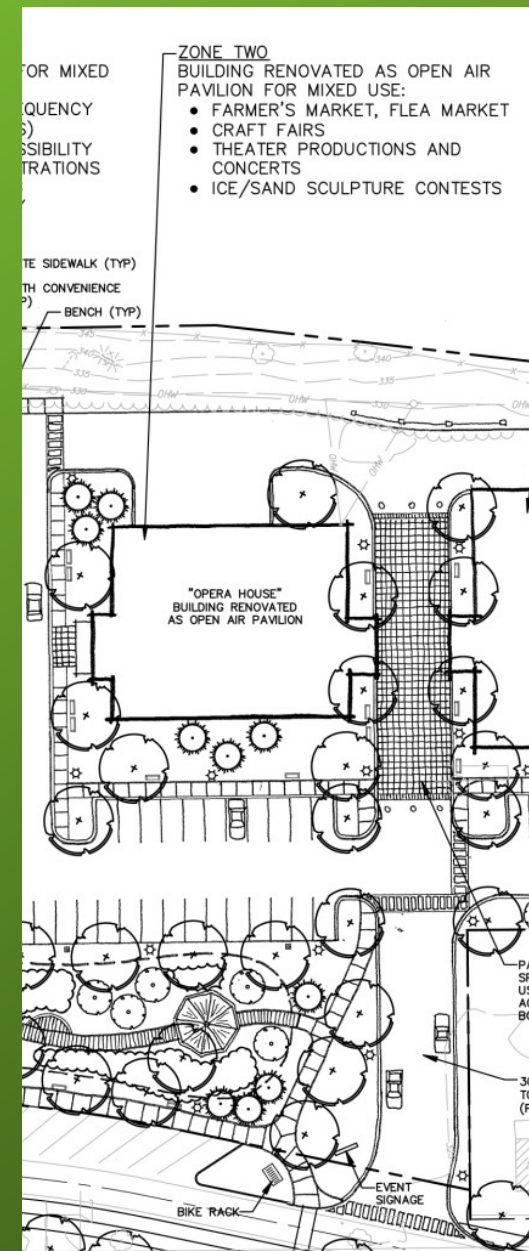
Theater productions and
concerts

Farmer's market

Flea market

Reason for location:

Re-use of existing
building



Zone Three

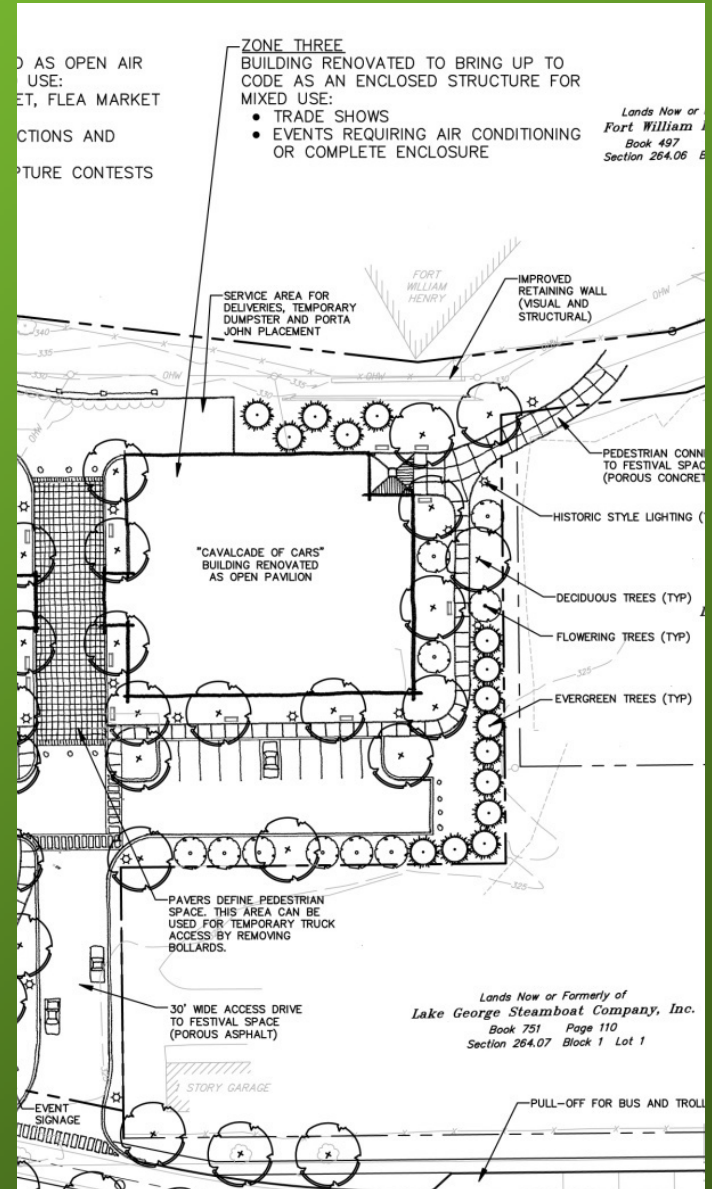
Cavalcade of Cars building
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structure

Uses:

Trade shows
Events needing air
conditioning
Events needing complete
enclosure

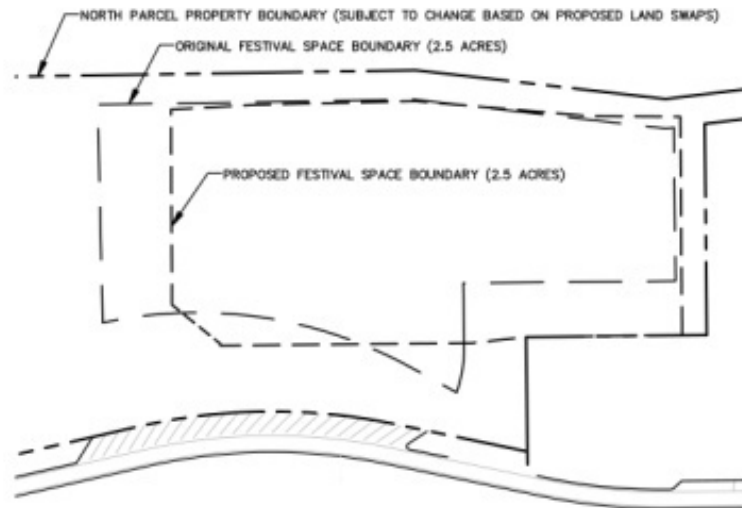
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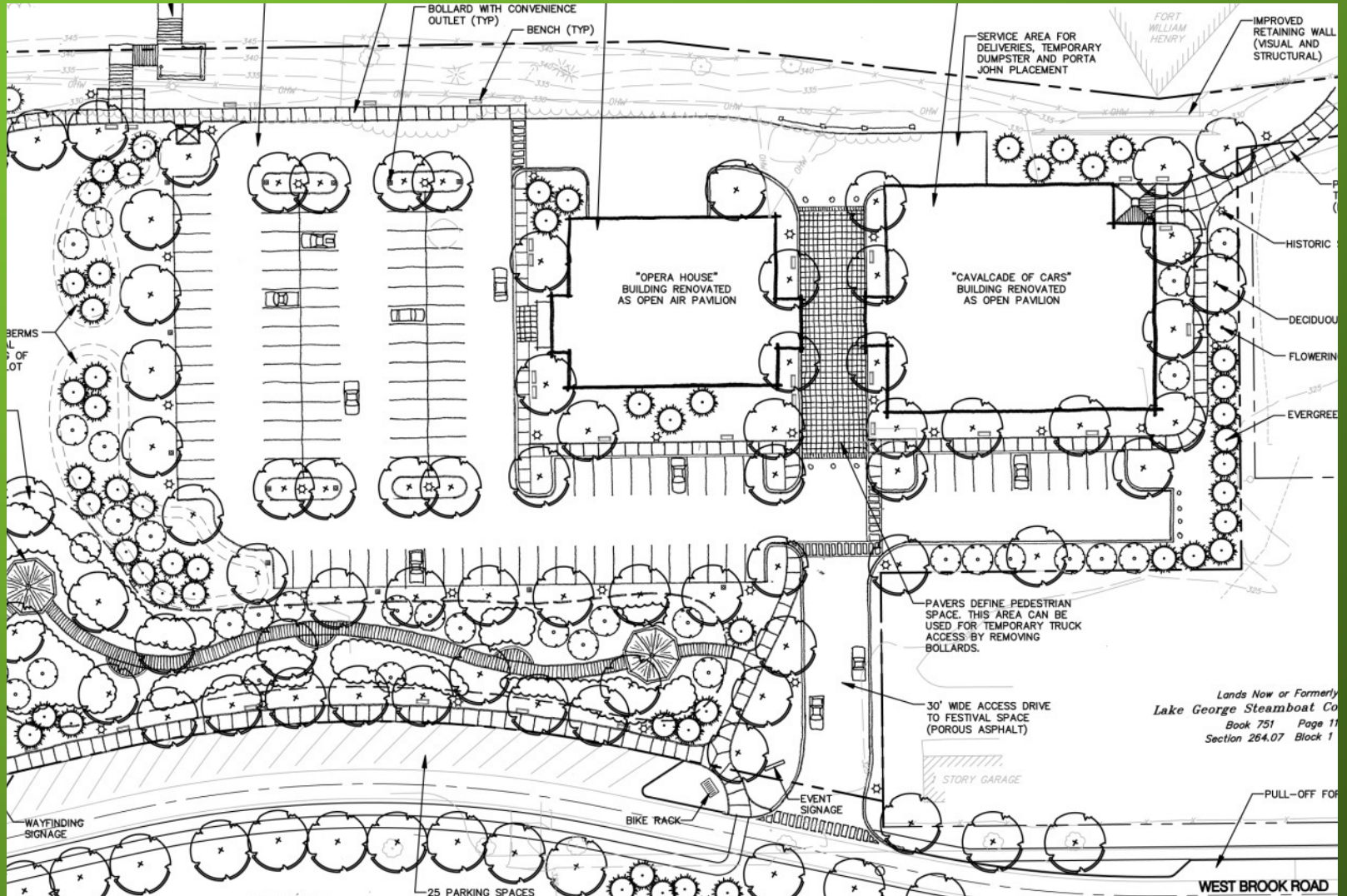
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West Brook Conservation Initiative Festival Space Concepts

Concept Three



West Brook Conservation Initiative

Festival Space Concepts

What do you think?

What concept do you like best? (circle one)

Concept One

Concept Two

Concept Three

Why?

Are there features about this concept you dislike?

What parts from other concepts would you add?

Is there anything you would add that isn't in one of the concepts?



Thank You!!!

The Chazen Companies
100 Glen Street
Glens Falls, New York 12801

518-812-0513
www.chazencompanies.com