

philmont rising

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

BOA COMMITTEE MEETING, PHL10 FINAL-CONCEPTS PRESENTATION

RICE+LIPKA ARCHITECTS
STARR WHITEHOUSE LANDSCAPE ARCHITECTS & PLANNERS

10.08.2024

VILLAGE OF
PHILMONT
NEW YORK



Department
of State

PBInc.org
Community-Based Revitalization

11/15/24

CONTACT:

Mayor Brian Johnson, Mayor of Philmont, clerk@philmont.org | 518.672 7032 or Sally Baker, Co-founder Executive Director, Philmont Beautification, Inc. info@pbinc.org | 518.697 0038

Rice+Lipka Architects and Starr Whitehouse Landscape Architects

Mayor Johnson, PBInc, and the community-based BOA Committee members would like to thank you for attending this final presentation of the next level of concept designs for the new Philmont Community Center waterfront site at Summit Lake, and the designs for the downtown Canal Street parking site.

The next level concept designs are conceived as regenerative revitalization projects for the civic transformation of two existing sites owned by the Village of Philmont.

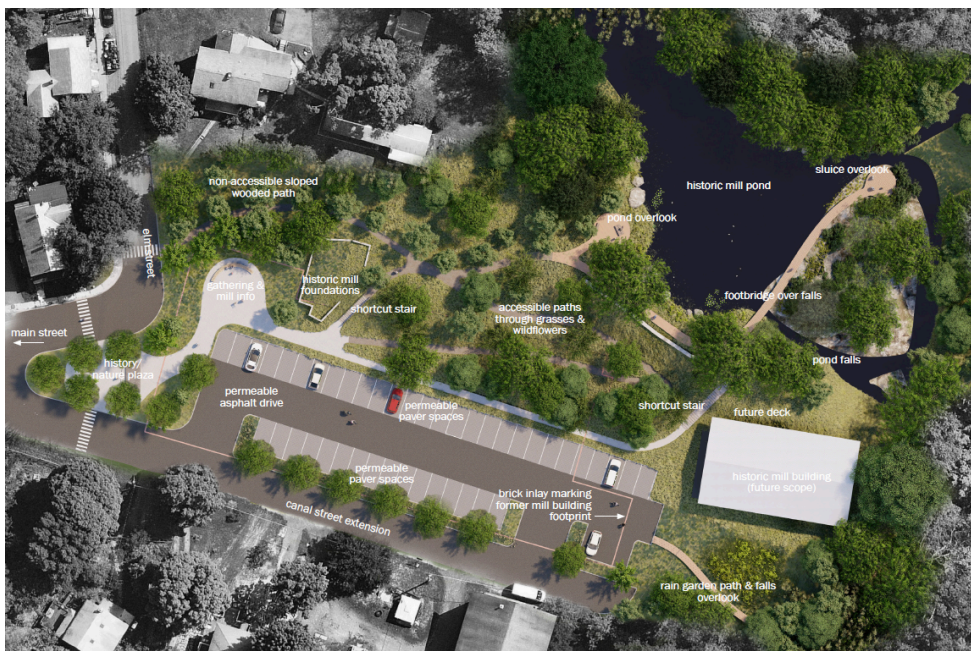
The designs were made possible with funding provided by the New York State Department of State under the Brownfield Opportunity Areas Program.



summit lake site: overview from northeast

Next Steps

Over the next 4-5 months the community-based BOA Committee, Co-chaired by Mayor Johnson and Bob Macfarlane, facilitated by PBInc, will produce a Funding Matrix based on the designs cost estimates that will consist of buckets corresponding to funding resources and the implementation phases of the projects. As we progress, we look forward to being in contact with you again.



canal street site: overview

The Village of Philmont completed a Brownfield Opportunity Area (BOA) plan in 2018 as an ongoing project partnership alliance with Philmont Beautification, Inc., and was subsequently designated as a Brownfield Opportunity Area by the NYS Secretary of State in 2019. "A project that engages this level of architectural design quality, when executed fully, can encourage participation of the community and can spur economic growth by enhancing these two village-owned sites with improved public amenities and services," said **Mayor Johnson**.

Village of Philmont community presentation of Rice+Lipka Architects and Starr Whitehouse Landscape Architects designs for community development.

Friday November 15

Philmont Public Library

2pm to 7pm

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FOR IMMEDIATE RELEASE

The community presentation culminates an 11-month design process and will be the sixth and final public presentation held by the [Rice + Lipka Architects](#) and [Starr Whitehouse Landscape Architects](#) design team this year.

As such, the presentation will include the final designs illustrated by large format drawings, architectural elevations, maps, and renderings as next level concept designs representing the civic transformation of two sites owned by the Village of Philmont. The designs provide a highly specific roadmap to realize these sites as memorable hubs of activity, history, and nature. They include designs for a new Community Center and Playground located on the Summit Lake waterfront, and an innovative design approach to reimagining the downtown Canal St area for parking and a community plaza. The downtown parcels are to include the historic artifacts remaining from the historic Aken Knitting Co Mill No 3 that once served as an anchor location in the downtown of the Village of Philmont.

The Village of Philmont completed a Brownfield Opportunity Area (BOA) plan in 2018 as an ongoing project partnership alliance with Philmont Beautification, Inc., and was

subsequently designated as a Brownfield Opportunity Area by the NYS Secretary of State in 2019. The BOA plan helped determine the vision for the redevelopment of the areas surrounding Summit Lake, and the designation opened up additional funding opportunities to the Village to further these plans under the Philmont Rising project.

"The completion of these next level concept designs by Rice + Lipka Architects puts Philmont at the door of seeing the first public service building to be designed and constructed in the village for over 100 years. As such, it is a major step forward for the village's continued revitalization," said **Mayor Brian Johnson**. "A project that engages this level of architectural design quality, when executed fully, can encourage participation of the community and can spur economic growth by enhancing these two village-owned sites with improved public amenities and services."

"It's been an extraordinary 11-month process of seeing two village-owned sites reach their inherent design potential, taking key inputs from the high-level of community-based participation in the process. The two sites are conceived as civic destinations with gathering spaces and increased amenities for the community," said **Sally Baker, Co-founder, Executive Director of Philmont Beautification, Inc.** "We now move forward in partnership with the Village of Philmont BOA Committee to develop the funding necessary to see these sites built," she added.

The Rice + Lipka Architects presentation will present the final concept designs, including:

Summit Lake Park

The park is made fully accessible, engaged with its waterfront, and anchored with a new Community/Maker Center. A road separating the park from lake is removed, connecting the park to the waterfront with new seating, dock & boat launch. Parkland is recovered by restoring an existing building's original concession program and smaller footprint. Adventure play, trails, and picnic pavilions overlook Summit Lake, amplifying the natural rocky, wooded characteristics of the site.

The new Community Center is raised to match the existing parking, making it accessible. Its skylit open space sponsors a broad range of functions, and an intimate lounge provides for smaller gatherings. A new Maker Space for ceramics, painting, & woodwork is captured below and spills outside in a covered perimeter that transitions further as a basketball court/flex surface. The level extends waterward as a common flex lawn for activities and large community gatherings, markets, screenings, and events.

Historic Mill Site

Reimagined as a springboard for exploratory nature trails, the project leverages the site's status as municipal parking lot to connect visitors to Philmont's history and natural surrounds.

A traffic island becomes a wooded peninsula with a grove of flowering trees that extend to conceptually embed the lot in nature.

A nature/history plaza is anchored with an inscribed stone graphically mapping historic mills and waterway systems - including those of this site: Aken Mill, Agawamuck Creek sluice, and Mill Pond. A new double-wythe brick ground line traces the Mill's footprint physically, and accessible paths ascend to the hidden pond and falls with overlooks and information woven through the landscape.

**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**

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Philmont Rising Summary

Philmont Rising is the civic transformation of two sites in the Village of Philmont. Through community meetings/events organized by PBInc. and led by the design team, the project provides a highly specific roadmap to realize these sites as memorable hubs of activity, history, and nature.

Summit Lake Park -BOA Subarea 1

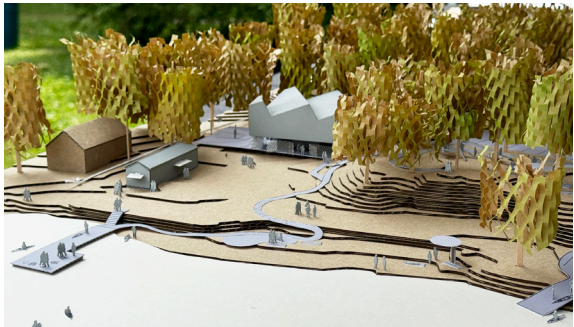
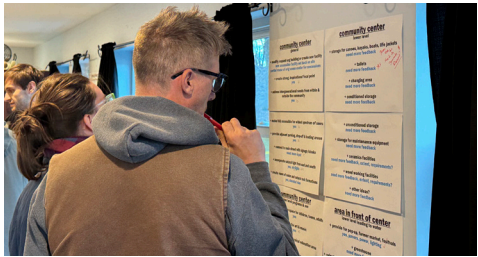
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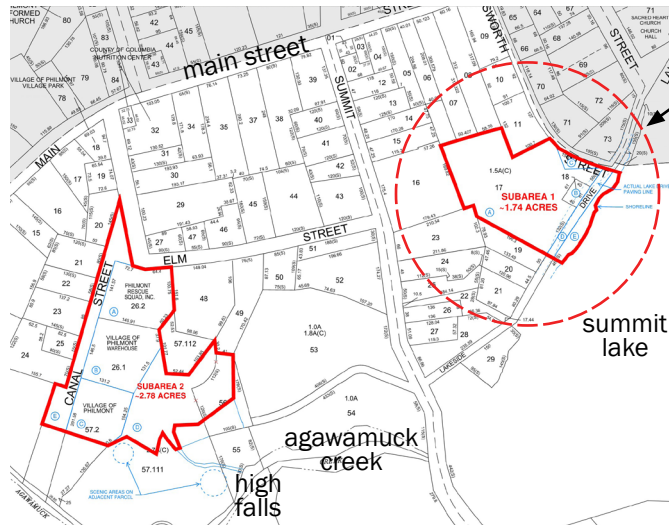
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Historic Mill Site - BOA Subarea 2

Reimagined as a springboard for exploratory nature trails, the project leverages the site's status as municipal parking lot to connect visitors to Philmont's history and natural surrounds. Traffic island becomes wooded peninsula with a grove of flowering trees that extend to conceptually embed the lot in nature.

A nature/history plaza is anchored with an inscribed stone graphically mapping historic mills and waterway systems - including those of this site: Aken Mill, Agawamuck Creek sluice, and Mill Pond. A new double-wythe brick ground line traces the Mill's footprint physically, and accessible paths ascend to the hidden pond and falls with overlooks and information woven through the landscape.





SUMMIT LAKE SITE



boat ramp



cmu pavilion picnic infrastructure & concrete slab



retaining wall, cable rails sectionally divide site



road separates park from lake



community bldg addition blocks back of site from water

summit lake site: existing conditions photos
low traffic road & retaining wall separates park from lake, overhead powerlines & park elements in disrepair



subarea 1: summit lake park, adventure play & community center
aerial overview looking northwest from summit lake



summit lake site: upper level entry bridge from parking
accessible from parking with adjacency to adventure playground & accessible walking path to lake



summit lake site: upper site overlook & adventure playground
new community center building anchors site beyond to the waterfront (left)



summit lake site: looking east from water's edge community center
an everyday lawn surface striped with pavers to provide a continuous accessible path across the site



summit lake site: community center upper level
a flexible daylight space with an elevated view of summit lake and grounds



upper level looking southeast



upper level looking south to kitchen beyond



upper level looking north to entry

summit lake site: community center & maker space
glulam & clt construction bring an unadorned warmth to the space



summit lake site: maker space for ceramics, woodworking, & more
space extends to a covered perimeter area and basketball court and lakeward to the new common flex lawn



upper trails
& adventure
play

parking

ellsworth
street

lake drive

picnic

adventure
play

gate

entry bridge

overlook

pollinator
garden

kayak/boat
launch

boulder
seating

community
center

rain garden

basketball
court/flex
surface

boulder
seating

flex lawn

sand
play

summit lake

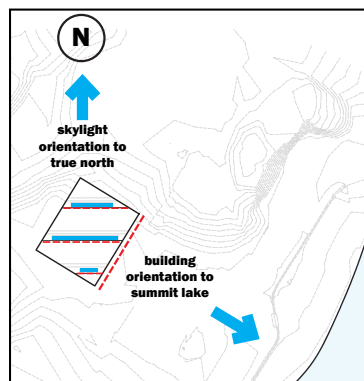
concessions

boulder
seating

gate

fishing/
relaxing doc

A010 SERIES PLAN NOTES:
 1. ALL NEW POWER LINES TO BE BURIED, TYP.
 2.



1 SITE PLAN SUBAREA 1
 A1-00 SCALE: 1/16"=1'-0"

ADVENTURE PLAYGROUND EQUIPMENT SCHEDULE

AP1 EARTHSCAPE LOG PILE 8.02
 AP2 EARTHSCAPE LOG TANGLE 2.1
 AP3 EARTHSCAPE SINGLE BAY BASKET SWING
 AP4 EARTHSCAPE ROPE & LOG
 AP5 EARTHSCAPE LOG STEPPER
 AP6 EARTHSCAPE LOG STILT
 AP7 DOUBLE HAMMOCK
 AP8 42" WIRE ROPE FENCE W/ 4" DIA WD POSTS (220LF)
 AP8.1 TNEMEC COATED STL GATE
 AP9 10' DIA SPLASH PAD

SITE LIGHTING SCHEDULE

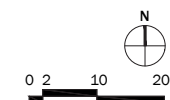
SL1 LANDSCAPEFORMS TUMBLER SINGLE COLUMN TALL
 SL2 LANDSCAPEFORMS TUMBLE DOUBLE COLUMN TALL
 SL3 LANDSCAPEFORMS TUMBLE SINGLE COLUMN LOW
 SL4 PARKING LOT LED ARRAY LIGHT

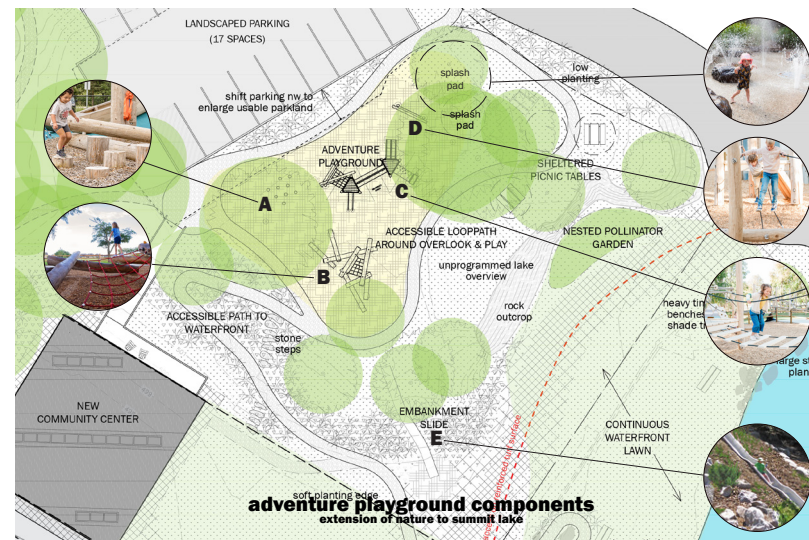
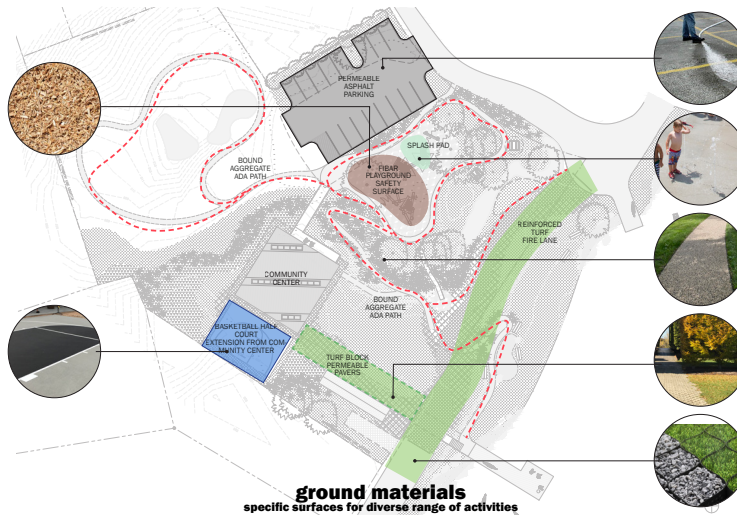
SITE FURNISHINGS SCHEDULE

F1 3'x8' FIXED MASS TIMBER BENCH (14)
 F1.1 3'x8' FIXED MASS TIMBER BENCH W/ BACK
 F2 2'x5' FIXED HEAVY WOOD BENCH W/ BACK (4)
 F3 CUSTOM 4' DIAM HEAVY WOOD FIXED PICNIC TABLE (3)
 F4 CUSTOM HEAVY WOOD PICNIC TABLE BENCHES (6)
 F5 HELIX BICYCLE RACK (5)
 F6 2'x5' FIXED HEAVY WOOD BENCH
 F7.1 2' DIAM. HEAVY DUTY 45 GAL TRASH RECEPTACLE
 F7.2 2' DIAM. HEAVY DUTY 45 GAL RECYCLING RECEPTACLE

GRANITE BOULDER TYPE SCHEDULE SCHEDULE

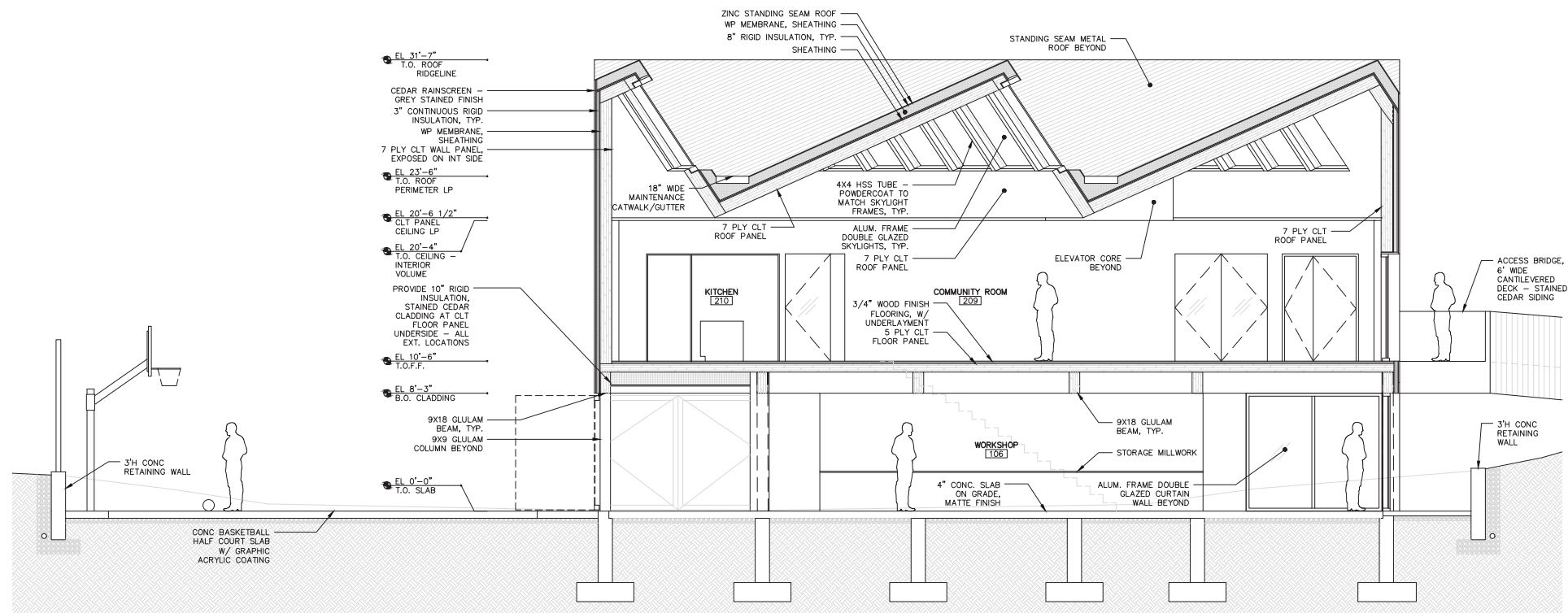
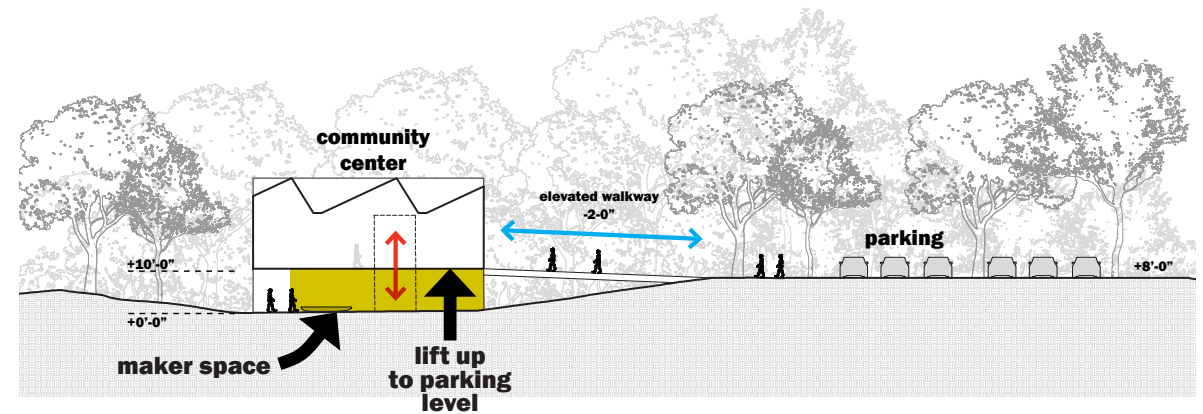
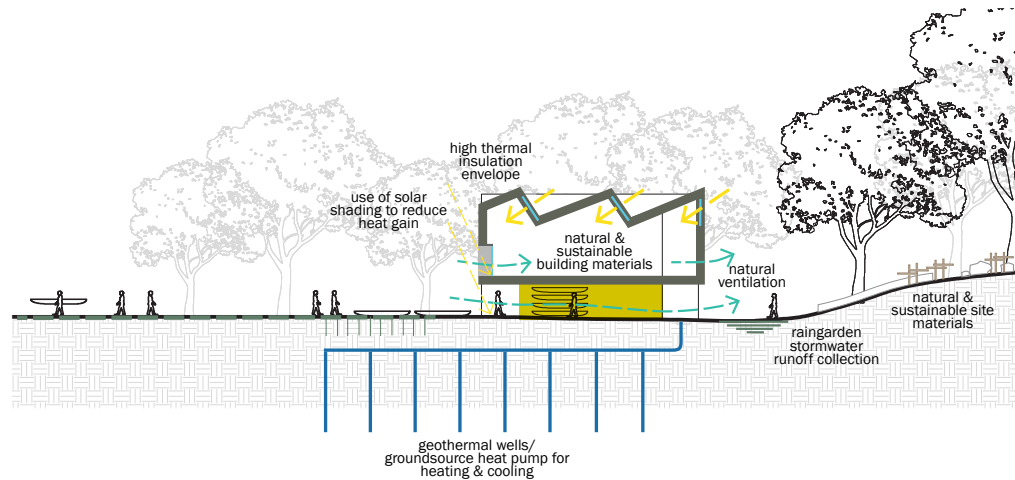
B1 SMALLER THAN 2'x4' (45)
 B2 SMALL 2'x4' (26)
 B3 MEDIUM 3'x6' (42)
 B3.1 MEDIUM W/ FLAT TOP FOR SEATING 3'x6' (4)
 B4 LARGE 5'x9' (3)
 B4.1 LARGE 5'x9' W/ FLAT TOP FOR SEATING (3)



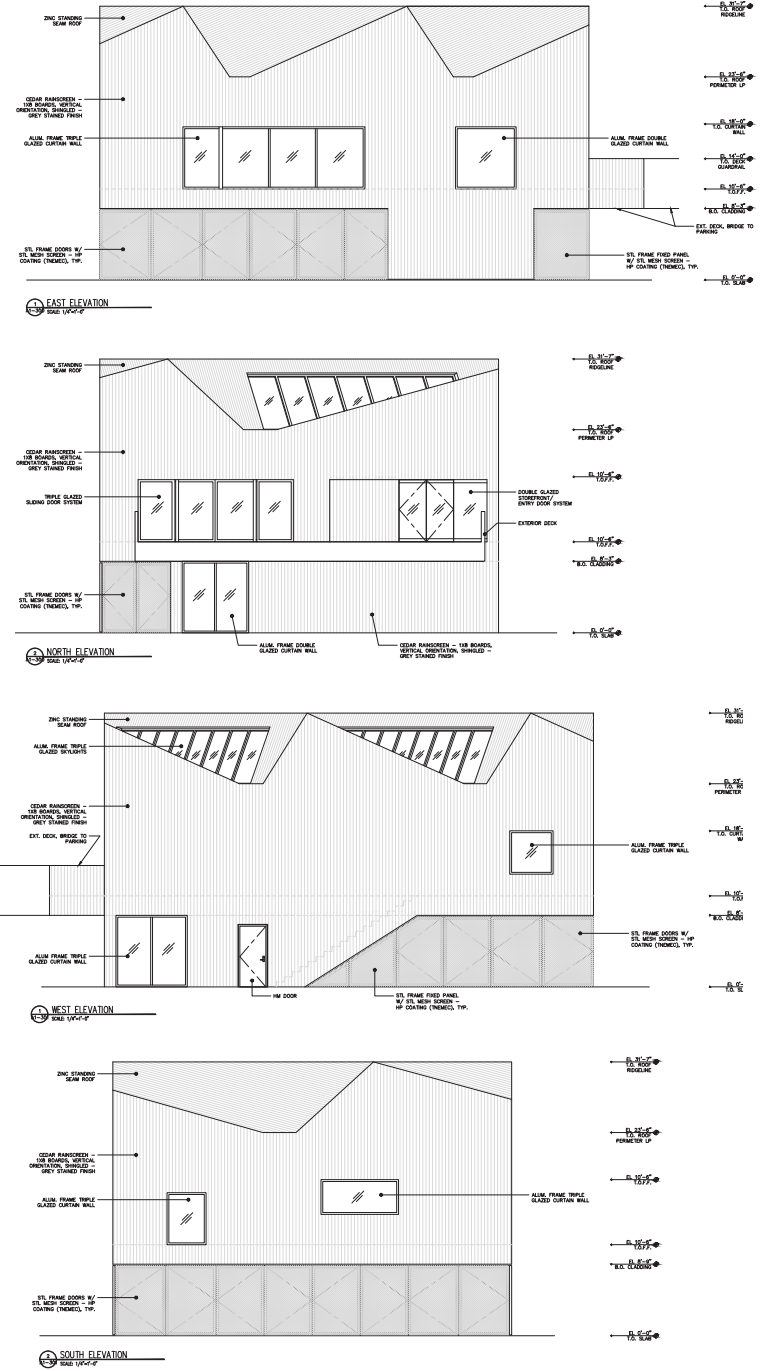
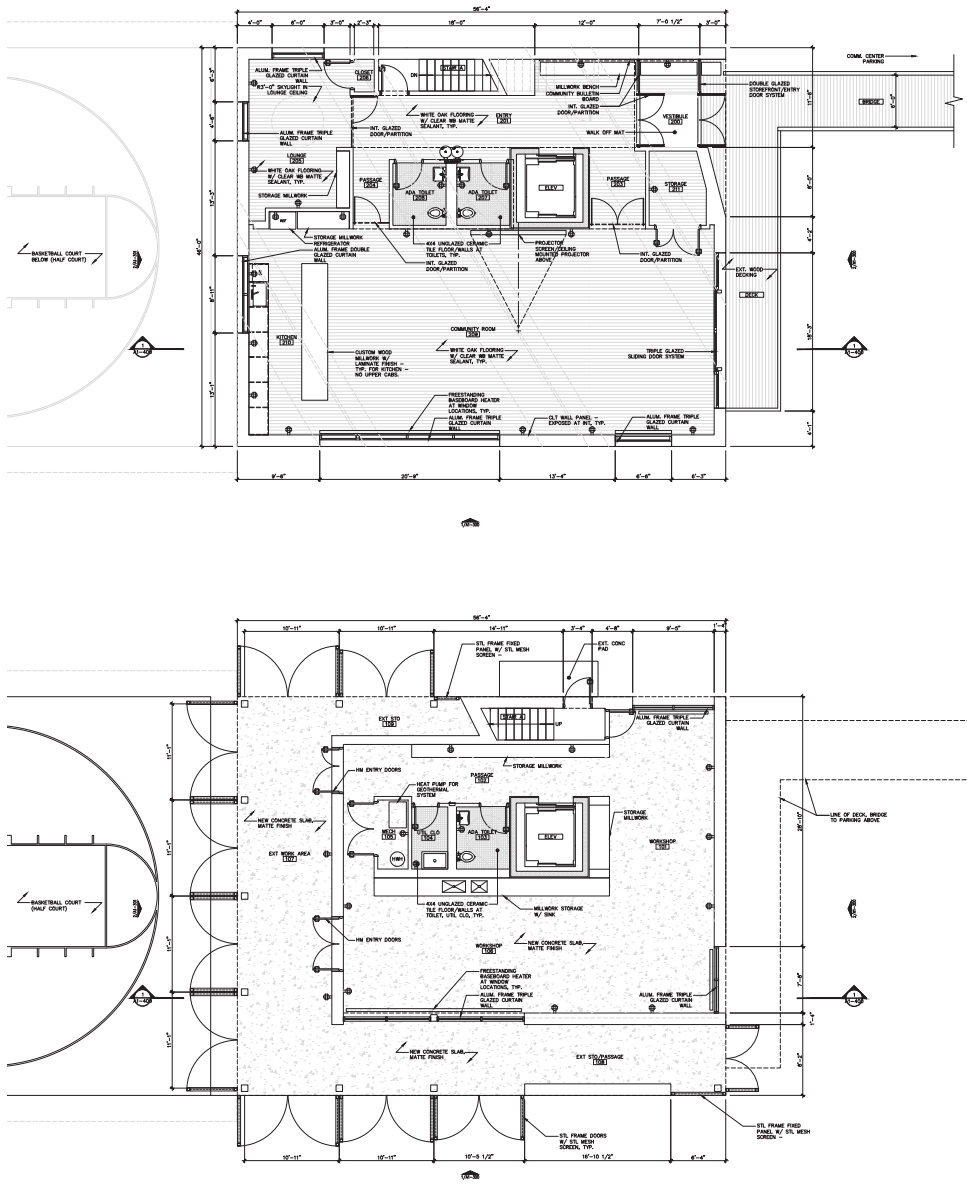
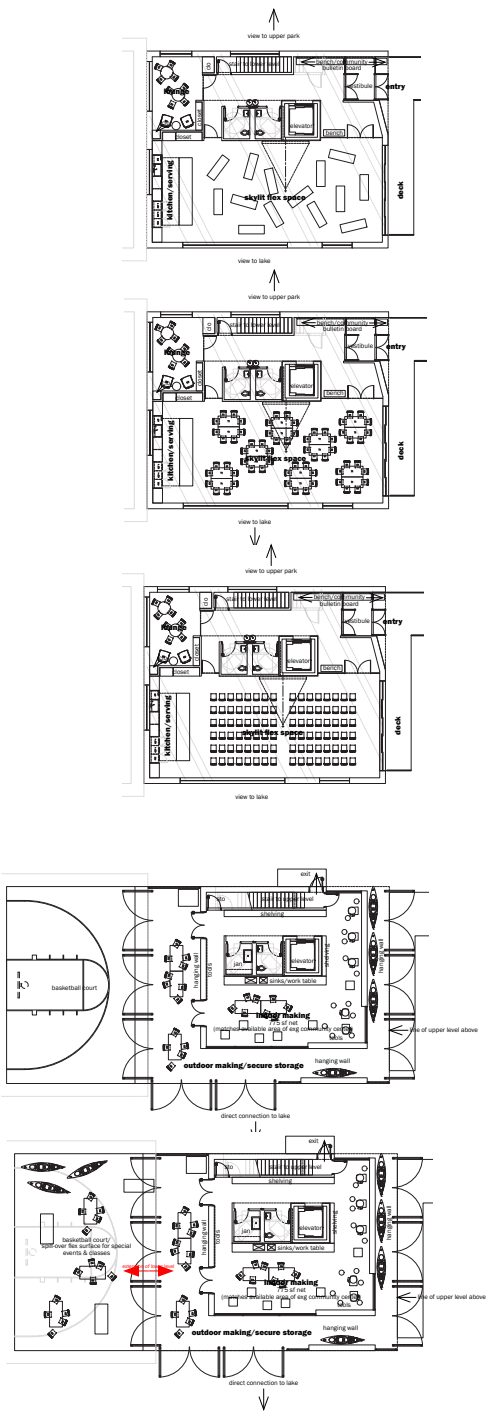


summit lake site: concept diagrams

site levels, program distribution, planting, ground & adventure playground diagrams



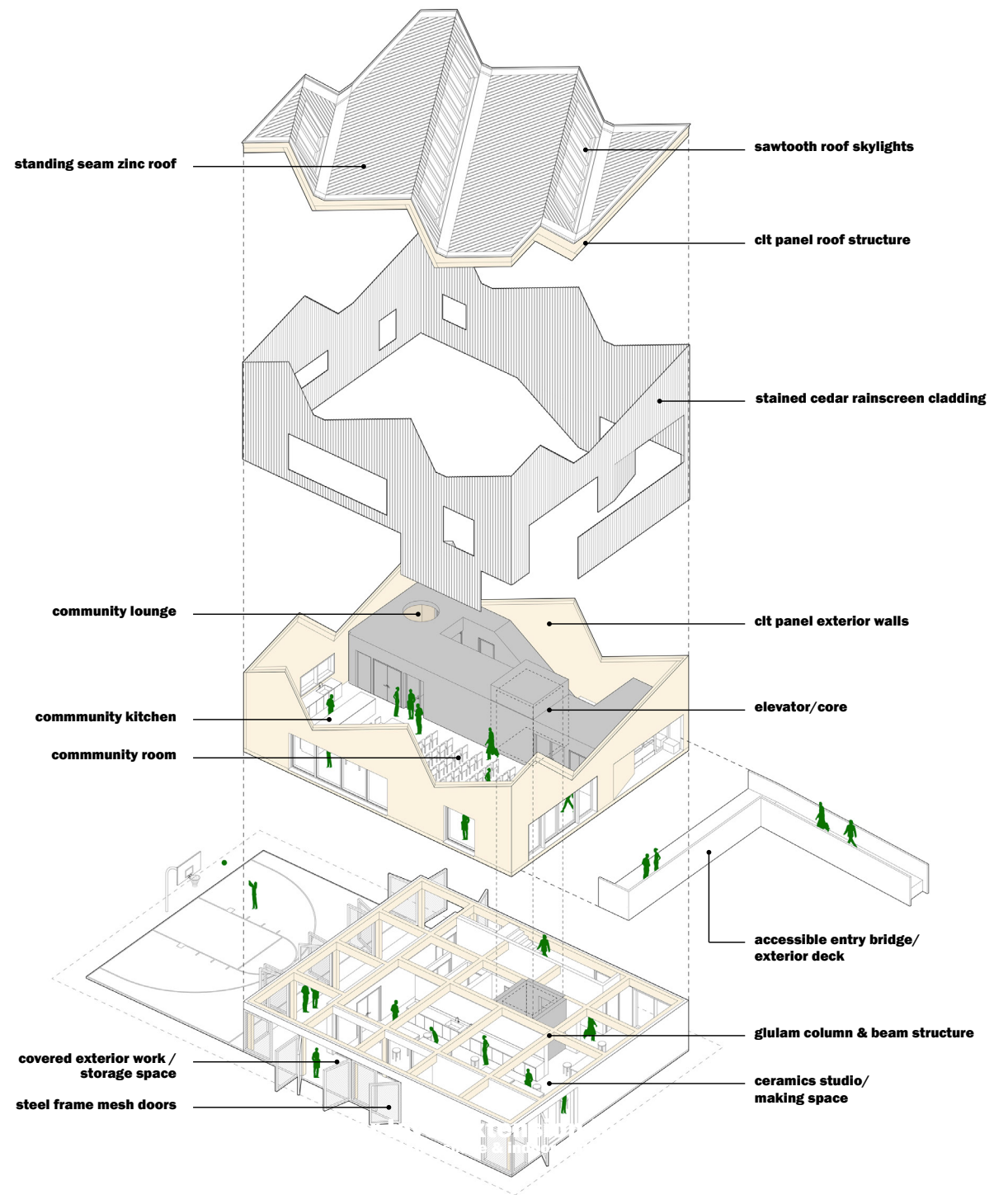
summit lake site: section diagrams & building section
 sustainability section, accessibility concept section, n/s building section looking west



summit lake site: community center plans & elevations
 open plan allows for a range of activities on upper & lower maker space levels



upper level looking north to balcony playground overlook beyond

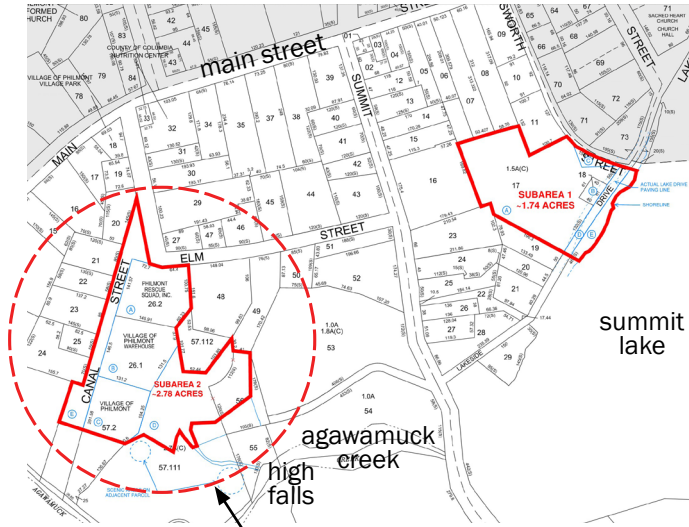


summit lake site: component axon

shingled vertical cedar plank siding wrap a clt structure with internal service core



summit lake site: overview from northeast
activated park with fully engaged waterfront



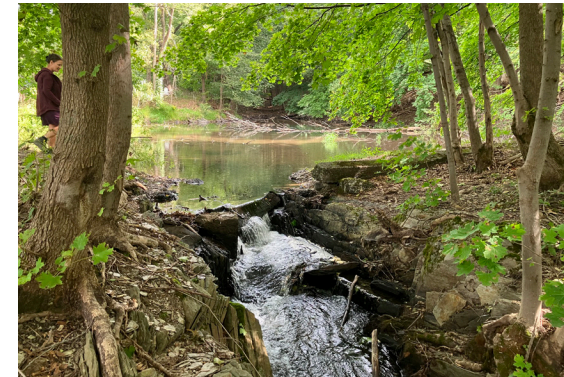
MILL POND SITE



site approach to traffic island from main st



historic mill remains overgrown/hidden



mill pond & waterfall



gravel parking area



mill pond filled with debris

historic mill site: existing conditions photos
current gravel parking area with obscure historic foundations and non-accessible routes to mill pond



high rock knitting mill no 4 (former aken mill)
1931 survey overlay of historic mill on current site

Michael Robbins



subarea 2: aken mill site
aerial view looking southeast to mill pond & historic mill storage building



historic mill site: nature history plaza
a graphic stone slab anchors the plaza and maps the Philmont's mill and waterway history



historic mill site: accessible pathways

two stone walls are restored, guiding paths that gently slope up to the Mill Pond area - a new stair beyond provides a shortcut



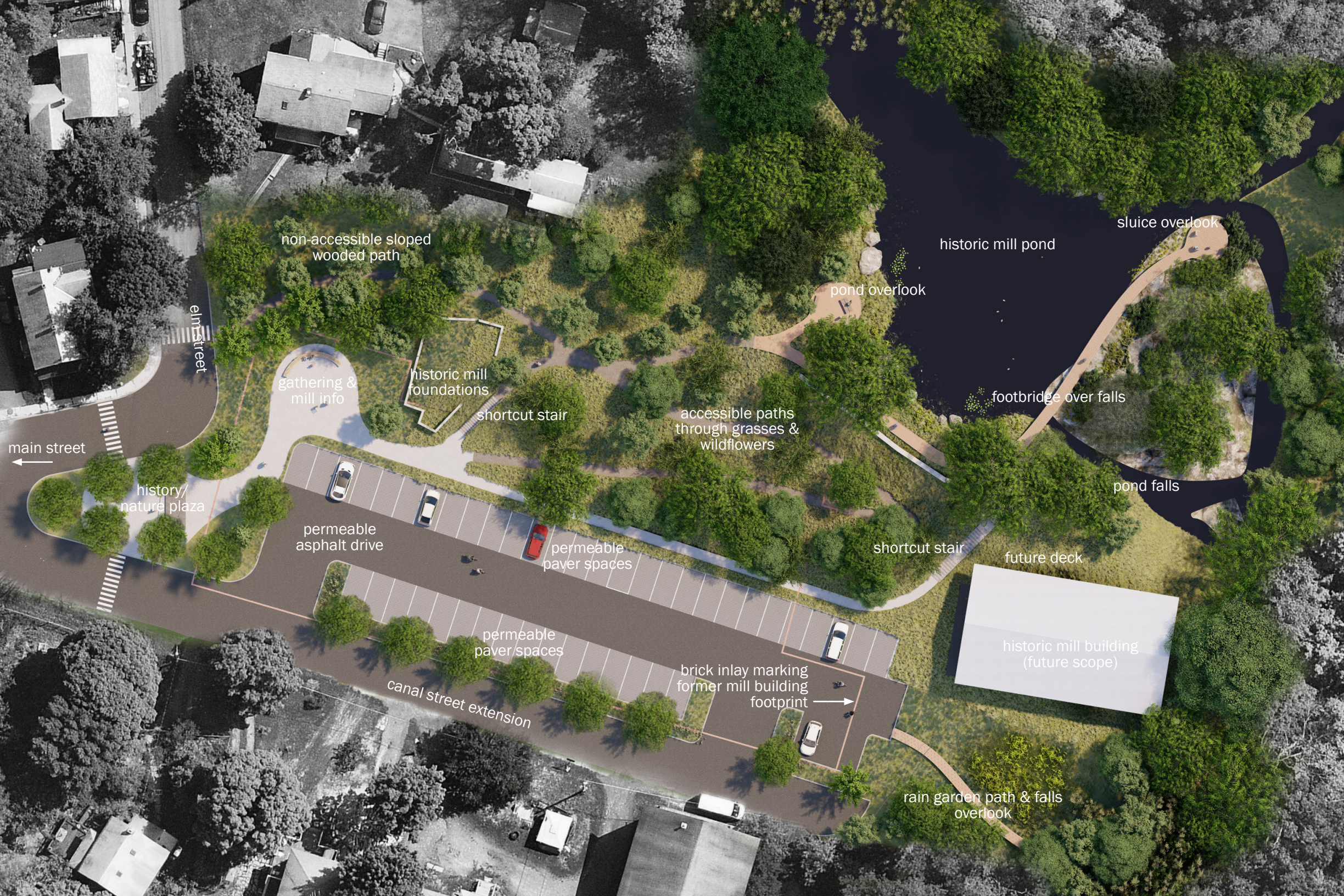
historic mill site: accessible pathways

hovering above the landscape around the mill pond are national park-inspired walks with information kiosks & overlooks



historic mill site: pond overview looking north

weaving through the landscape around the mill pond are national park-inspired walks with information kiosks, footbridges, & overlooks



sluice overlook

historic mill pond

pond overlook

footbridge over falls

pond falls

future deck

historic mill building
(future scope)

rain garden path & falls
overlook

accessible paths
through grasses &
wildflowers

shortcut stair

historic mill
foundations

gathering &
mill info

permeable
asphalt drive

permeable
paver spaces

permeable
paver spaces

brick inlay marking
former mill building
footprint

canal street extension

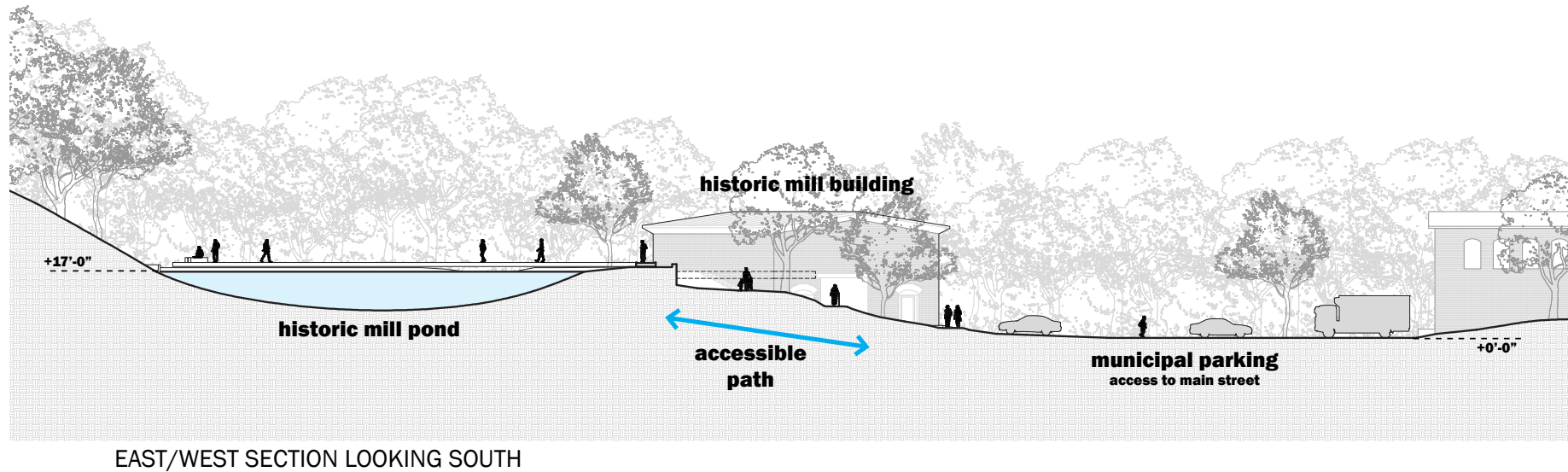
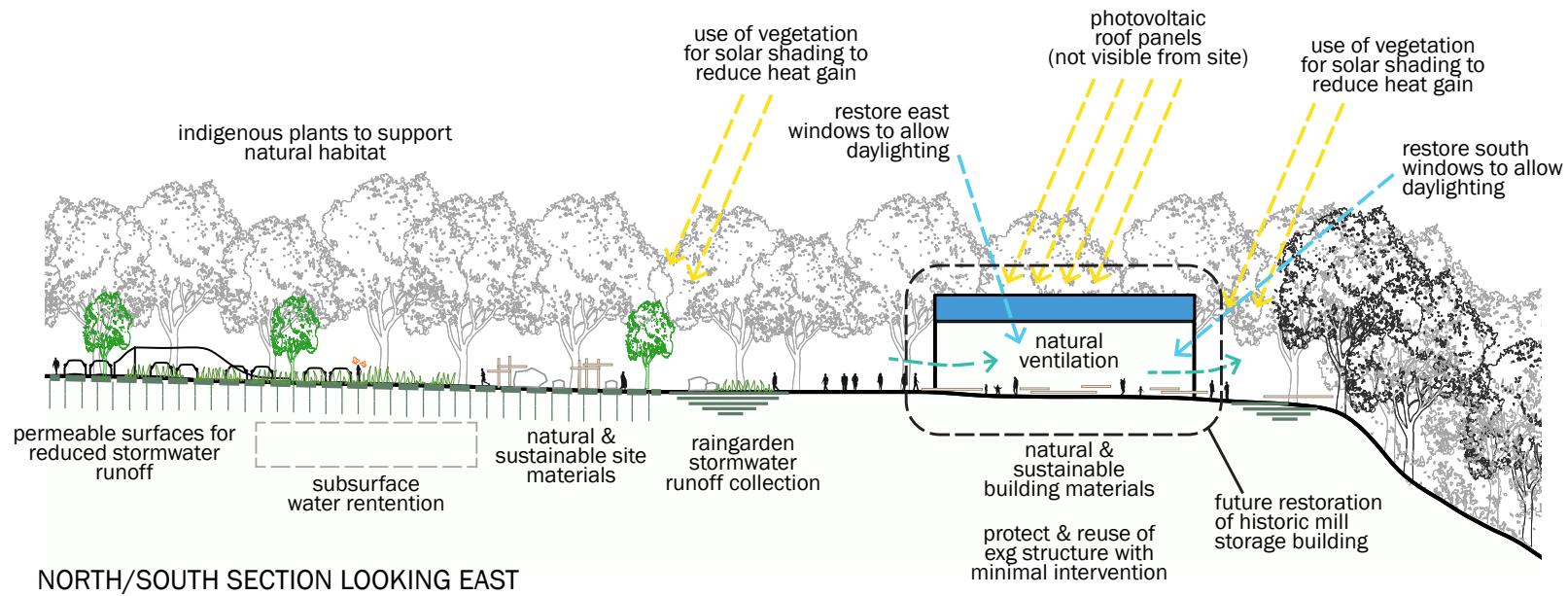
history/
nature plaza

main street

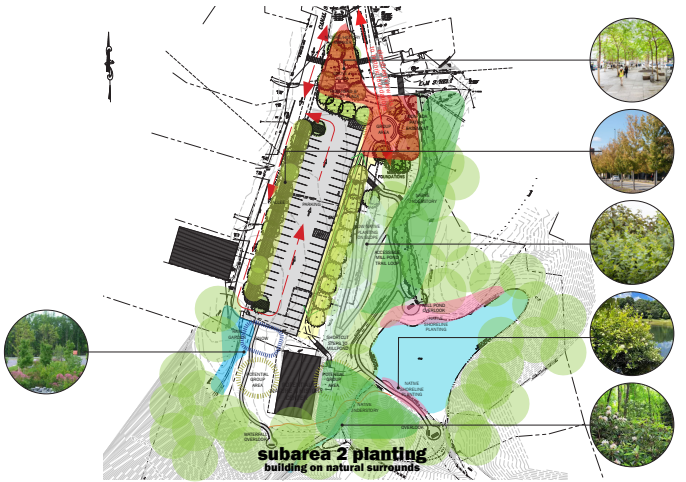
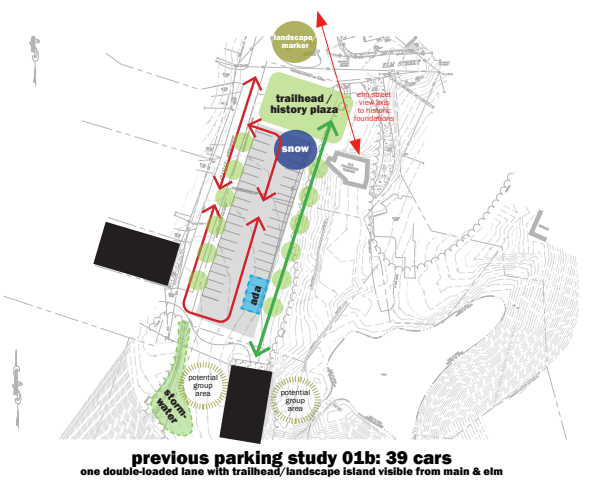
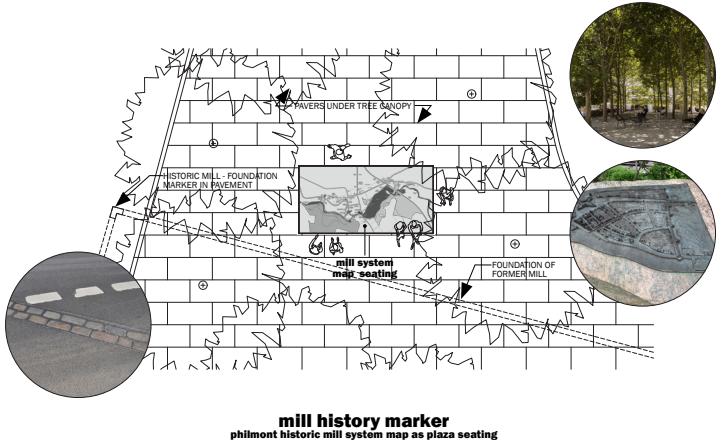
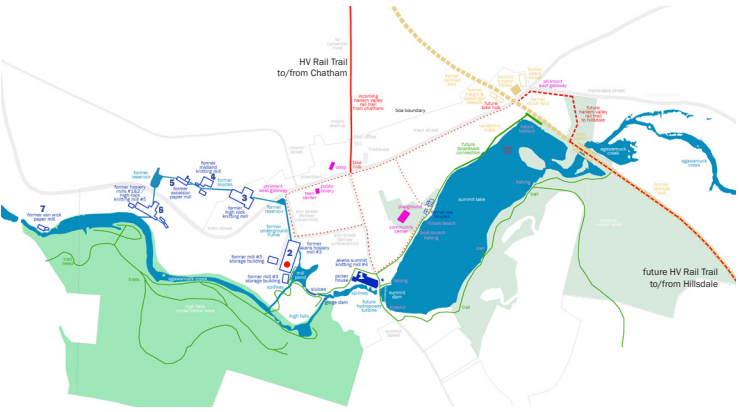
elm street

non-accessible sloped
wooded path





historic mill site: site section diagrams
providing storm water control and accessible routes through the site are key project goals



historic mill site: concept diagrams

historic aken mill footprint, mill/waterway system, nature/history marker, program diagram, planting & ground materials

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