

# philmont rising

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

BOA COMMITTEE MEETING PHLO4: PROGRESS

RICE+LIPKA ARCHITECTS  
STARR WHITEHOUSE LANDSCAPE ARCHITECTS & PLANNERS

04.25.2024

VILLAGE OF  
**PHILMONT**  
NEW YORK



Department  
of State

**PBInc.org**  
Community-Based Revitalization



**This presentation was prepared with funding provided  
by the New York State Department of State under  
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

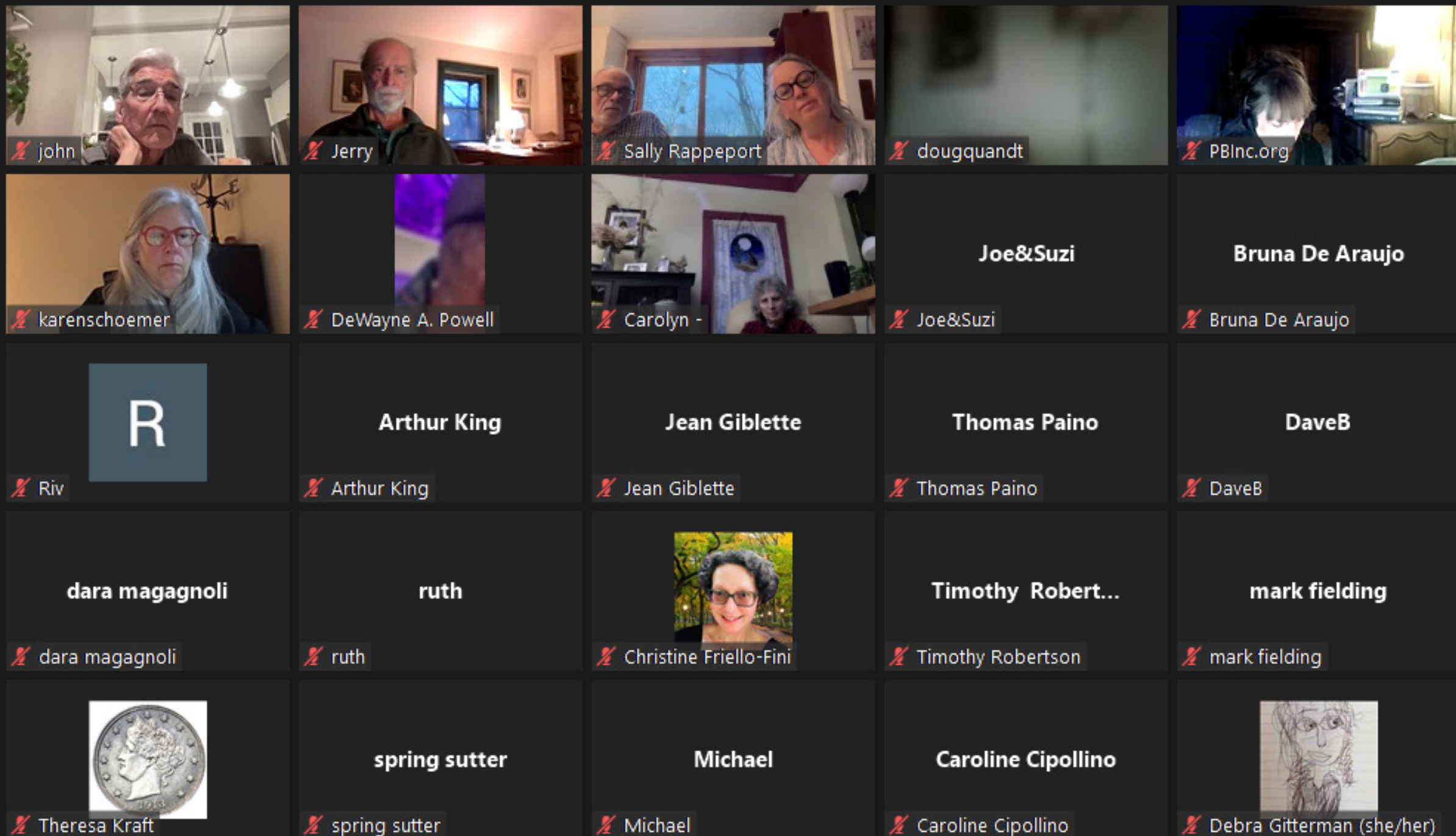
**3. Draft Concepts Schedule & Direction Confirmation**

- 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

Powered by  
 SurveyMonkey

See how easy it is to [create surveys and forms](#).

### 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

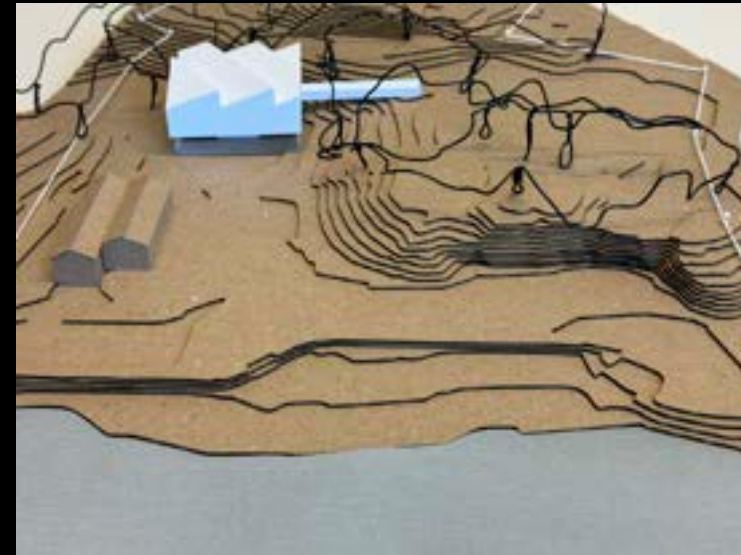
- + favor new center, but keep existing building to reduce waste and promote circular economy
  - + use existing building for bike rental, cafe, or bike repair
- + large circular dock would diminish natural beauty of Summit Lake...
  - favor small dock
- + monitor water safety with use of life jackets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

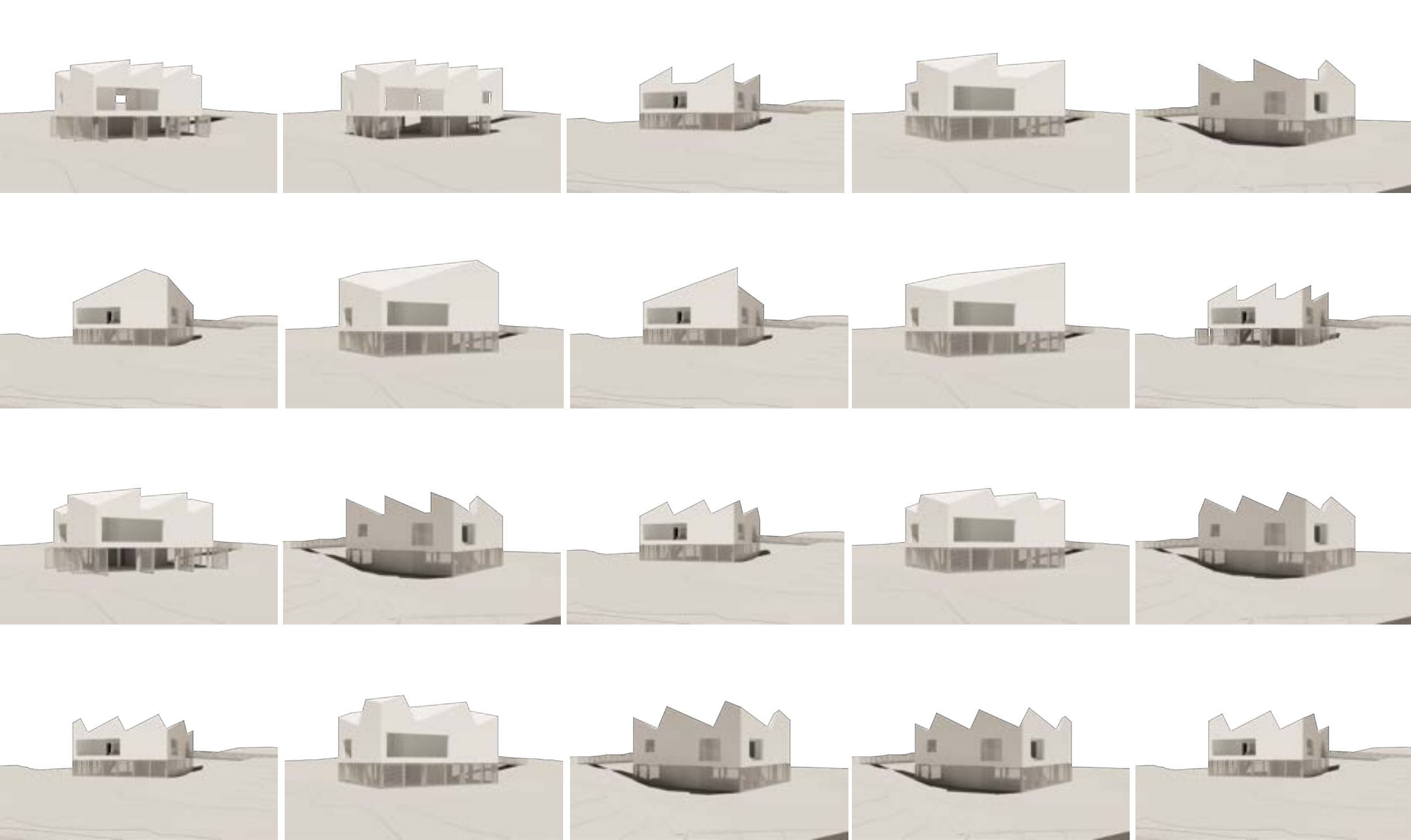




**4/12/24 community zoom**  
in-person at community center - about 20 people in attendance







**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

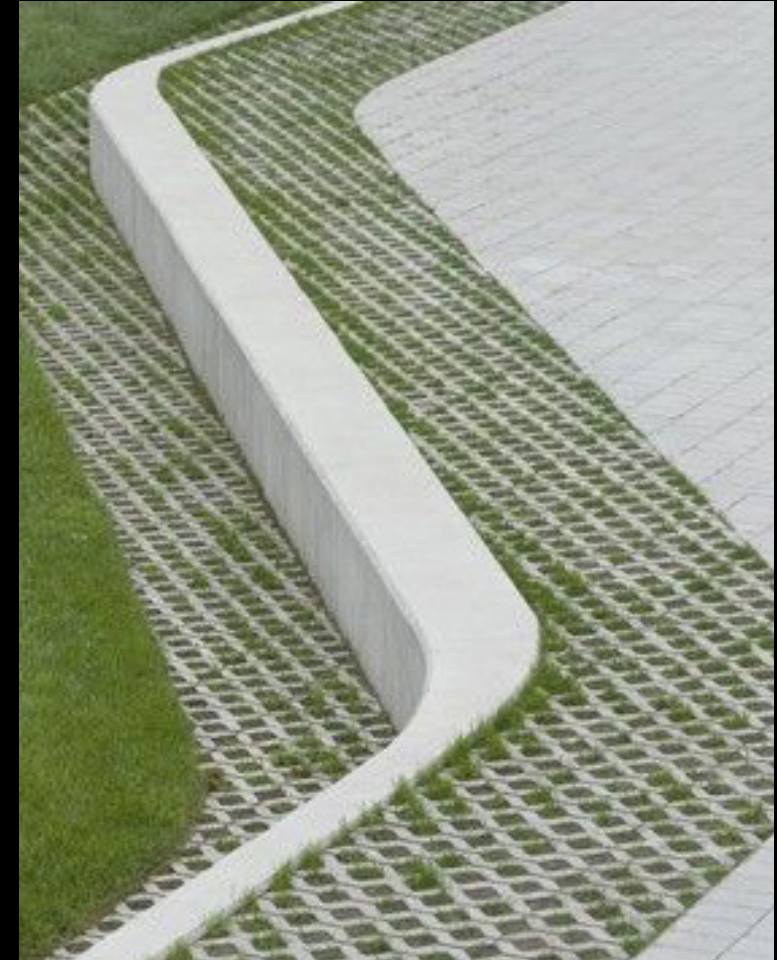


# **sustainable interiors & exteriors with a sense of place** **community center precedents**



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





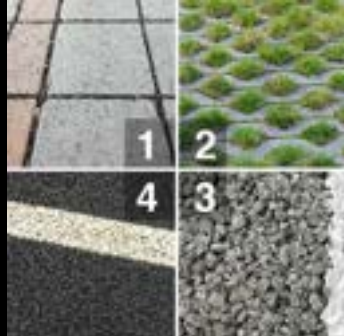
**permeable surfaces**  
precedents of permeable, accessible surfaces





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



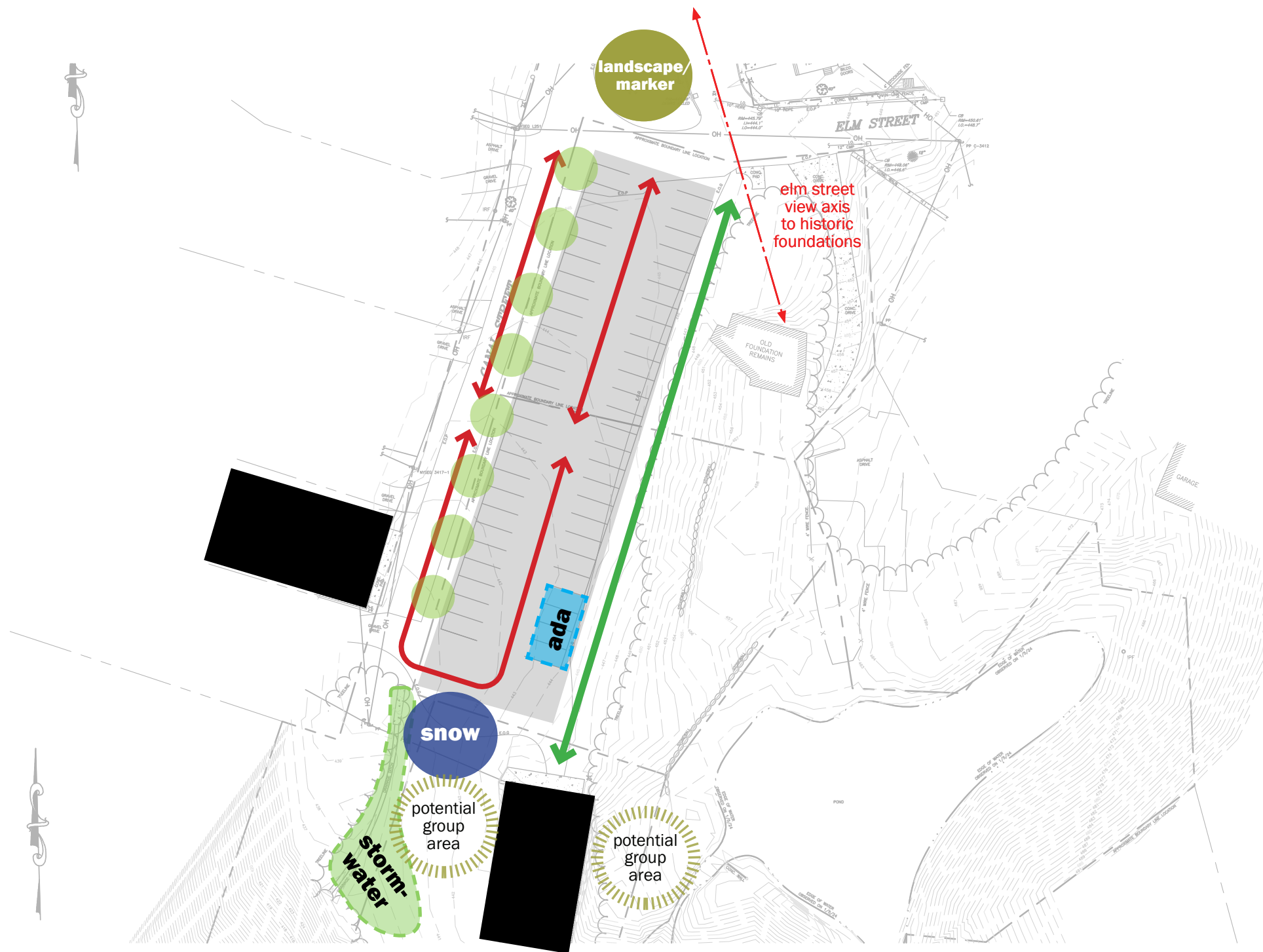


1 permeable pavers, 2 grass pavers  
3 pervious concrete, 4 porous asphalt



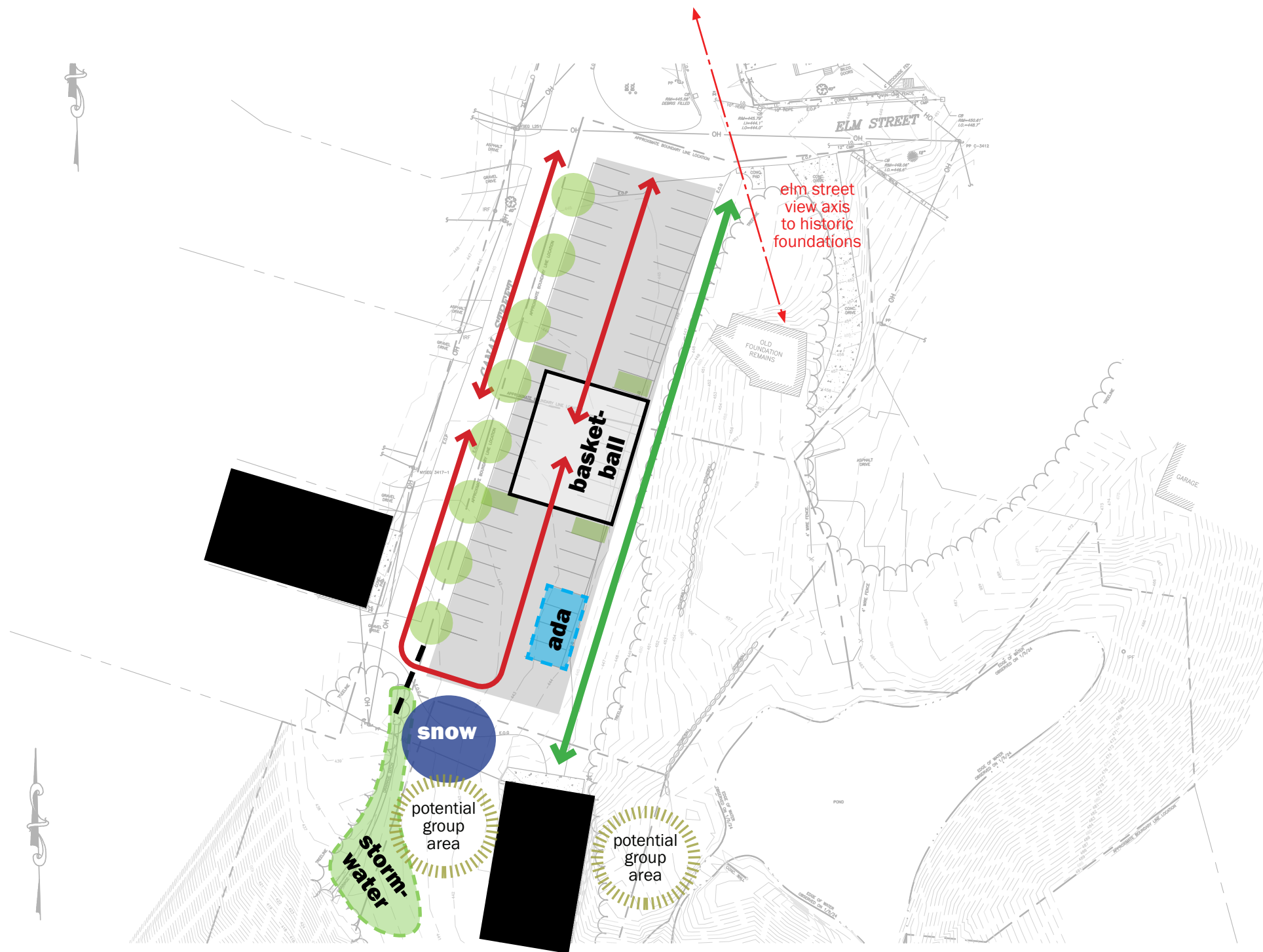
**plowable, permeable parking surface within landscape**  
chip seal, permeable asphalt, pervious concrete true grid pavers





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



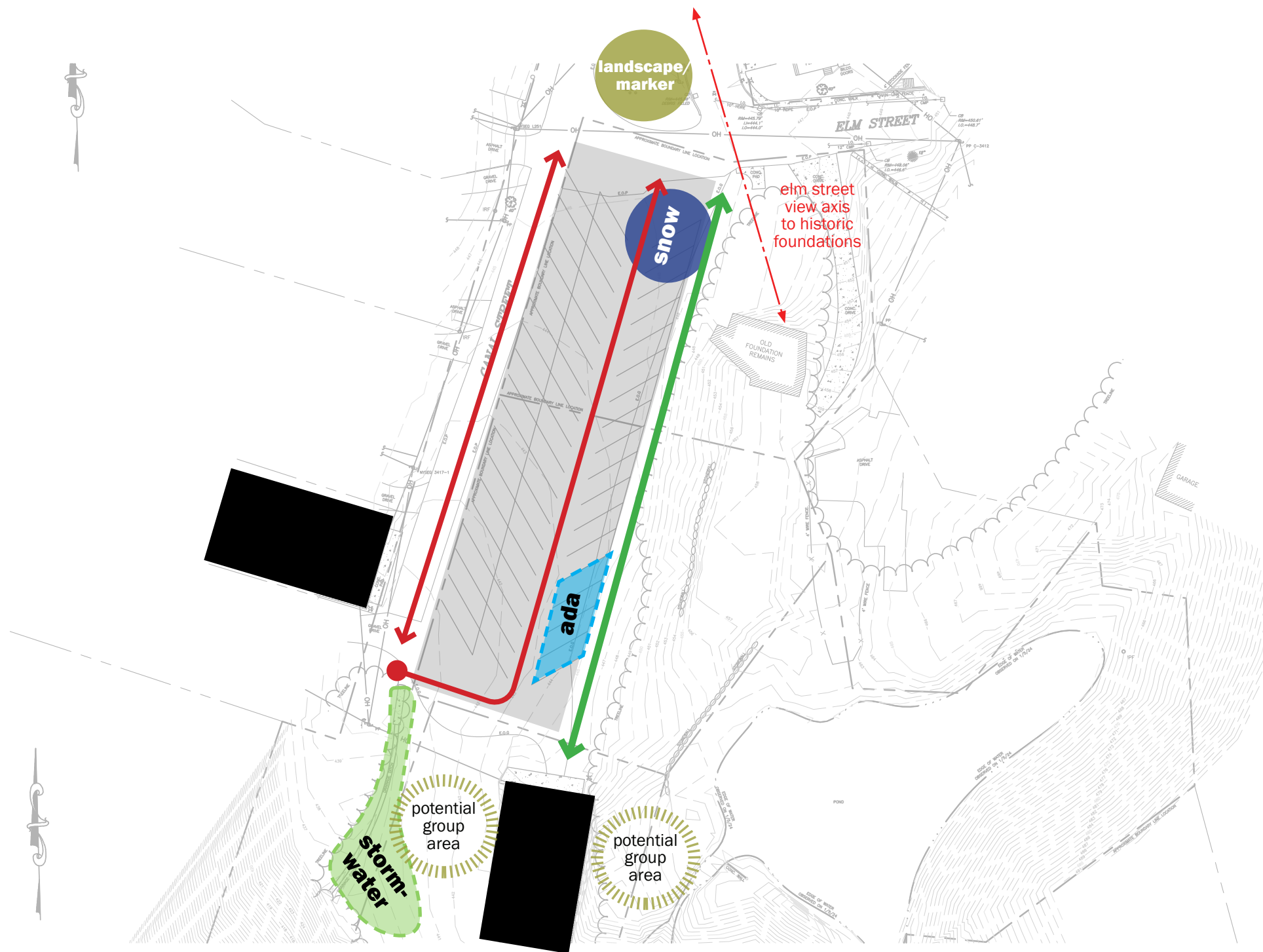


**parking study 01c: 47 cars**  
**one double-loaded lane - sports court cross-use**



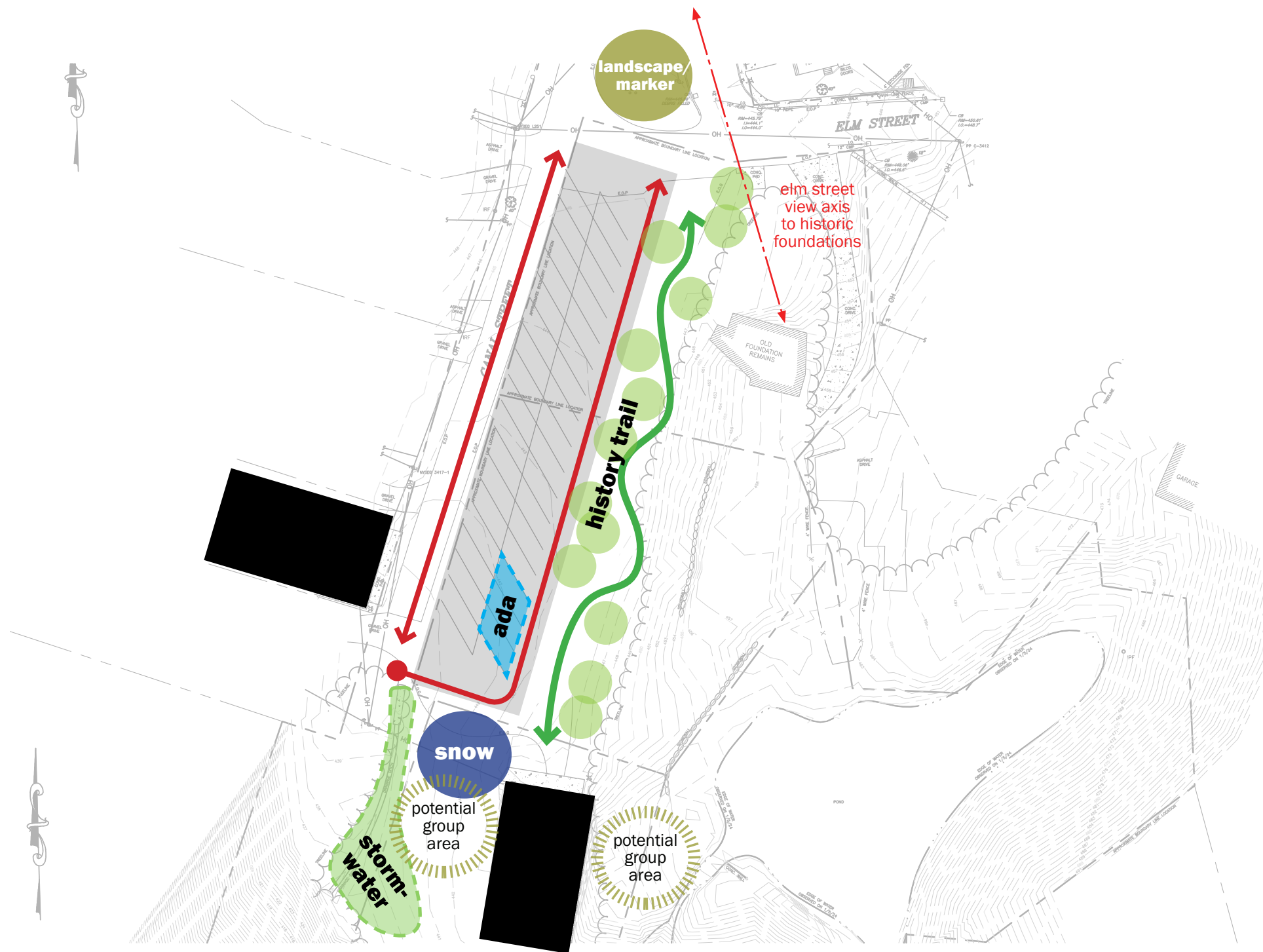


**cross-program parking**  
precedents of parking surfaces combined with sports courts

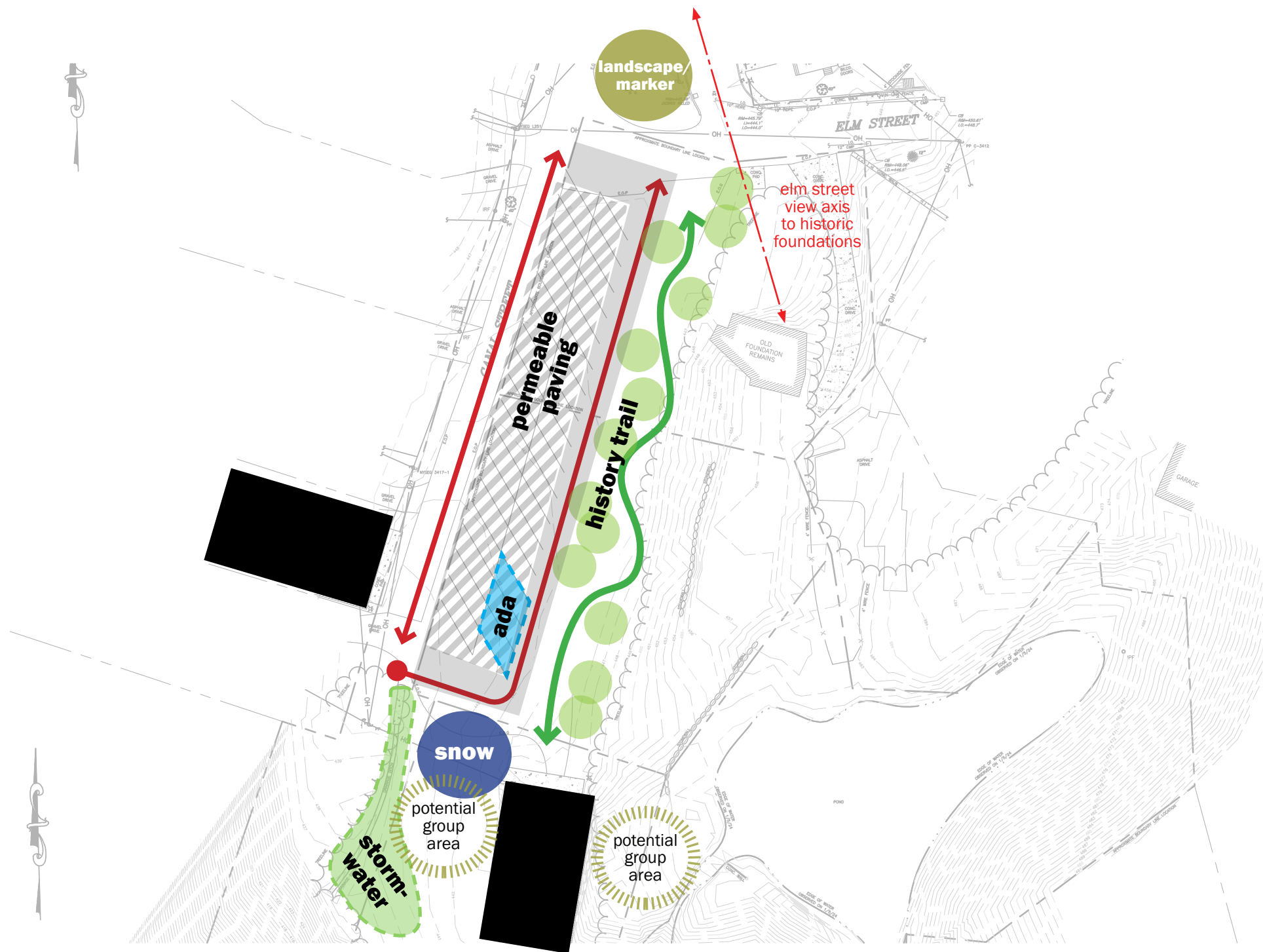


**parking study 02a: 50 cars**  
**angled parking with one single plus one double-loaded lane**





**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









**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





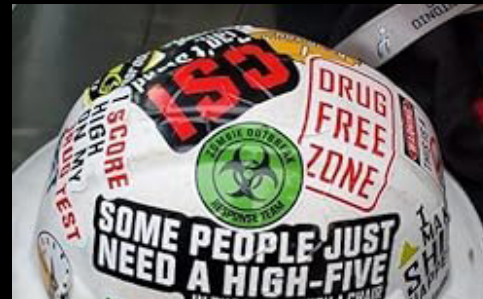
**community center footprint test**  
full size staked out in park - view from west





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





**we need your input!**  
all thoughts and ideas welcome





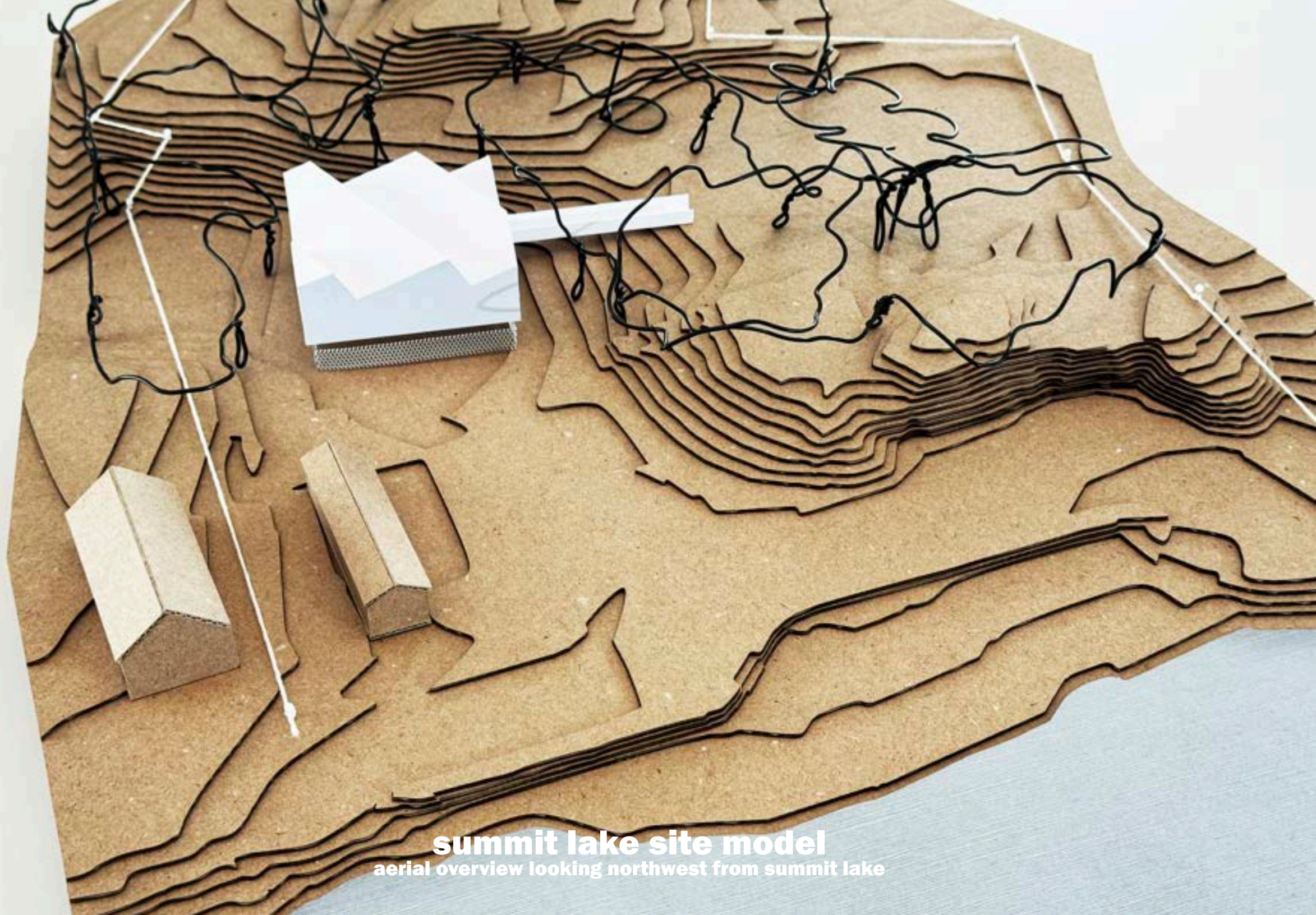
**we need your input!**  
all thoughts and ideas welcome





**we need your input!**  
all thoughts and ideas welcome





**summit lake site model**  
aerial overview looking northwest from summit lake





**aken mill site**

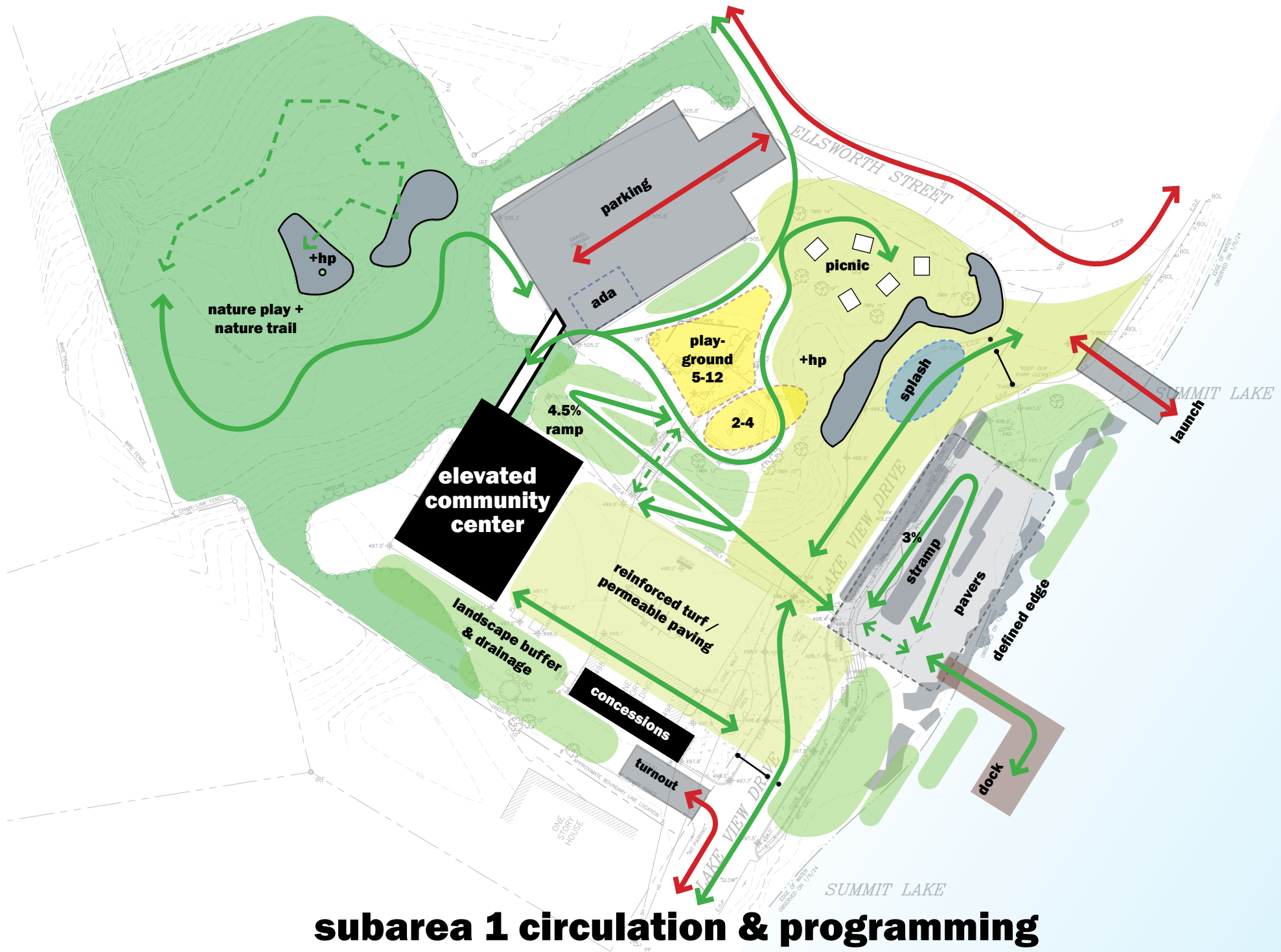
aerial view looking south to mill pond & historic mill storage building





**we need your input!**  
all thoughts and ideas welcome





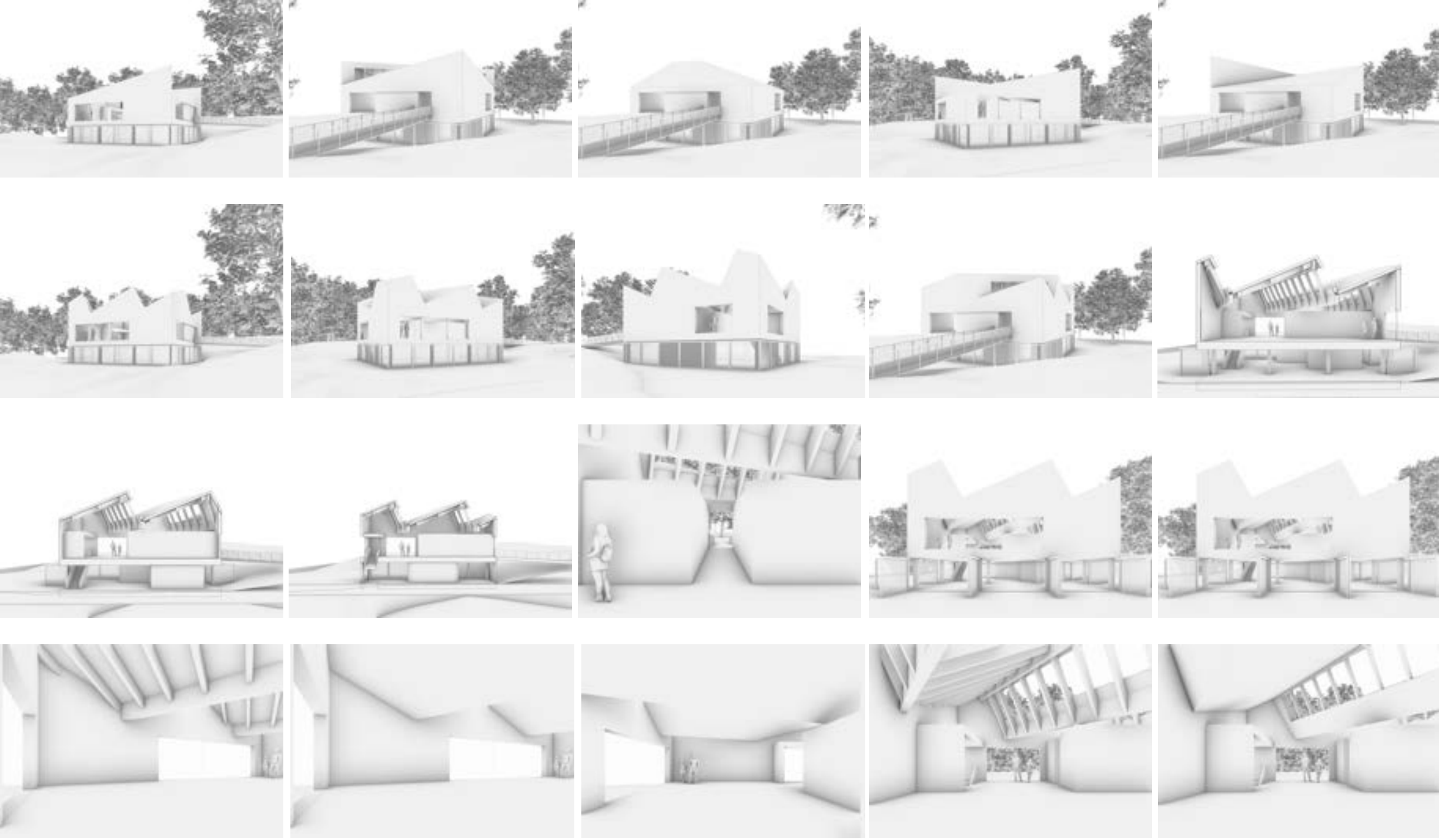
**subarea 1 circulation & programming**





**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**

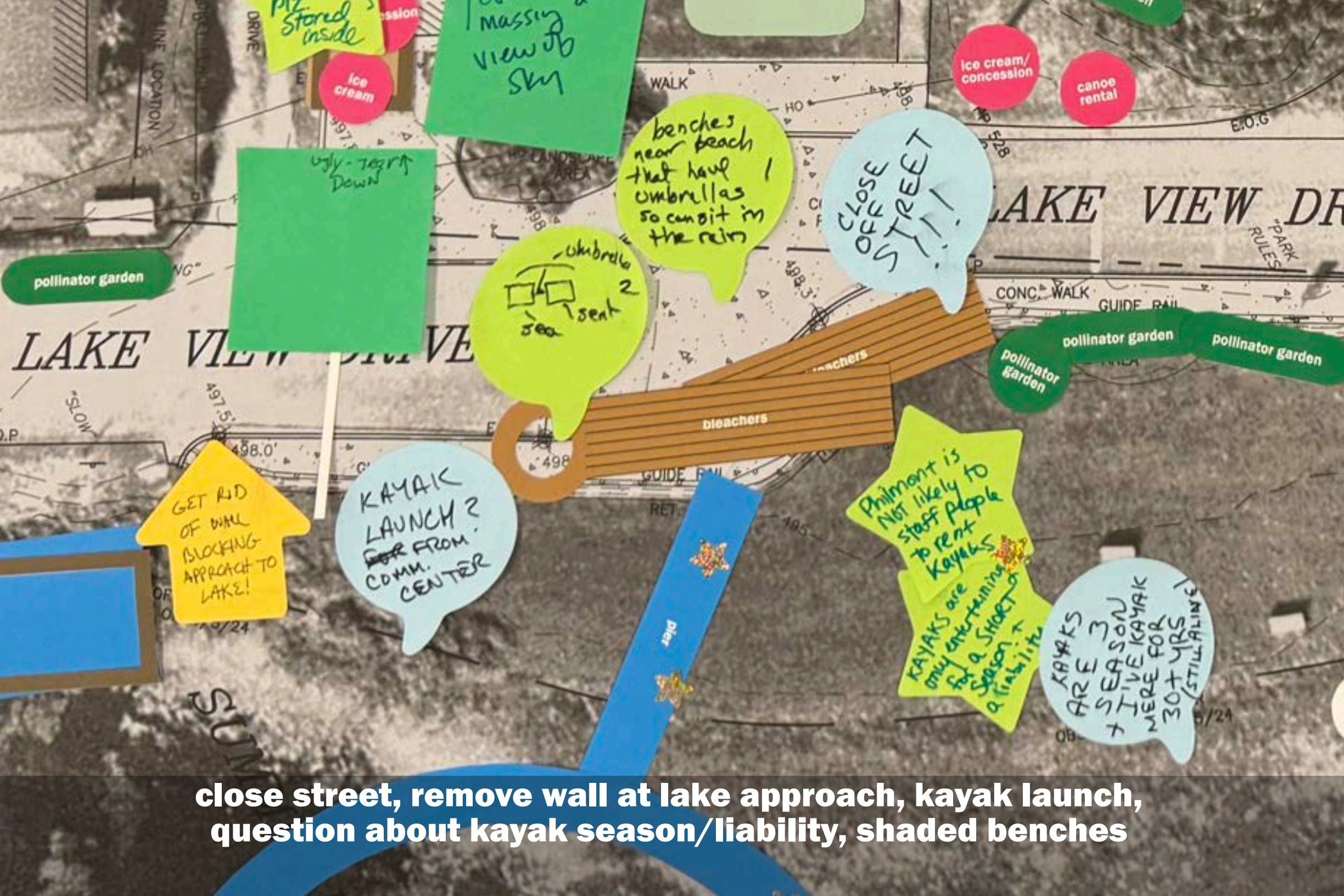
**+ provide canoe & kayak launch**  
**align directly in front of community center**

**+ expand existing beach area**  
**no sand beach**

**+ enhance views of lake with overlooks**  
**place making with picnic areas**

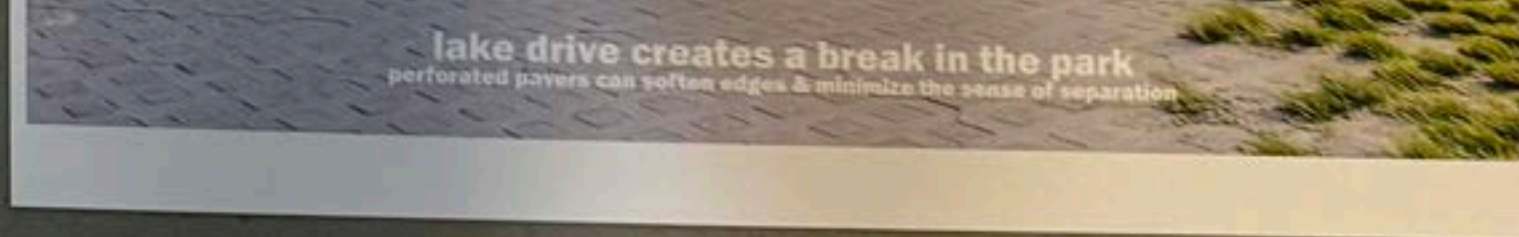
**+ amplify natural character of waterfront**  
**yes, use stone to provide stable edge**





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

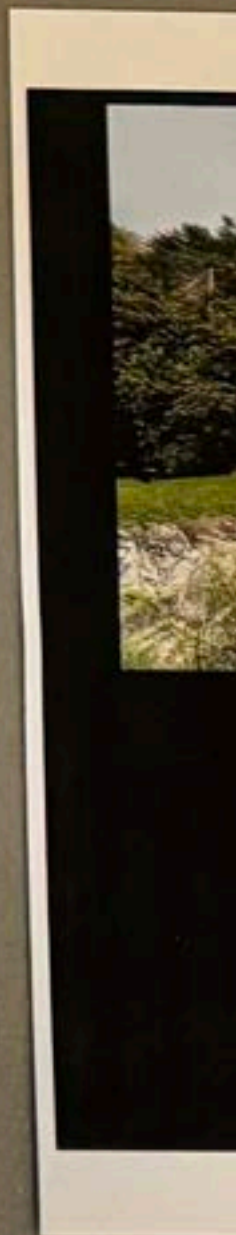
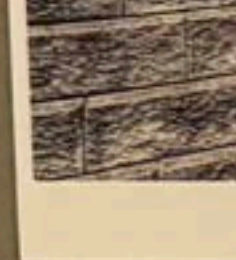




**lake drive creates a break in the park**  
perforated pavers can soften edges & minimize the sense of separation



**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 DPH. You don't have to create space for equipment

Ceramics classes fill up quickly

Outdoor concepts

learn

SPACE for BASKETBALL COURT?  
Agree

Yes!  
But maybe not now.  
Not even sure yet

Dog Park

WOODED AREA

picnic

relax

sunbath

play

It's completely and be able to enjoy the view!

basketball court, picnic area, comfortable seating for enjoying 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**



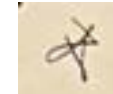
**+ provide adjacent parking, drop-off & loading areas**

**yes**



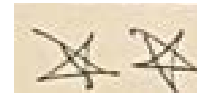
**+ connect to main street with signage/kiosks**

**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  
BELOW

ART, READING  
CIRCLE,  
KNITTING CIRCLE  
FOOD  
DRESSMAKING  
UPSTAIRS X

CERAMICS

the  
communi-  
center have  
a fire place?  
that would be  
great

AS MUCH  
GLASS / VIEW  
OF LAKE  
AS POSSIBLE

HANDS-ON  
Classes are  
the best  
attended

ADULTS +  
Kids need  
access to  
hands-on learning

HANDS-ON  
Activities  
are best  
attended  
(I work here)

WOOD  
WORK-  
ING

Maintenance is  
done by DPH.  
you don't have  
to create space  
for equipment

Ceramics  
Classes  
fill up

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  
COURT?



Keep it's  
← good way  
to frame  
site and  
protect next  
door house  
can be used  
for ~~pop up~~ water front  
events

Test it  
↓  
down

Why  
concessions  
who will  
run? ↓

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

if keeping  
concessions  
can look  
classy & clean  
here is it?

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

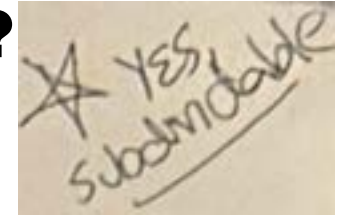




**+ does space need to be subdividable?**

**provide clean & dirty work spaces**

**need more feedback**



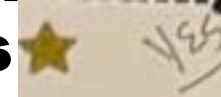
**- how large each & functions anticipated?**

**- how separated - noise, dust?**

**+ should there be a separate lounge for reading,  
bridge, games, small group mtgs**

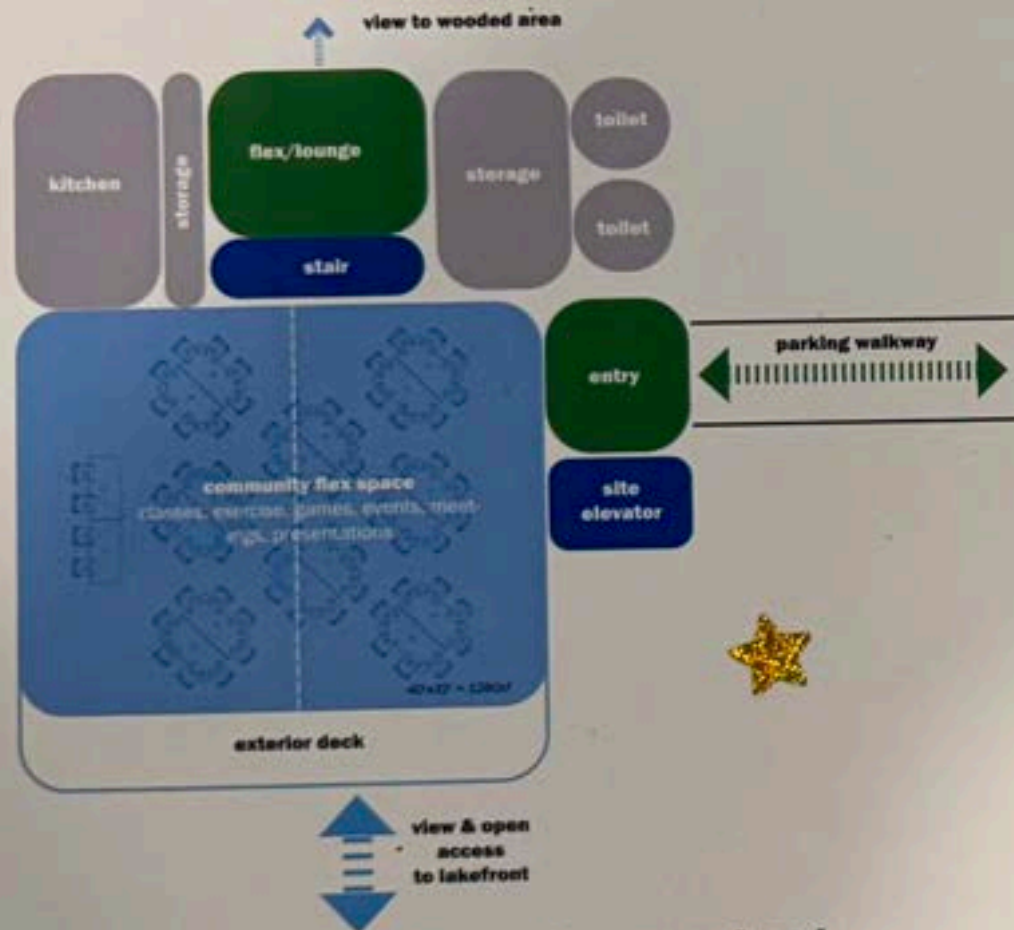
**need more feedback**

**level of privacy?**





area: 2,200 sq ft  
conditioned space  
plus deck



**test c) new community center upper level**  
large dividable flex space with lounge, kitchen, storage, toilets & deck



# community center

## lower level

**+ storage for canoes, kayaks, boats, life jackets**

**need more feedback**

Kayaks can be stored outside. Shouldn't it be a priority in building design... more year round activities would be better for community at large. Many don't use kayaks.

HOWEVER TEENS TRASH EVERYTHING LEFT OUT

I WOULD LIKE TO STORE MY KAYAKS HERE MAYBE OTHERS WOULD ALSO SPACE COULD BE RENTED

Good  
idea to respond to reviewer comment

**+ toilets**



**need more feedback**

great idea but need to spread "Revenue"

**+ 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**

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

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?**

I know someone  
who can give an easy concept  
😊

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

**+ other ideas?**

**need more feedback**

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





Who is  
buying  
maintaining  
kayaking?

direct access to upper  
landscape

entry  
from parking

outdoor events

distributed play  
network

contemplation/view

limited access way

sand beach

hang-out/rock  
amphitheatre

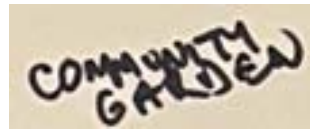
kayak/fishing/swimming pier



# area in front of center

lower level leading to water

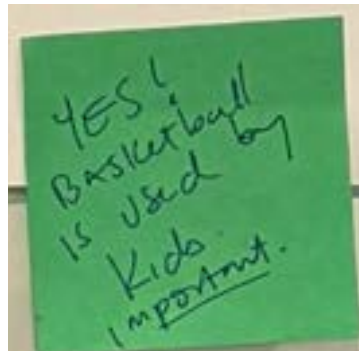
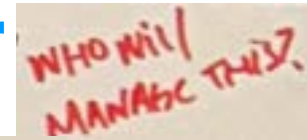
+ provide for pop-up, farmer market, festivals  
yes, pavers, power, lighting



+ greenhouse  
need more feedback



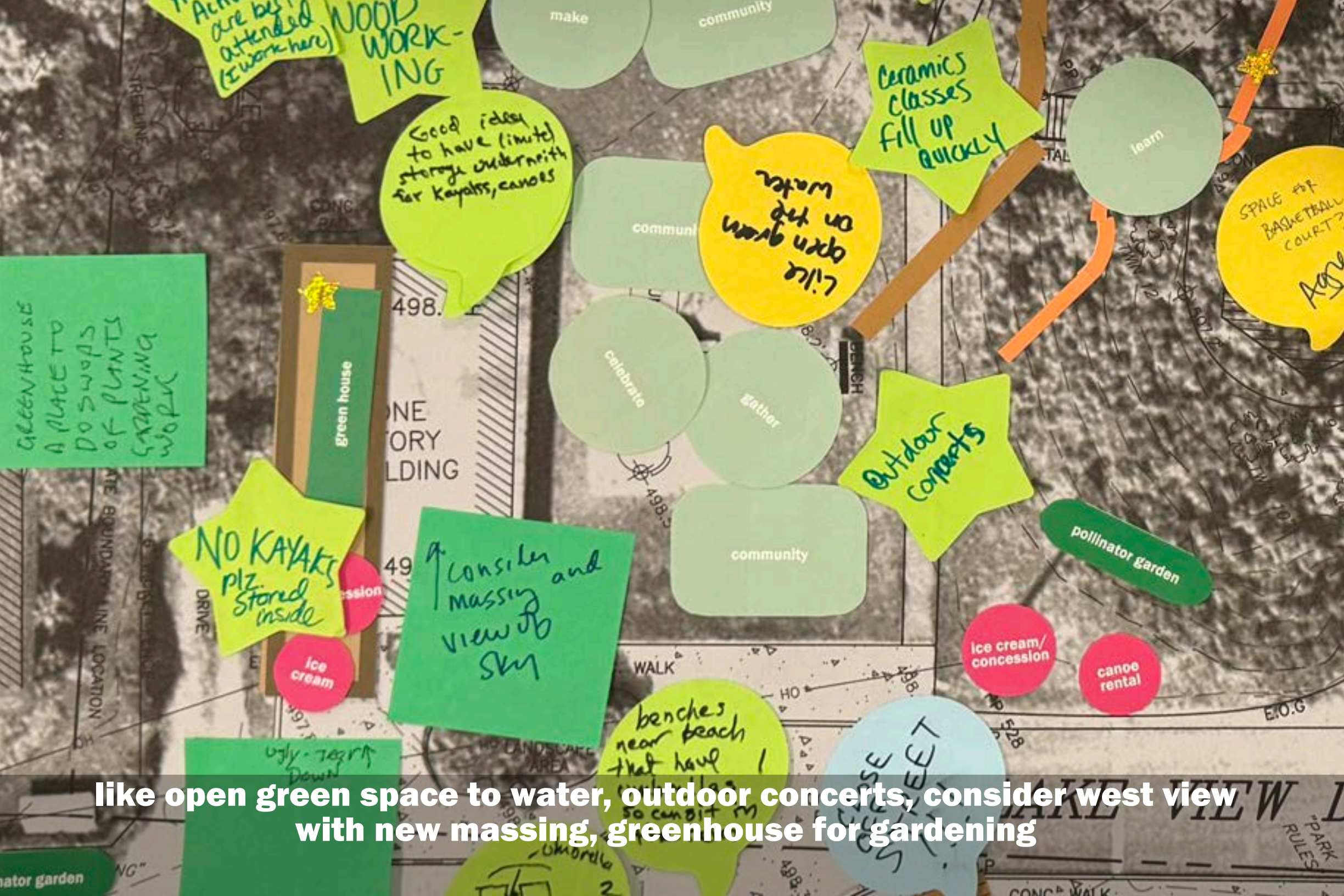
+ reinstate concession stand: coffee/food/ice cream  
yes, reuse part of exg comm center



+ 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?

hockey games Sunday  
Please wear ice  
4 inches thick

+ ev charging

need more feedback

overnight  
parking  
an  
issue - EV. charg  
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

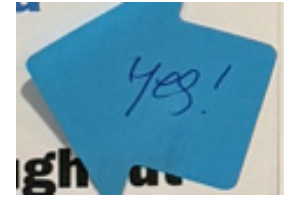
**yes, important** 

+ 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**

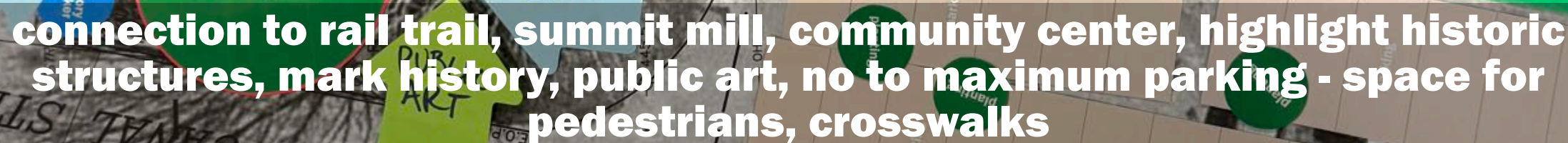
**+ ev charging**   
**need more feedback**

**+ provide hvrt hub with bicycle parking & amenities** 

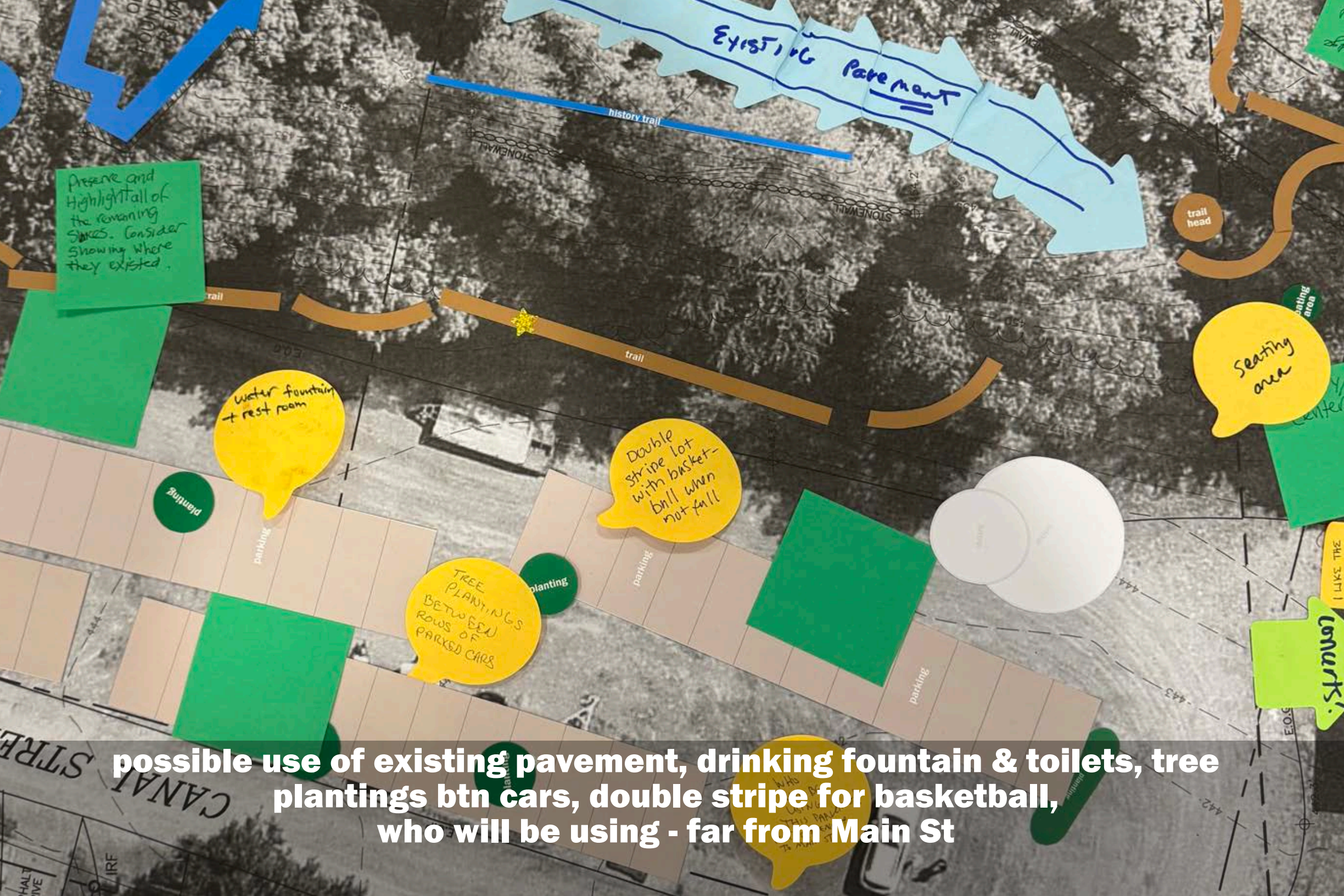
**need more feedback**

- basic air/water station**
- possible use for mill storage building**
  - extent of racks**
  - wayfinding/signage**









**possible use of existing pavement, drinking fountain & toilets, tree plantings b/n 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 b/n 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?**

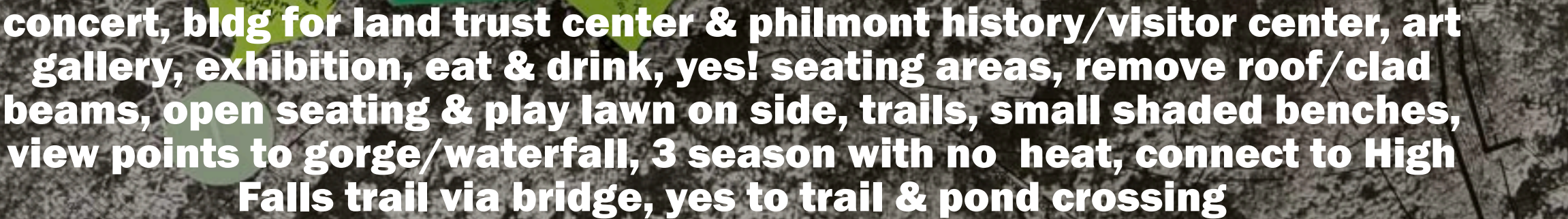
**+ open historic windows** 

**need more feedback**

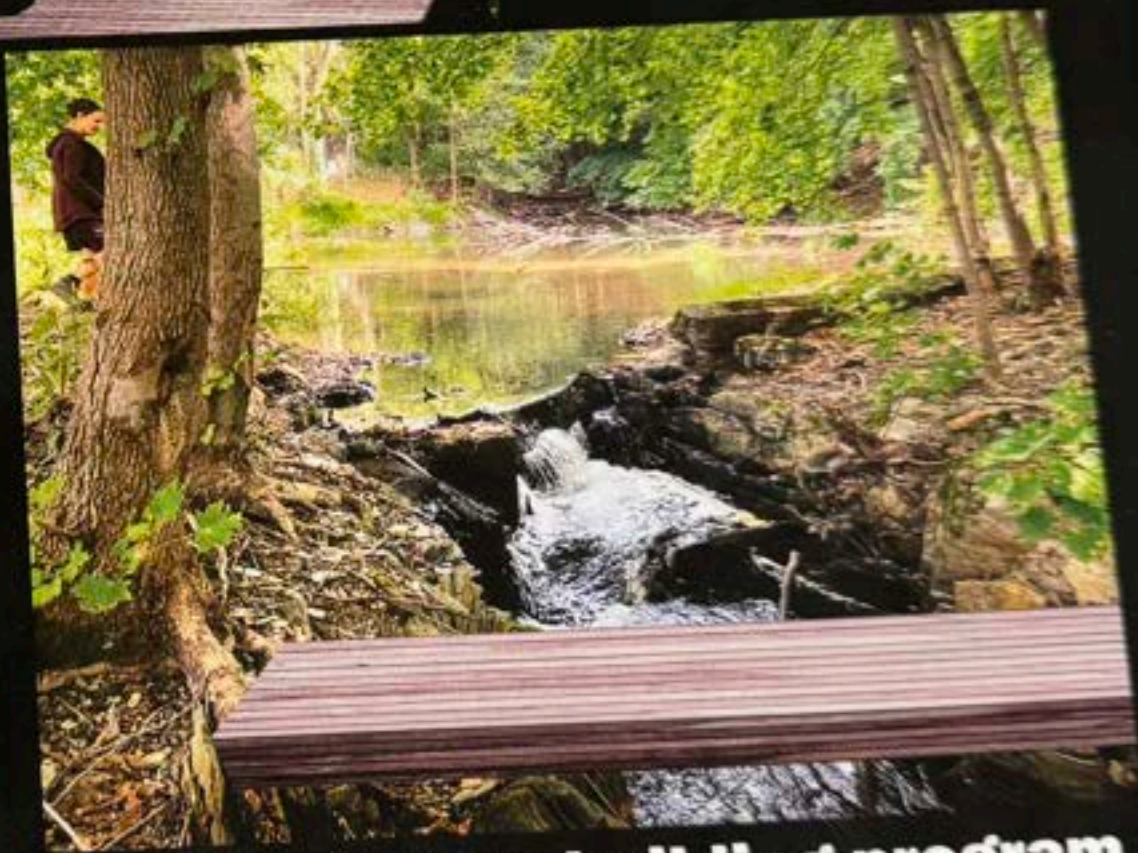
**- how to integrate/coordinate with this project?**

**+ provide for possible building expansion to the west  
no, but could be deck or plaza**









coordi

Love it! ↑ →

Access with storage building program  
back level accessed from within





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



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



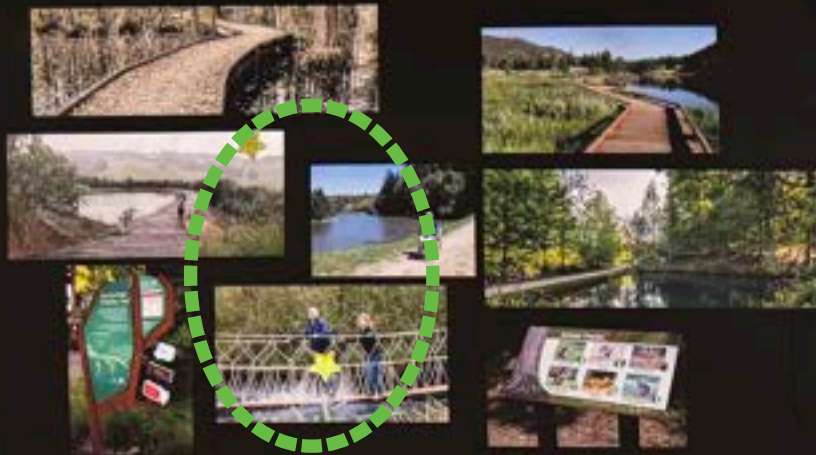
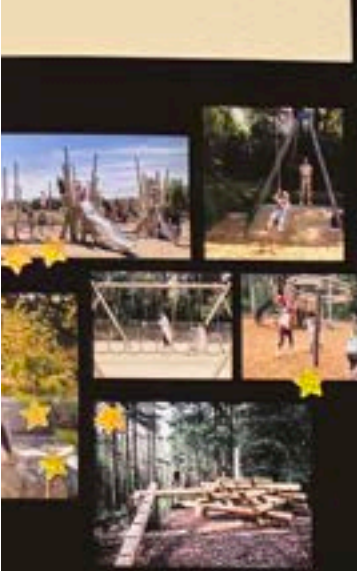
**floating pier at waterfront**  
water access, fishing, hang-out, canoes, kayak, paddle boats, skating



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



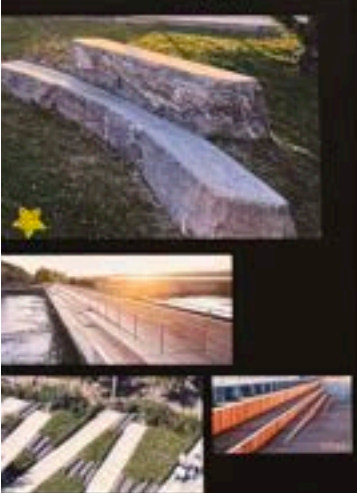




**paths & information**  
precedents of raw, rough & more finished trails

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

**ground**  
natural materials and use topography



**bike shop**  
bent trail head, facilities, maintenance, parking, wayfinding



**inscribe philmont mill history into site**  
marking historic sites

**path at level change**  
the path to waterfront







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



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



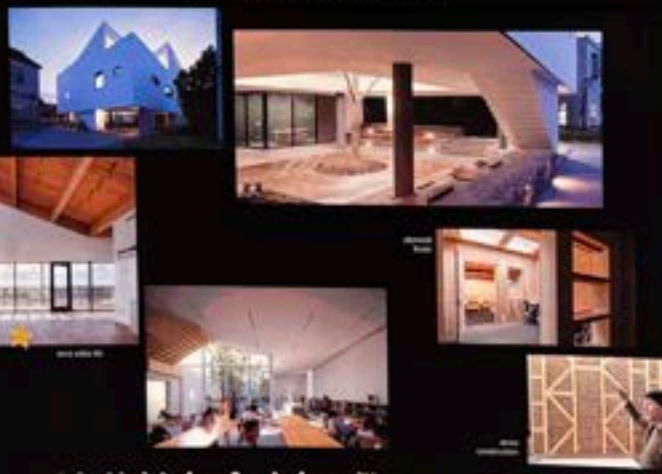
**simple forms**  
precedents of site furnishings that provide seating and shade



**permeable surfaces**  
precedents of permeable, accessible surfaces



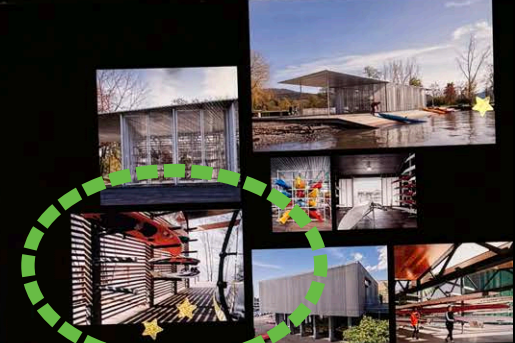
**paths & information**  
precedents of raw, rough & more finished trails



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



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



**area below community center can sponsor outdoor activity**  
boathouse/kayak storage precedents



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



**integrated exercise opportunities**  
parkour-like stations



# philmont rising

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

BOA COMMITTEE MEETING PHLO4: PROGRESS

RICE+LIPKA ARCHITECTS  
STARR WHITEHOUSE LANDSCAPE ARCHITECTS & PLANNERS

04.25.2024

VILLAGE OF  
**PHILMONT**  
NEW YORK



Department  
of State

**PBInc.org**  
Community-Based Revitalization