



philmont rising

VILLAGE OF PHILMONT, NY
PHILMONT RISING - BOA PRE-DEVELOPMENT ACTIVITIES

BOA COMMITTEE MEETING PHL04: PROGRESS

VILLAGE OF
PHILMONT
NEW YORK



Department
of State

PBInc.org
Community-Based Revitalization

RICE+LIPKA ARCHITECTS
STARR WHITEHOUSE LANDSCAPE ARCHITECTS & PLANNERS

04.25.2024

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Title 11 of the Environmental Protection Fund /
Brownfield Opportunity Areas Program**

VILLAGE OF
PHILMONT
NEW YORK



**Department
of State**

PBInc.org
Community-Based Revitalization

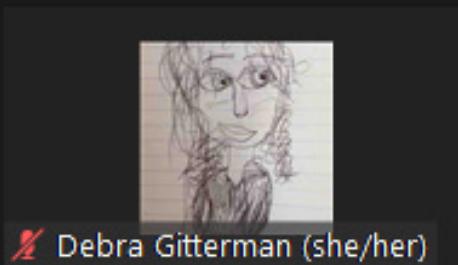
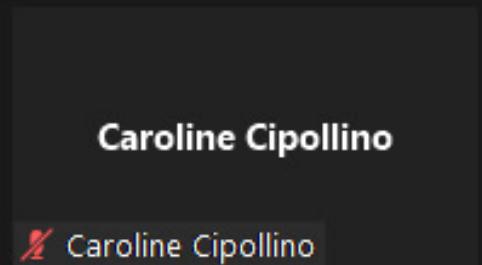
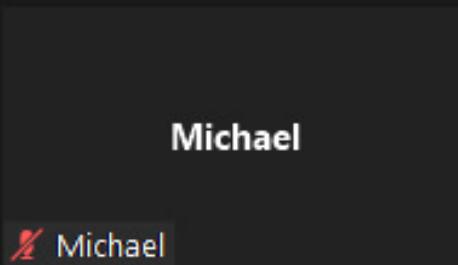
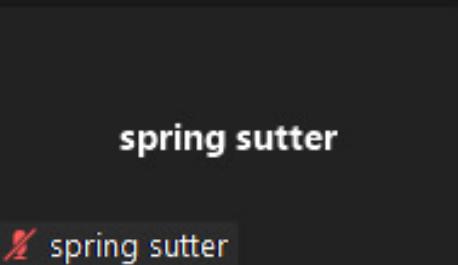
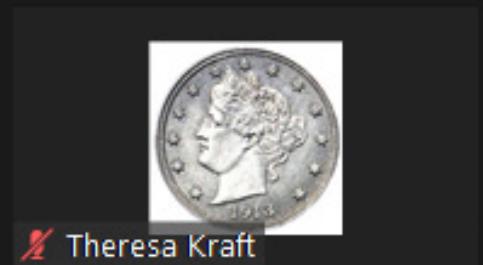
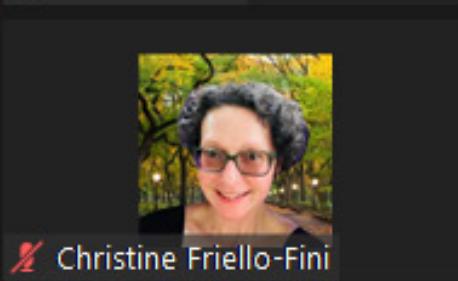
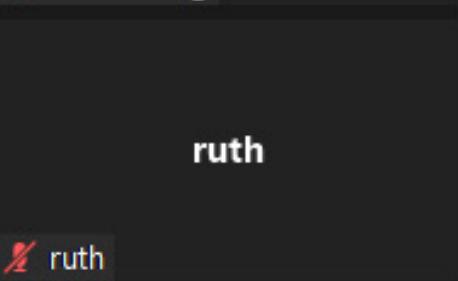
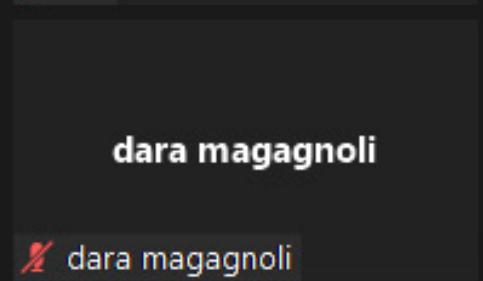
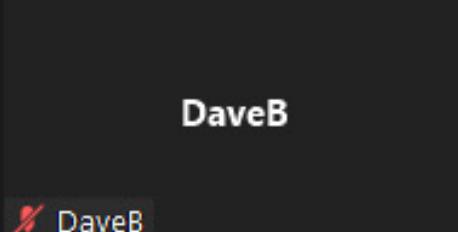
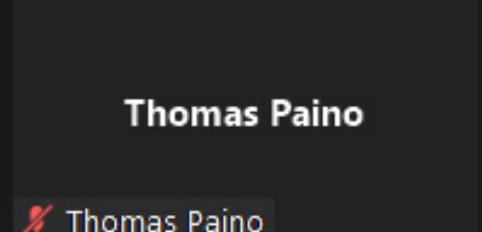
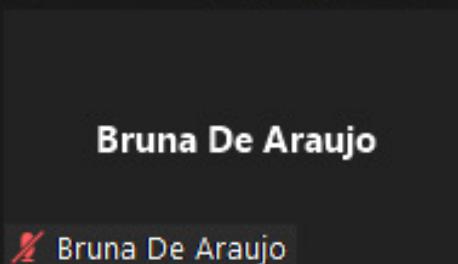
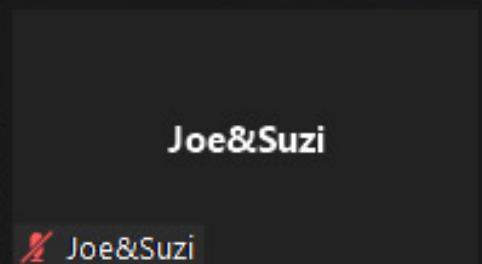
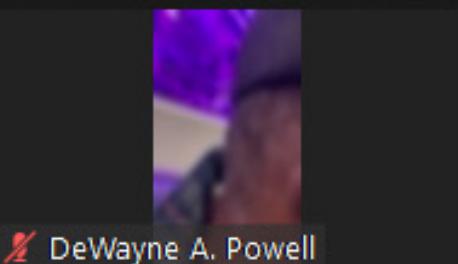
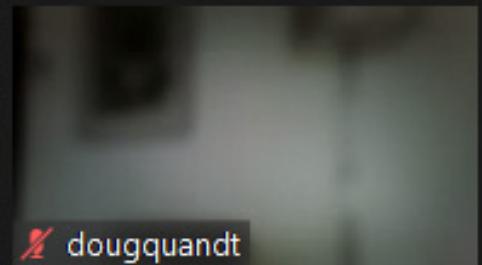
- 1. Update**
 - 3/28 Community Zoom Kickoff
 - 4/12 In-Person Community Session
 - + Design Process
 - + Additional Precedents
 - + SA2 Parking Layouts with Count
 - + Community Center Stake Out Review
 - + Community Open Review, Conversation & Input

- 2. Concepts In-Progress**
 - Community Center tests
 - SA1 Accessibility/Organization Tests
 - SA2 Cross Programming

- 3. Draft Concepts Schedule & Direction Confirmation**
 - Schedule Look-Ahead
 - Subarea 1: Waterfront Park, Playground & Community Center
 - + Waterfront Access
 - + Waterfront Park & Playground
 - + Community Center: general
 - + Community Center: upper level programs & use
 - + Community Center: lower level
 - + Area in Front of Community Center
 - + Other Subarea 1 Ideas
 - Subarea 2: Canal Street Parking & Community Plaza
 - + Marking Site History
 - + Community Plaza & Parking
 - + Natural Aspects of Site
 - + New/Future Building Accommodations
 - + Historic Mill Storage Building
 - + scenic area south of mill building & access

- 4. Next Meeting**
 - 5/28 In-Person BOA Committee

agenda



3/28/24 community zoom
kickoff meeting with the public - about 35 people in attendance

Philmont Rising - Village of Philmont - 2 BOA Plan sites 032824 Rice+Lipka Architects presentation

Community Comments

Rice+Lipka Architects and Starr Whitehouse held the Zoom kick-off presentation on 03/28/24 to advance designs for two strategic sites owned by the Village of Philmont. The first site, situated on Summit Lake, will rethink public waterfront access, including new landscape, playground, and a community center. The second re-imagines the area around the site of the historic Aken Knitting Company Mill No. 3, located on Canal St, as a Village municipal parking lot and an area for a public plaza providing a new access point to the unique natural features of the High Falls Conservation Area.

1. What was your overall impression of the Philmont Rising community presentation?

2. What was your take-away from the Community Center site presentation?

3. What was your take-away from the Canal St site presentation?

Done

sa1 site

- + accessibility important
 - + no crazy docks
 - + keep emergency vehicle access along lake drive
- + yes, to closing street traffic on lake drive in front of site

community center

- + provide clean and dirty work areas in community center
- + no need for onsite equipment storage, since DPW provides
- + existing center could be used for bike repair, cafe, boat rental
 - + gorgeous design
- + good to build community center further back from water

sa2 site

- + maximize parking & make easy to plow
- + easy walking access from Main St and Summit St
 - + find good use of historic storage building
- + showcase industrial sites, mill ruins, spillway, waterfalls
- + draw people from main st with elements that signify something is happening
 - + direction not as clear as sa1
 - + need memorable view from Main St
 - + like the idea of opening up windows in historic storage building
- + maybe storage building could be Columbia Co Land Trust paired with Philmont Visitor Center/History Museum
 - + coffee shop would be good
 - + estimated parking for 80 seems high
 - + need consideration for 11 Canal St loading

survey responses

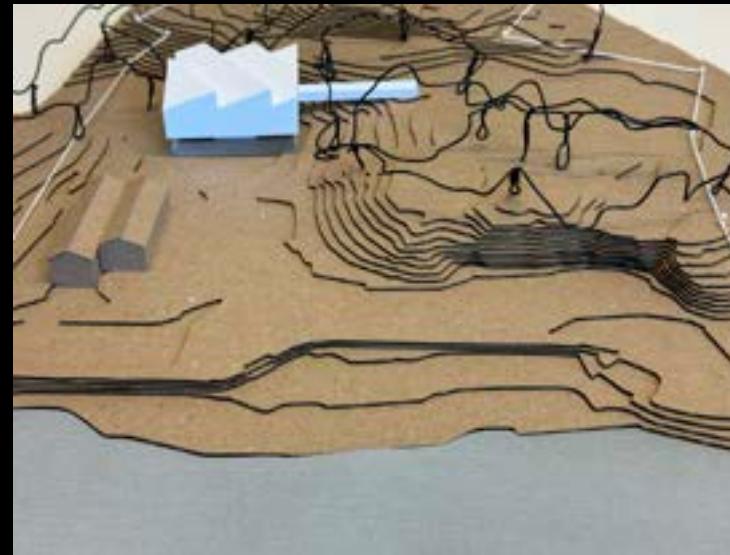
nearly all feedback positive - “appreciative, exciting, inspiring, impressive”

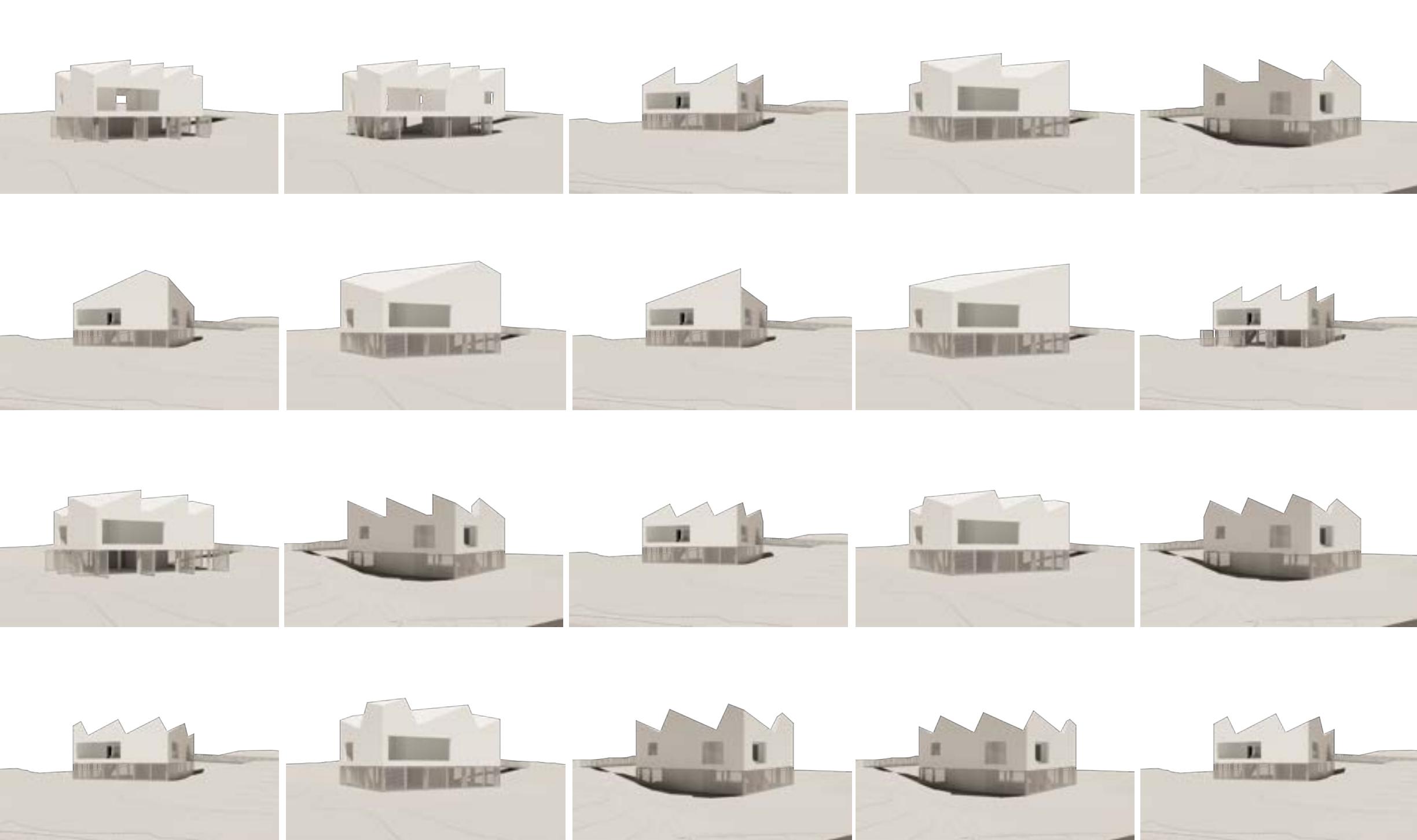
sa1 site

- + favor new center, but keep existing building to reduce waste and promote circular economy
 - + use existing building for bike rental, cafe, or bike repair
- + large circular dock would diminish natural beauty of Summit Lake...
 - favor small dock
- + monitor water safety with use of life jackets & safe boating practices



4/12/24 community zoom
in-person at community center - about 20 people in attendance





process tests
massing/skylights



process studies

quick tests showing community center with cedar and metal mesh enclosed lower level, nighttime



simple forms
precedents of site furnishings that provide seating and shade



terra cotta tile



plywood
finish

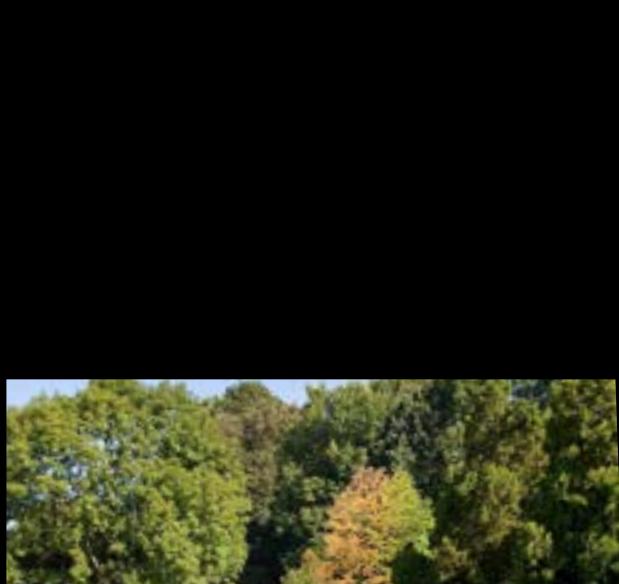


straw
construction

sustainable interiors & exteriors with a sense of place
community center precedents



concession stands/ice cream
could be privately run from the original section of the existing community center



permeable surfaces
precedents of permeable, accessible surfaces



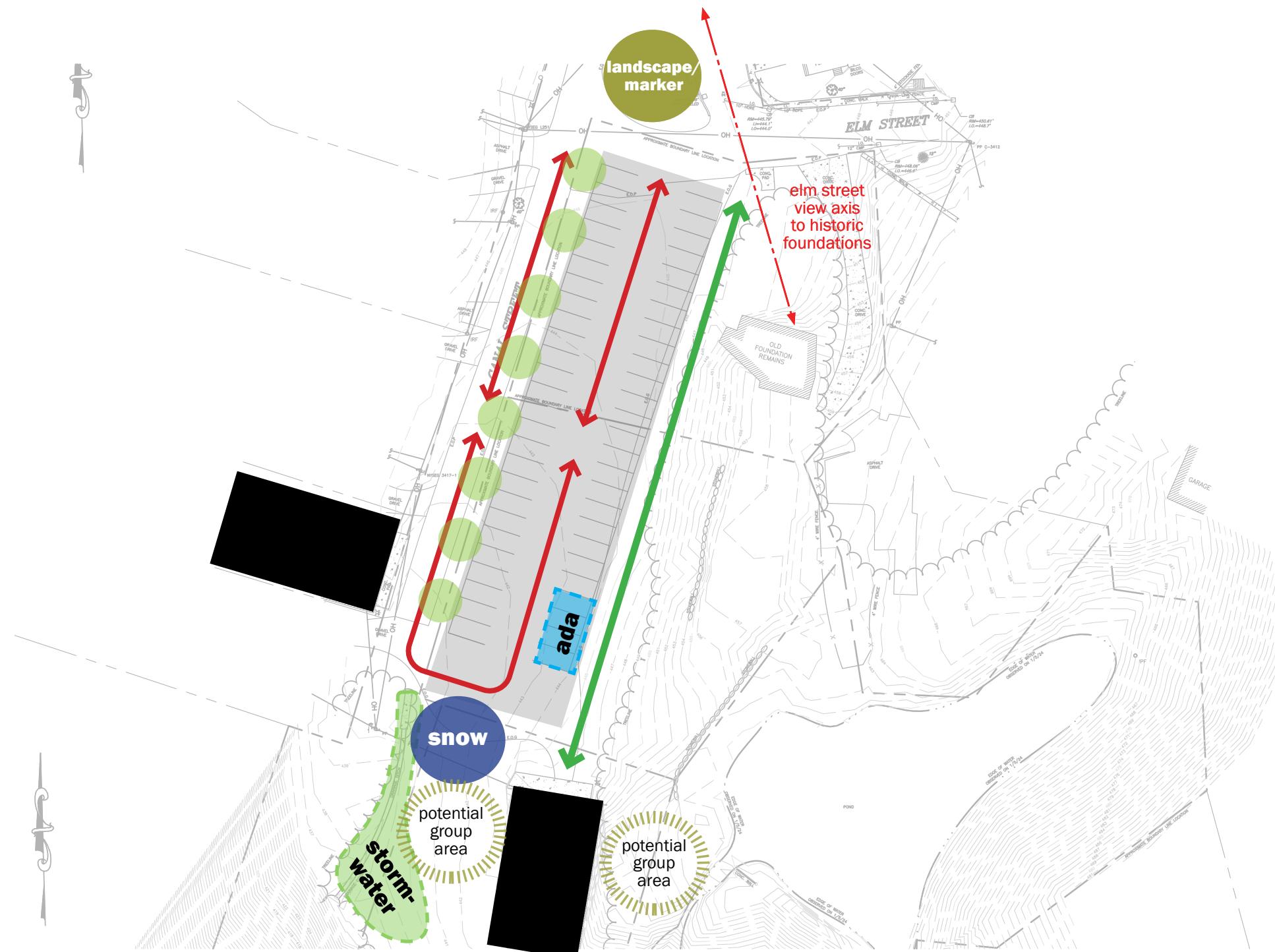
paths & information
precedents of raw, rough & more finished trails



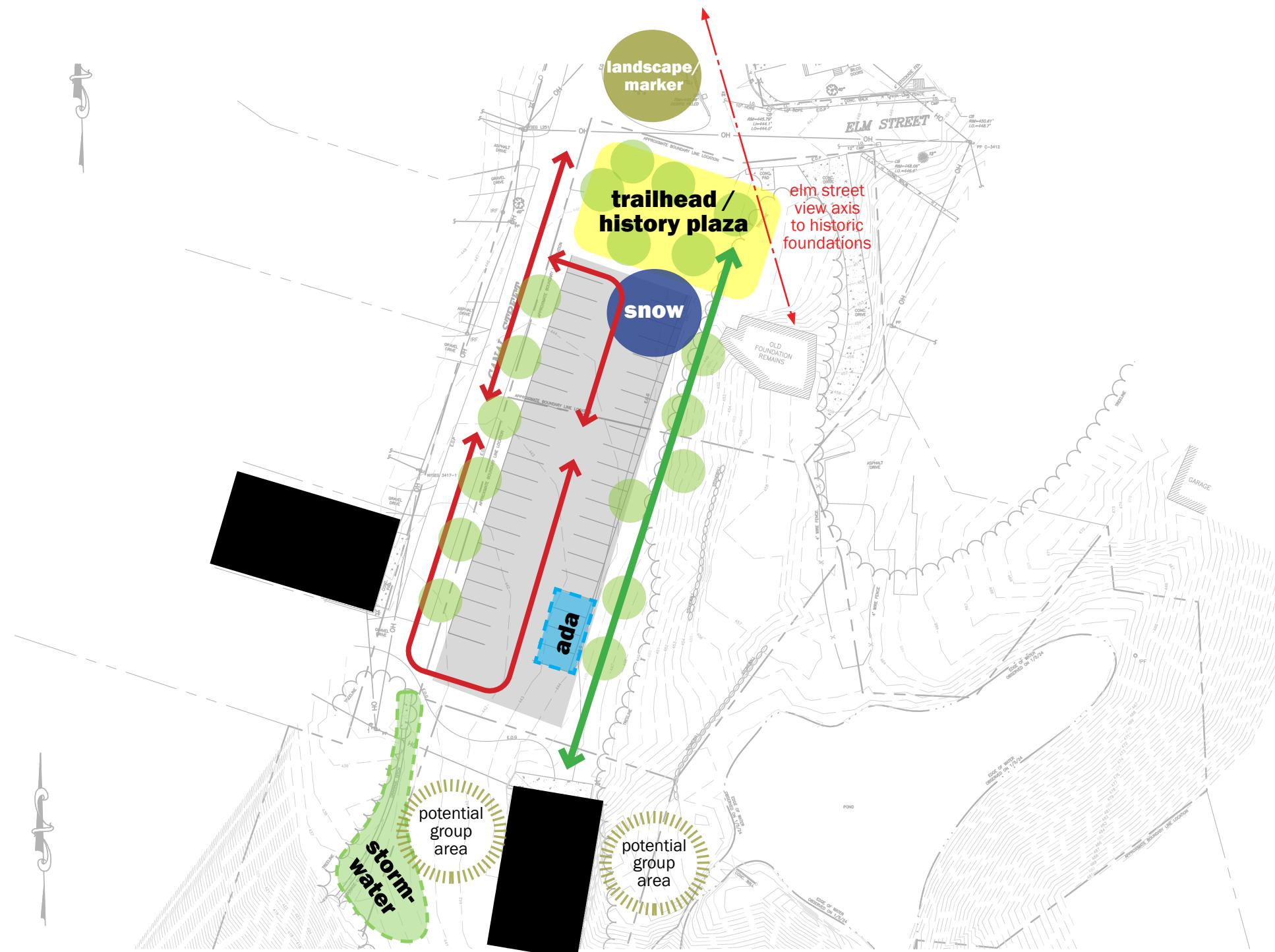
1 permeable pavers, 2 grass pavers
3 pervious concrete, 4 porous asphalt

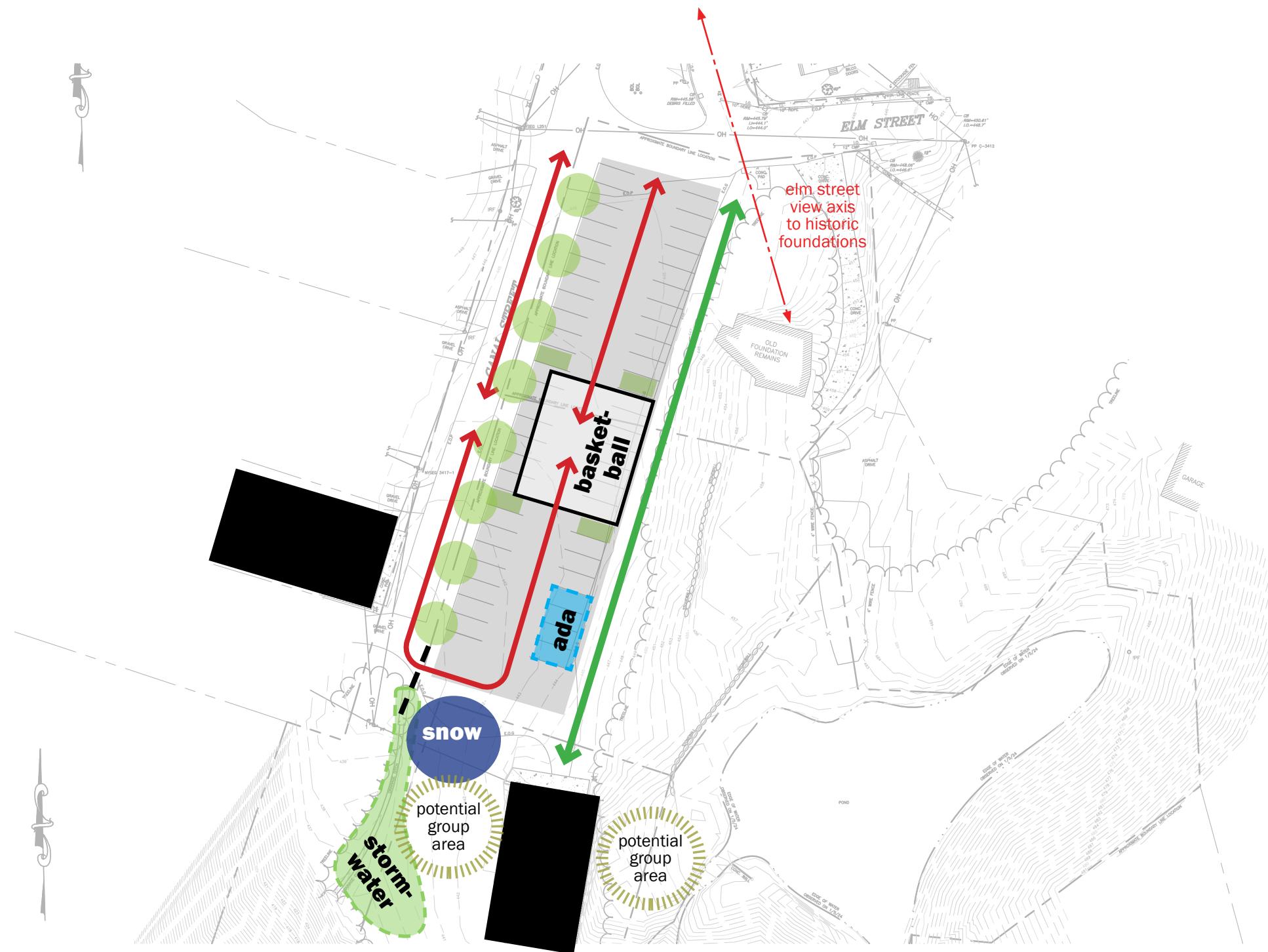


plowable, permeable parking surface within landscape
chip seal, permeable asphalt, pervious concrete true grid pavers



parking study 01a: 51 cars
one double-loaded lane - maximizes number of vehicles



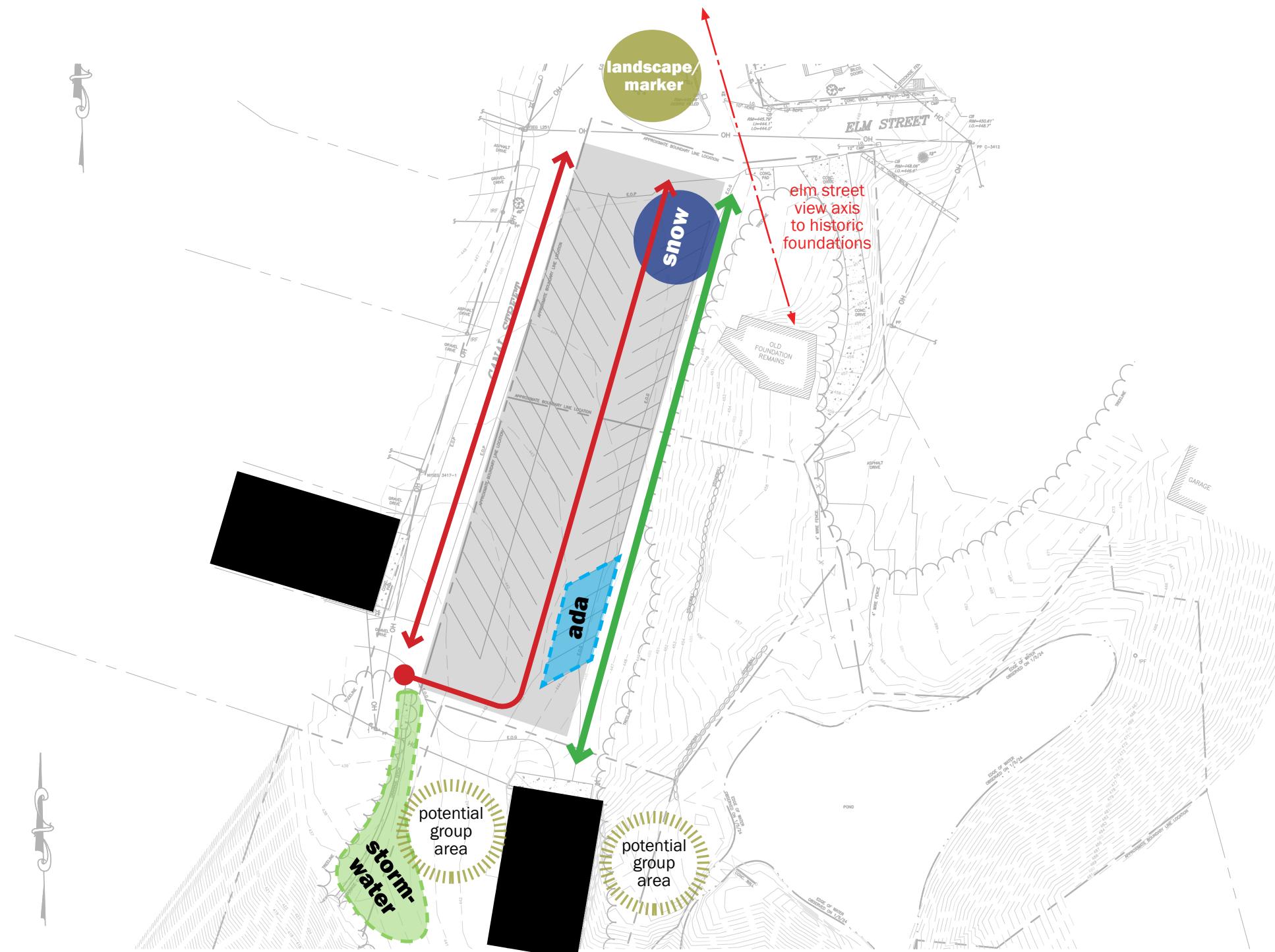


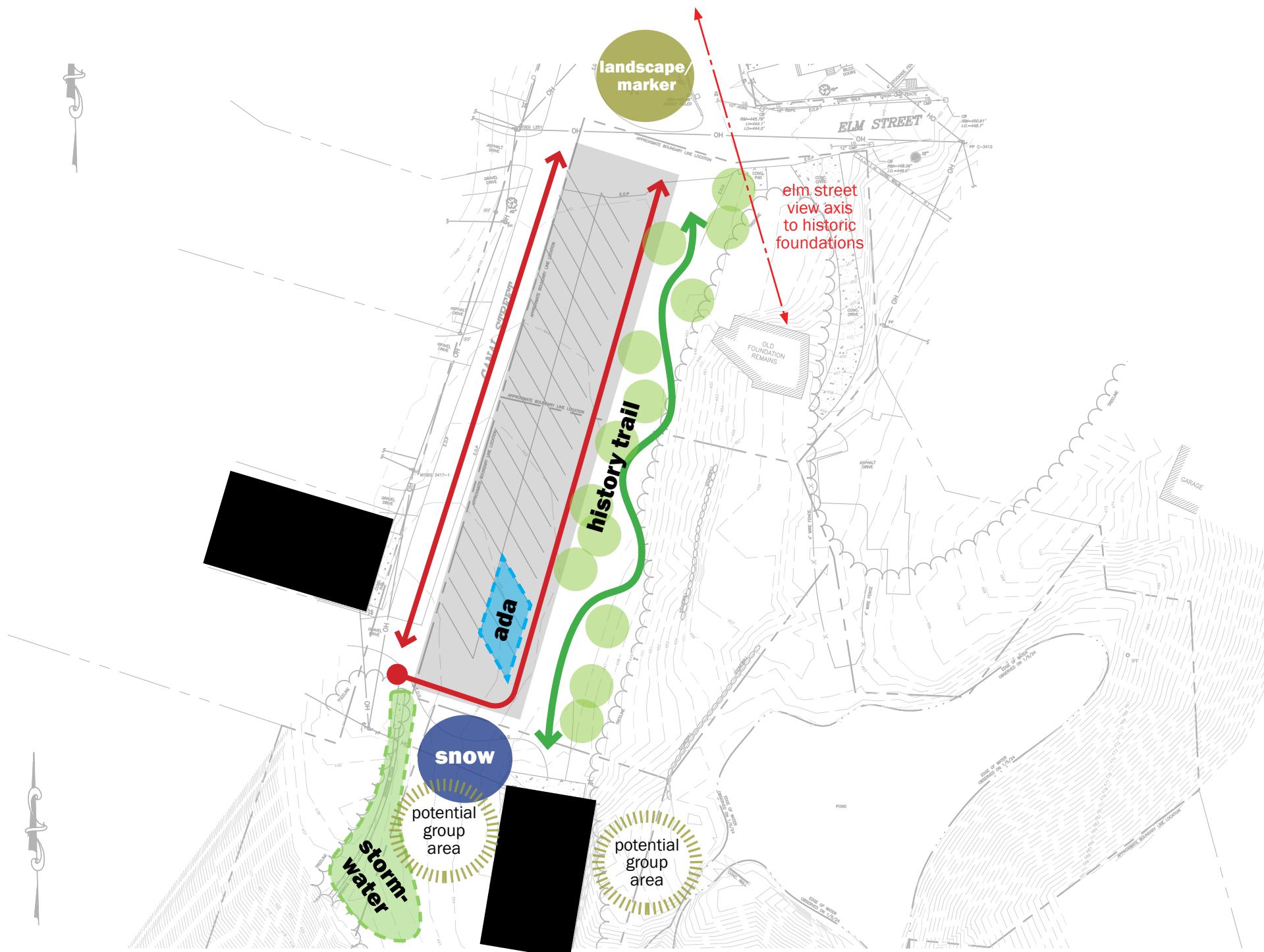
parking study 01c: 47 cars

one double-loaded lane - sports court cross-use

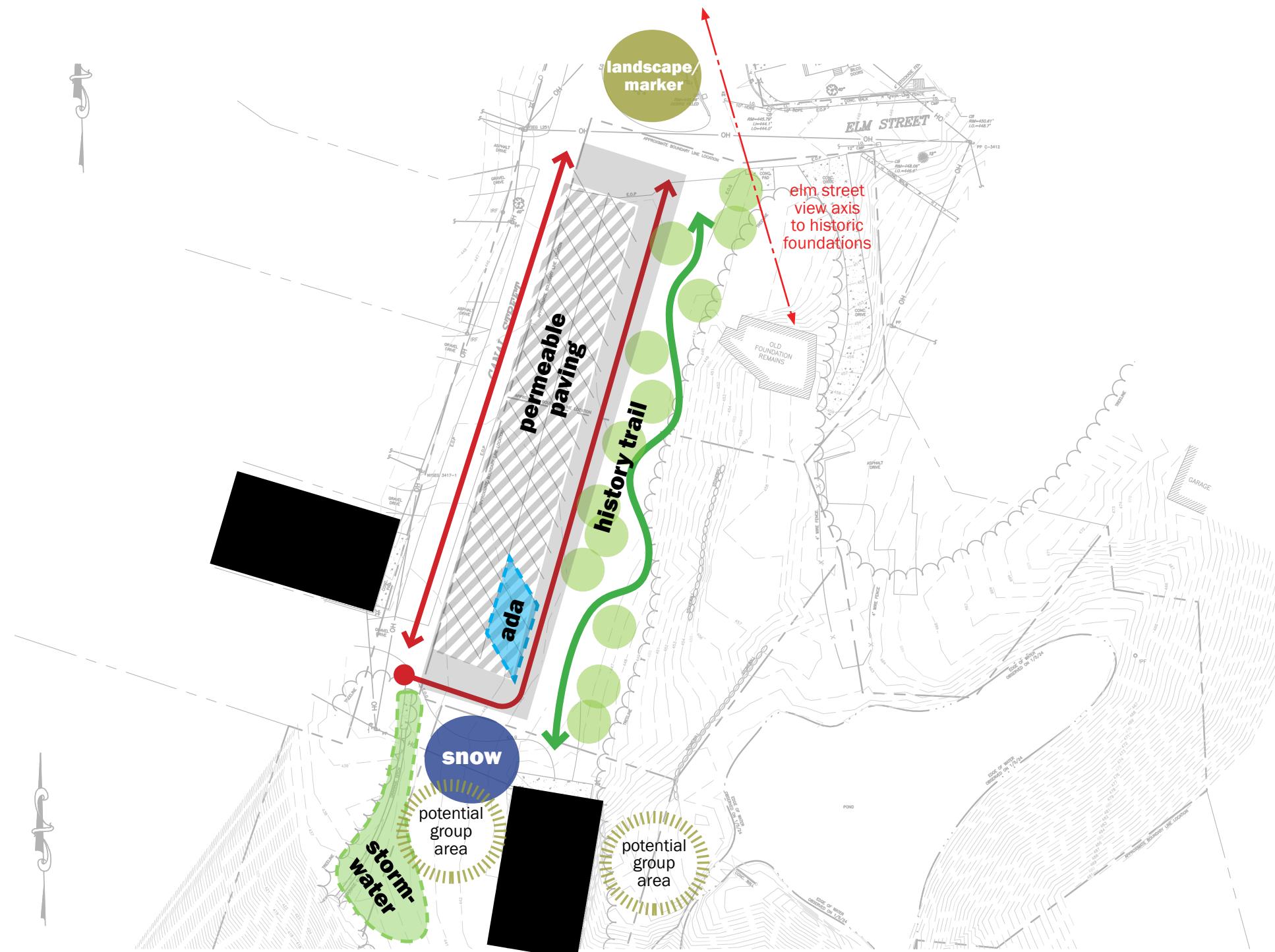


cross-program parking
precedents of parking surfaces combined with sports courts



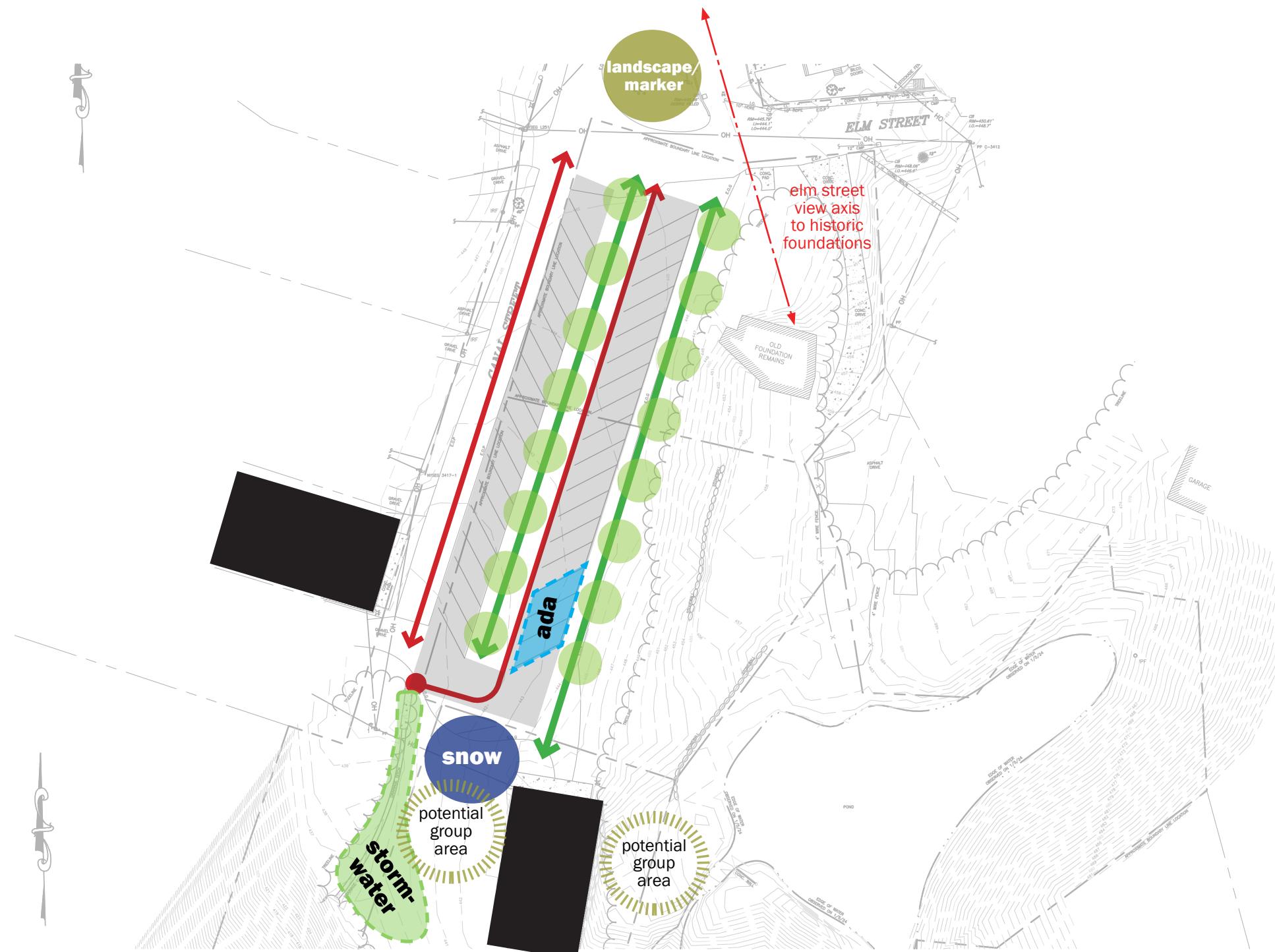


parking study 02b: 33 cars
angled parking island with loop circulation & landscaped history trail



parking study permeable paving

all options can incorporate permeable paving to help slow runoff



parking study 02c: 33 cars

landscaped, angled permeable paving parking loop & landscaped history trail



community center footprint test
full size staked out in park - 52'x48' or about 2,500sf



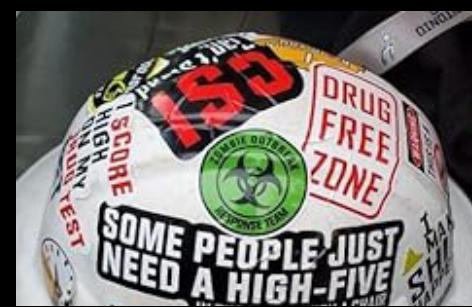
community center footprint test
full size staked out in park - view from southeast



community center footprint test
full size staked out in park - view from west



community center footprint test
full size staked out in park - view from north parking area



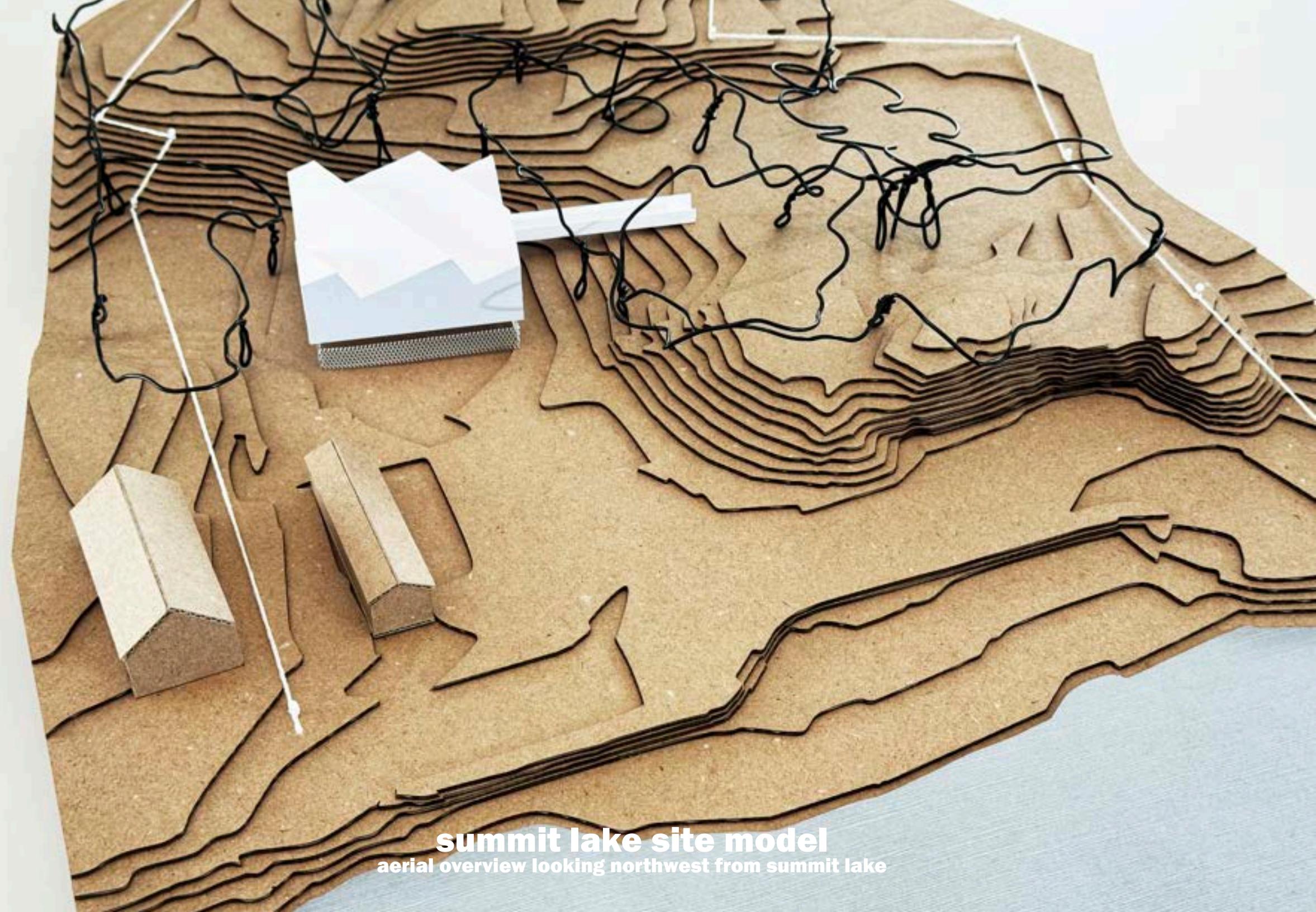
we need your input!
all thoughts and ideas welcome



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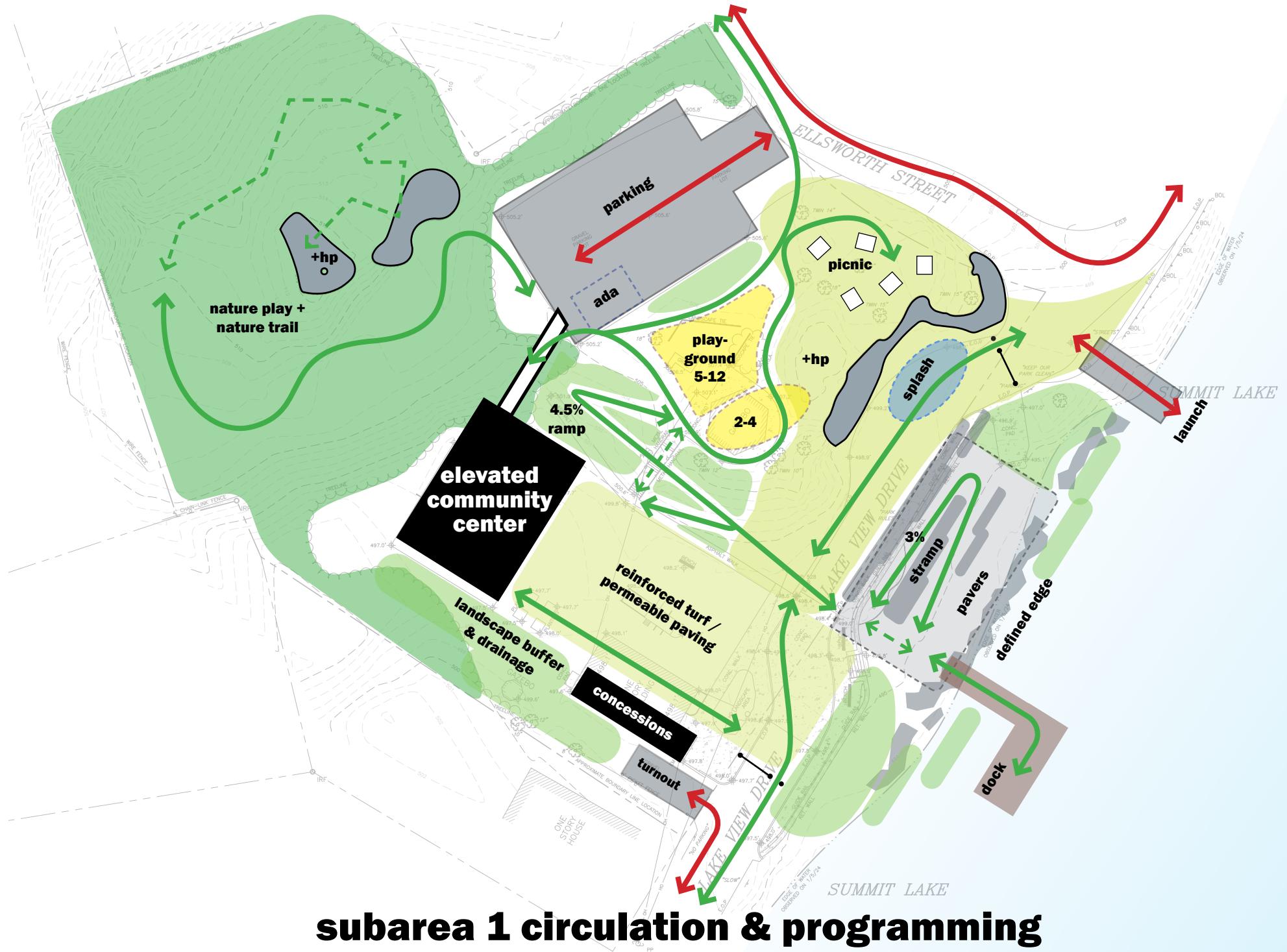
summit lake site model
aerial overview looking northwest from summit lake



aken mill site
aerial view looking south to mill pond & historic mill storage building



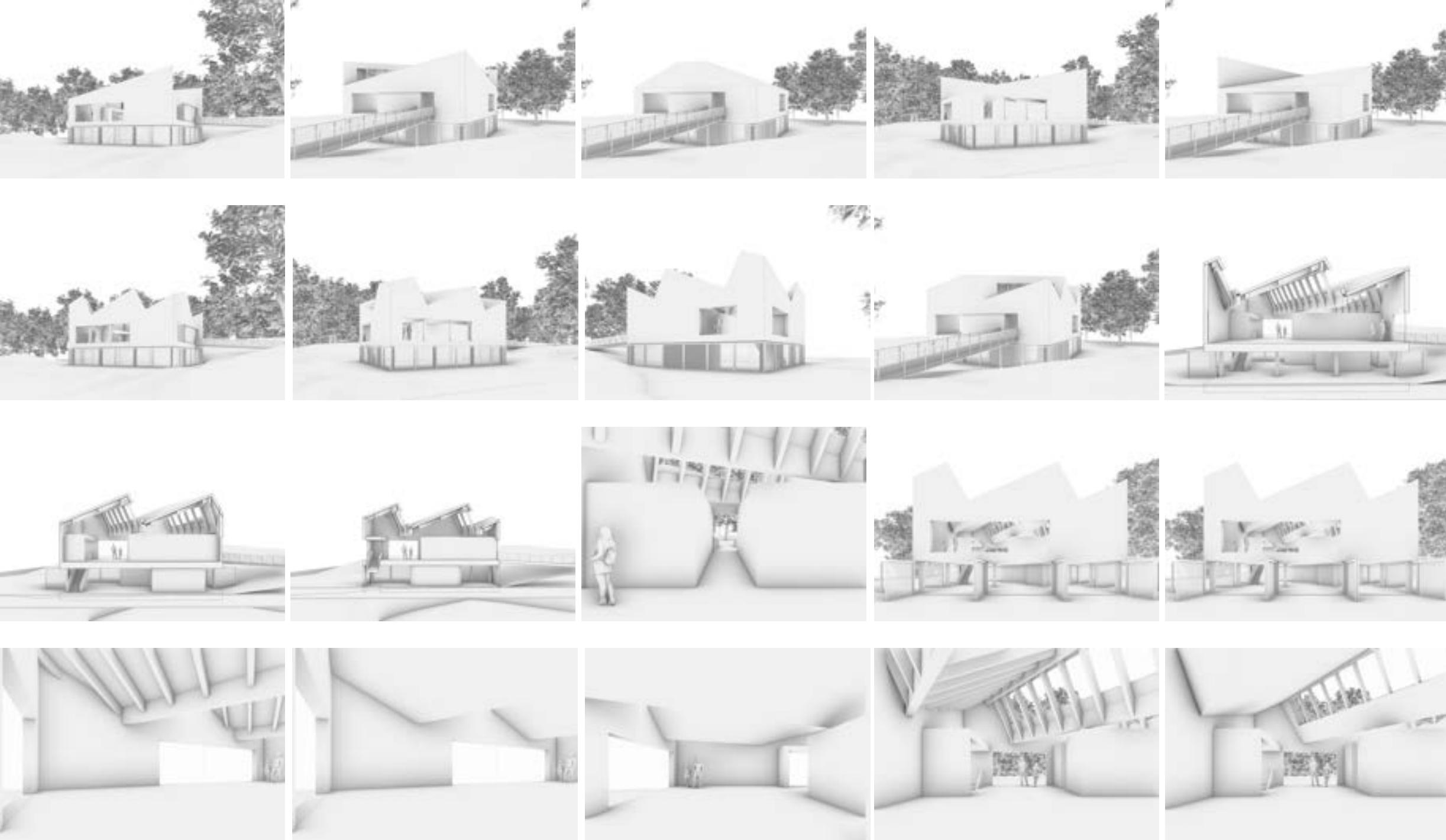
we need your input!
all thoughts and ideas welcome



subarea 1 circulation & programming



playgrounds & nature play
natural materials, all-ages, accessible



process tests
massing/skylights



process studies
quick test showing community center with wood interior



process studies
quick test showing community center with wood interior & exposed wood beams



process studies
quick test showing community center with wood interior & wood finish over beams

4/25 boa comm zoom
parse community input, set direction moving forward

5/28 boa comm in-person
present options based on 4/25 direction

6/27 public zoom
present fewer options based on 5/28 direction

7/20 public community day
display of concepts including any remaining options

7/23 boa comm in-person
present concepts displayed at community day & and share input

8/29 boa comm zoom
progress of set direction

9/1 scope to estimator for pricing

9/24 boa in-person
final concepts presentation incl cost estimate

10/11 community in-person
final concepts presentation incorporating comments from 9/24

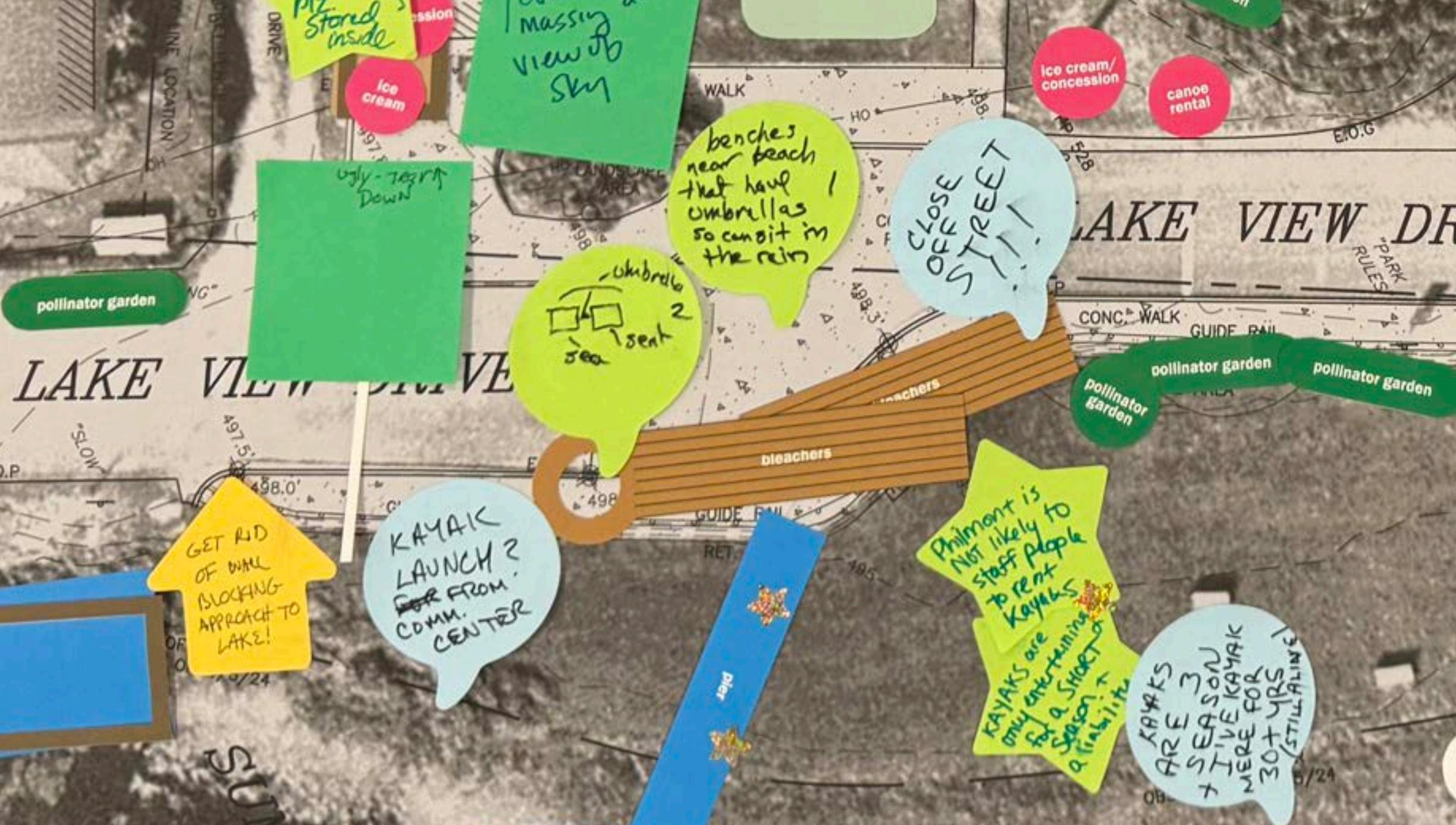
10/18 final concept submission

schedule look-ahead
key progress up-coming progress dates

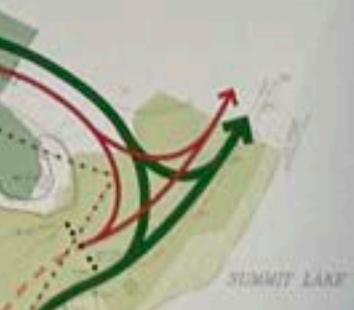
↑
draft documents
↓
final documents

waterfront access

- + modify or partially close lake drive
residence only between summit street & park
emergency vehicles only in front of park
- + provide canoe & kayak launch
align directly in front of community center
- + expand existing beach area
no sand beach
- + enhance views of lake with overlooks
place making with picnic areas
- + amplify natural character of waterfront
yes, use stone to provide stable edge



close street, remove wall at lake approach, kayak launch, question about kayak season/liability, shaded benches



traffic

lake drive creates a break in the park
perforated pavers can soften edges & minimize the sense of separation



lake drive creates a break in the park
reducing width of street or making one way north could reduce impact without full closure

waterfront park & playground

- + prioritize accessibility site wide
yes, important
- + take advantage of site & topographic variation
yes
- + create adventure playground in landscape
yes
 - + create sheltered picnic areas
need more feedback
 - + create walking trails & info kiosks
yes, accessible as practical
- + amplify natural character of entire site
yes
- + preserve possible future connection to elm street
need more feedback

Maintenance is
done by DPN.
You don't have
to create space
for equipment.

Ceramics
classes
fill up
quickly

Outdoor
Concepts

basketball court, picnic area, comfortable seating for enjoying view, dog park (if enough space), slide

basketball court, picnic area, comfortable seating for enjoyment, view, dog park (if enough space), slide

community center

general

+ modify/expand exg building or create new facility
new accessible facility set back on site
partial reuse of orig comm center for concessions

+ create strong, inspirational focal point

yes 

+ address intergenerational needs from within & outside the community

yes 

+ make fully accessible for widest spectrum of users

yes



+ provide adjacent parking, drop-off & loading areas

yes



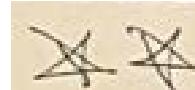
+ connect to main street with signage/kiosks

need more input



+ incorporate natural light from east and south

yes, skylights



+ create views of water and natural rock formations

yes, elevated view



HEAVY WORK
IE: CARPENTRY
CERAMICS
ETC
PART OF DOWN
B BELOW

ART, READING
CIRCLE,
KNITTING CIRCLE
FOOD
PRESSING
UPSTAIRS

CERAMICS

can the
community
center have
a fireplace
in the
center of the
room?

HANDS-ON
CLASSES ARE
THE BEST
ATTENDED

ADULTS +
KIDS NEED
ACCESS TO
HANDS-ON LEARNING

HANDS-ON
ACTIVITIES
ARE BEST
ATTENDED
(WORK HERE)
GOOD
WORK-
ING

WORKSHOP

COMMUNITY C

make

make

community

TO MUCH
GLASS OR
VIEW
OF LAKE
IS POSSIBLE

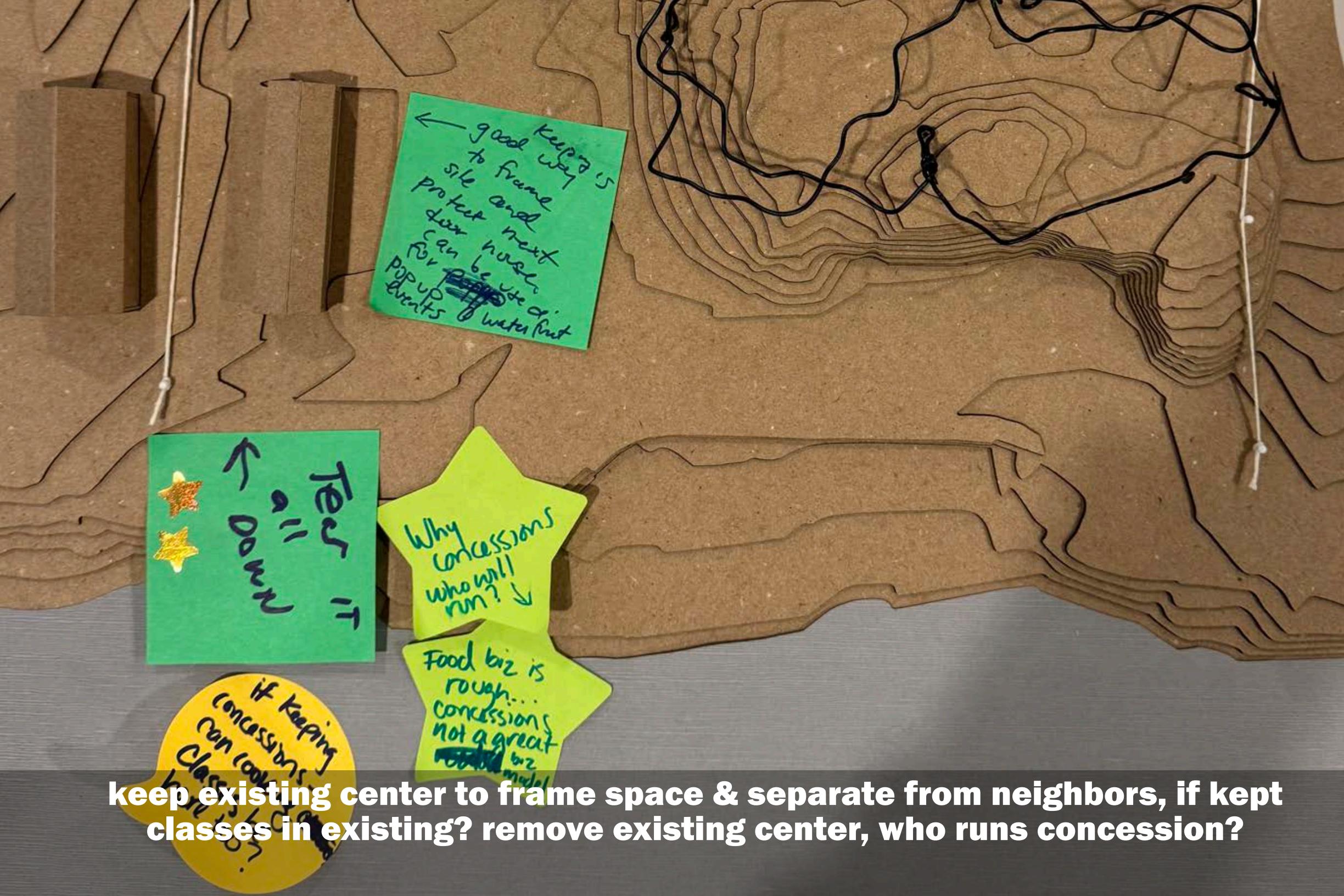
bridge

Maintenance is
done by DPN.
You don't have
to create space
for equipment

CERAMICS
CLASSES

carpentry, ceramics, reading, knitting, food, hands-on, adults & kids, storage below good, as much glass as possible to lake view, fireplace, access to west woods

SPACE FOR
BASKETBALL
COURTS



good kept is
to frame
size and
protect next
box harsh
can be used
for pop up
events

↑
Down
↑
Down
↑
Down

Why
concessions
who will
run? ↓

Food biz is
rough...
concessions
not a great
model

if keeping
concessions
concessions
can cause
Class 100

**keep existing center to frame space & separate from neighbors, if kept
classes in existing? remove existing center, who runs concession?**

community center

upper level programs & use

+ educational wkshp space for children, teens, adults

yes 

+ space for art & music

yes 

+ open exercise & physical education area

yes 

+ gallery for presentations with av capabilities

yes

*Why prioritize AV when the Library
can provide this?*

+ event space for range of activities, dinners

yes



+ cooking facilities & programs

yes

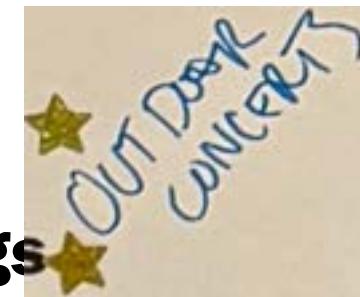


+ conditioned storage for multiple users

yes, need more feedback

+ toilets

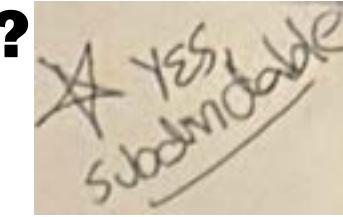
yes



+ size of open space/gatherings

need more feedback on average & max people

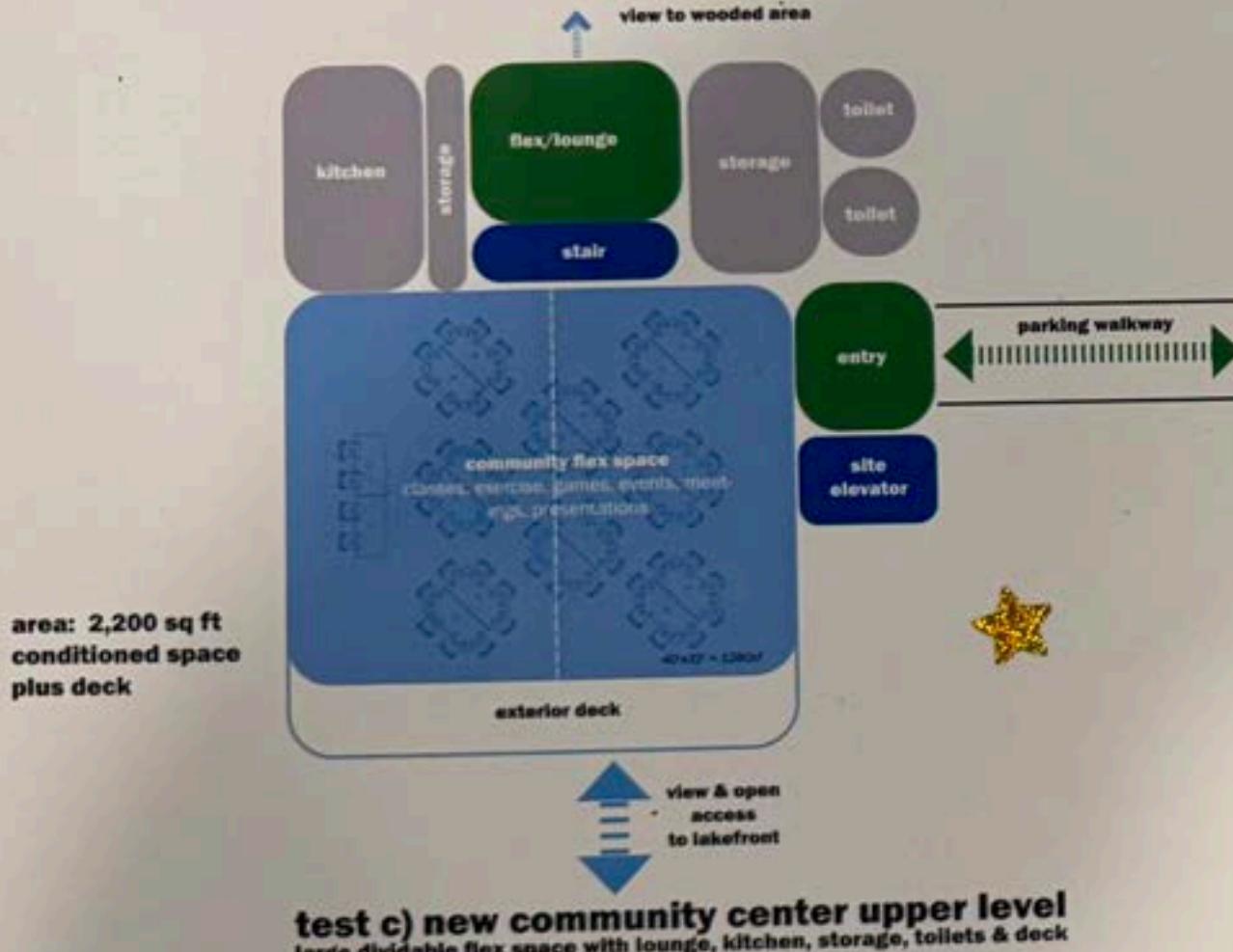
+ does space need to be subdividable?
provide clean & dirty work spaces
need more feedback



- how large each & functions anticipated?
- how separated - noise, dust?

**+ should there be a separate lounge for reading,
bridge, games, small group mtgs**
need more feedback
level of privacy?

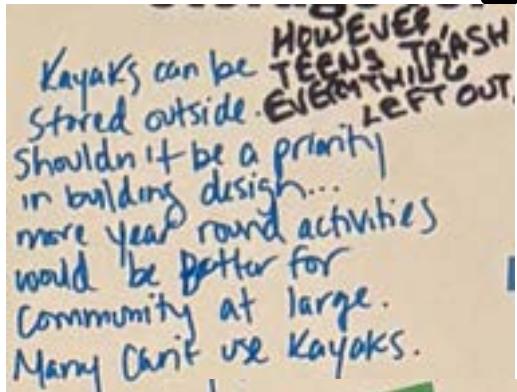


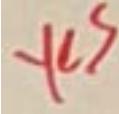


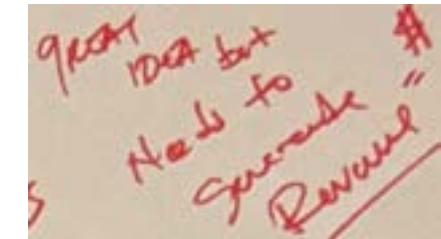
community center

lower level

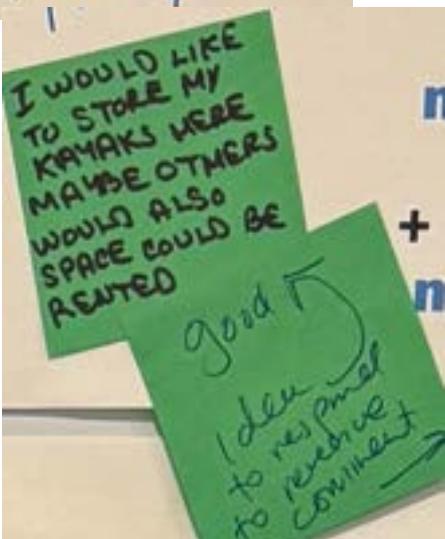
+ storage for canoes, kayaks, boats, life jackets
need more feedback



+ toilets  
need more feedback



+ changing area
need more feedback



+ conditioned storage
need more feedback

CLOSE OFF
FIRST FLOOR
for HANDS ON LEARNING

+ unconditioned storage
need more feedback

+ storage for maintenance equipment
need more feedback

I work at the center
and the Hands on
classes in ceramics,
wood, fiber arts
are the
best
attended programs.
Community Ceramics can bring LOTS of revenue.



+ ceramics facilities

need more feedback, extent, requirements?



+ wood working facilities

need more feedback, extent, requirements?

There is a wait list
for Ceramics classes at the
Community College.

+ other ideas?
need more feedback

DPW Maintains
the area. Not much
large storage should be
necessary.

I know someone
who can do an easy concept

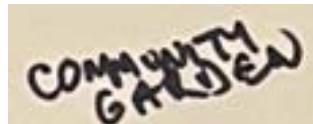
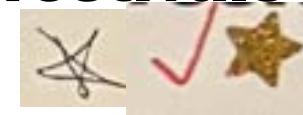
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close off 1st floor
make it year round
ceramics + wood work



area in front of center

lower level leading to water

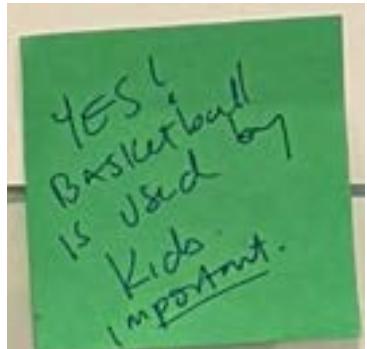
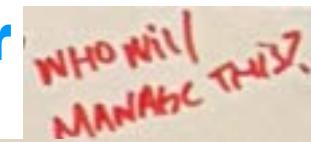
- + provide for pop-up, farmer market, festivals
yes, pavers, power, lighting



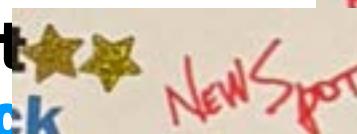
- + greenhouse
need more feedback



- + reinstate concession stand: coffee/food/ice cream
yes, reuse part of exg comm center



- + basketball court
need more feedback



like open green space to water, outdoor concerts, consider west view with new massing, greenhouse for gardening

other subarea 1 ideas

+ dog run

- TOO MUCH POOP

need more feedback, need?

Yes, but what happened to idea @ memorial field

+ ice skating

need more feedback, rentals?

memorial field
Hockey games Sunday
When are rentals?
4 miles from

+ ev charging

need more feedback

overnight parking
EV. Charge
C library

+ bicycle parking

need more feedback - how many?



subarea 2 history

+ incorporate on-site historic ruins in development 

yes

+ mark subsurface historic structure extents on site 

yes, explore

+ incorporate interpretive signage mill history

yes 

+ use historic brick buildings to frame site activities

yes

+ incorporate historic waterway trace 

yes, as practical

possible future expansion to other mill sites

no other water feature such as fountain

new/future building

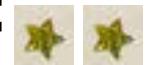
+ plan for future lease/private development?

no

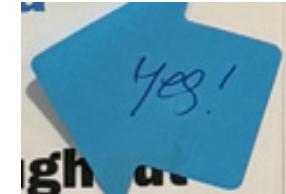
**+ provide for uses including craftsman, light
industrial, healthcare, offices**

no

community plaza & parking

- + **create outdoor civic space for a range of activities**
maximize parking function
no dedicated plaza
- + **larger plaza for markets, events, community events**
no market infrastructure
events could happen, but not at expense of parking
- + **prioritize accessibility site wide**
yes, important 
- + **make visible connections with main street**
yes, important 

+ provide car parking with dropoff & loading areas
yes, at historic mill building
possibly at historic foundations area



+ incorporate landscape & planting throughout
yes, with snowplowing/snow piling strategy

+ ev charging 
need more feedback

+ provide hvrt hub with bicycle parking & amenities 

need more feedback

- basic air/water station

- possible use for mill storage building

- extent of racks

- wayfinding/signage



connection to rail trail, summit mill, community center, highlight historic structures, mark history, public art, no to maximum parking - space for pedestrians, crosswalks

Preserve and highlight all of the remaining states. Consider showing where they existed.

water fountain
+ rest room

Planning

TREE
PLANTINGS
BETWEEN
ROWS OF
PARKED CARS

Double
stripe lot
with basket-
ball when
not full

Seating
area

34L 34H

possible use of existing pavement, drinking fountain & toilets, tree plantings btn cars, double stripe for basketball, who will be using - far from Main St

subarea 2 nature

- + amplify natural character of site & surroundings
 - yes**
- + take advantage topographic variation
 - yes, maximize accessible routes**
- + highlight adjacency to high falls 
 - need more feedback**
 - respect private property boundaries**
- + create walking trails at mill pond, sluice & spillway
 - yes at mill pond & sluice**
 - spillway tbd: respect private property boundaries**
- + create scenic overlook(s) & preserve possibility of future paths/overlooks
 - yes**
 - respect private property boundaries**

historic storage building

+ incorporate in plan as historic activity anchor
yes

+ take advantage of position btn parking & nature
yes, need more feedback

+ public toilets
need more feedback



+ coffee shop, bike shop, artisanal wkshps, artist in residence, brewery, nature center?
need more feedback

- + possible accessibility via elevator/mezzanine connecting to adjacent eastside high ground

need more feedback

- how to integrate/coordinate with this project?

- + open historic windows 

need more feedback

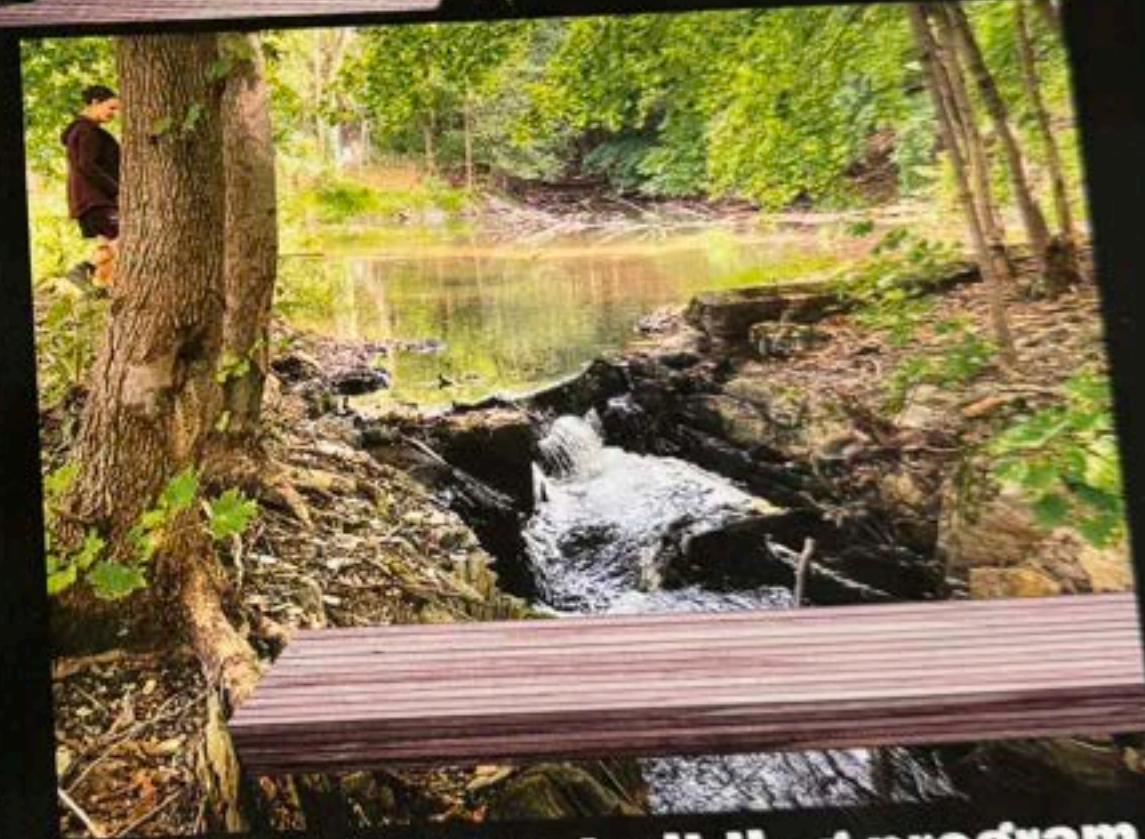
- how to integrate/coordinate with this project?

- + provide for possible building expansion to the west

no, but could be deck or plaza



concert, bldg for land trust center & philmont history/visitor center, art gallery, exhibition, eat & drink, yes! seating areas, remove roof/clad beams, open seating & play lawn on side, trails, small shaded benches, view points to gorge/waterfall, 3 season with no heat, connect to High Falls trail via bridge, yes to trail & pond crossing



coordi

Love it! ↗

cess with storage building program
deck level accessed from within



water's edge
processes of natural, artificial, hard & soft edge conditions



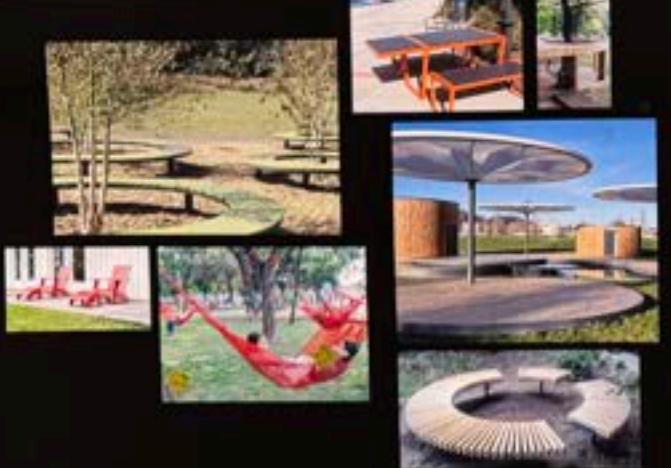
adventure playground
network of stations, site events and areas that foreground natural materials and use topography



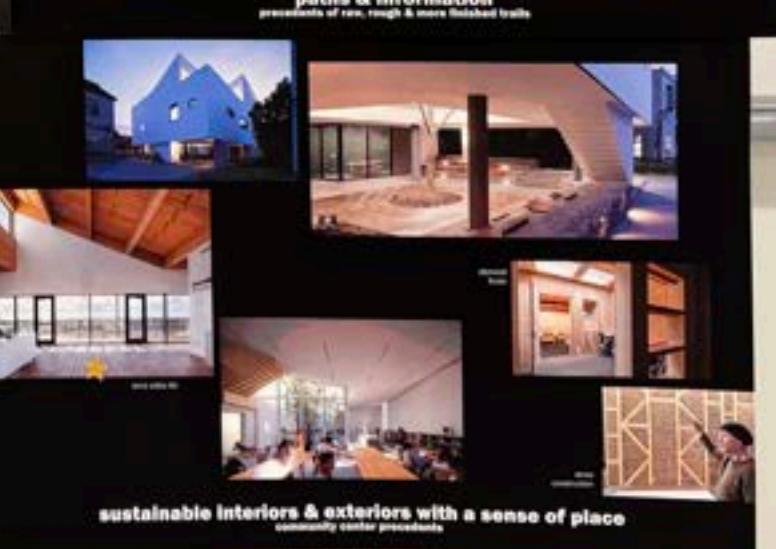
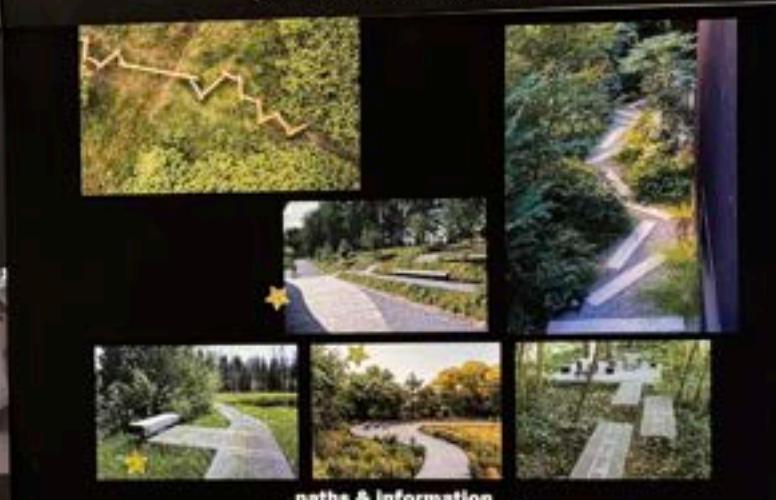
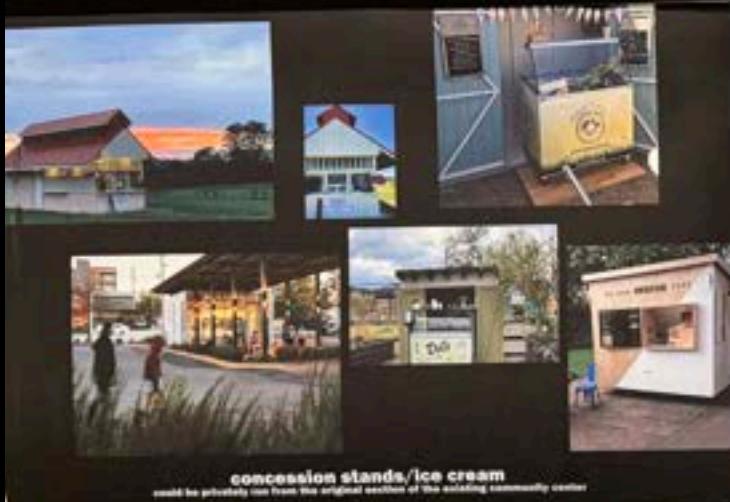
floating pier at waterfront
water access, fishing, hang-out, canoes, kayak, paddle boats, skating



weave-in seating & accessible path at level change
integrate landscape to make accessible paths to waterfront









philmont rising

VILLAGE OF PHILMONT, NY
PHILMONT RISING - BOA PRE-DEVELOPMENT ACTIVITIES

BOA COMMITTEE MEETING PHL04: PROGRESS

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RICE+LIPKA ARCHITECTS
STARR WHITEHOUSE LANDSCAPE ARCHITECTS & PLANNERS

04.25.2024