

BLUE MOUNTAIN LAKE



BLUE MTN LAKE HOTEL

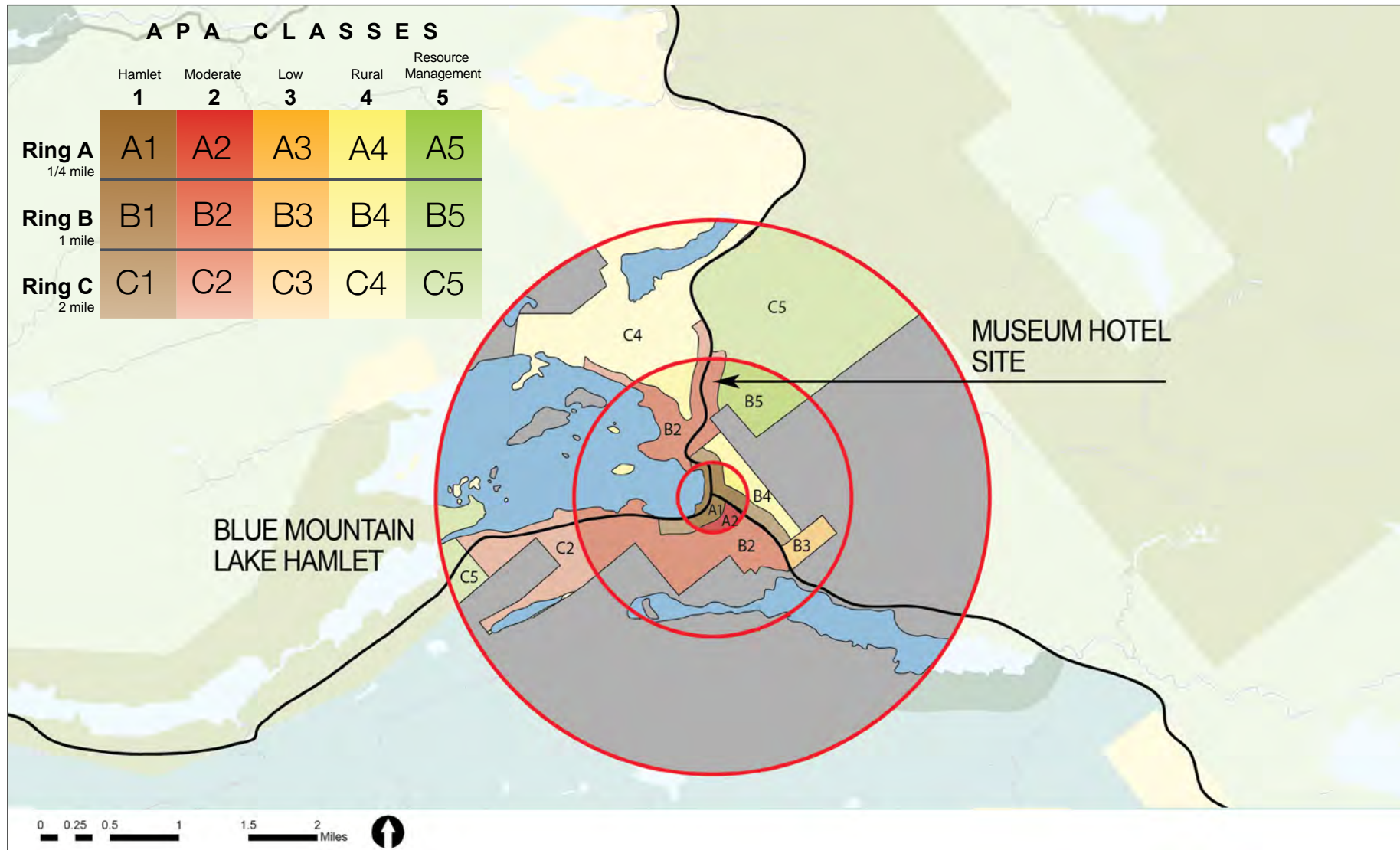
BLUE MOUNTAIN LAKE ADIRONDACK MUSEUM HOTEL

Blue Mountain Lake is fortunate to be the home of the renowned Adirondack Museum, providing the hamlet with an exceptional “market leader” upon which numerous, small, locally-owned “market follower” businesses can depend. To the extent that the success of the Adirondack Museum grows, so grow the opportunities for everyone else. It is strategically critical to the hamlet’s economic fortunes to enable the Museum to increase visitation. The Museum is exploring an opportunity upon which other similar institutions have capitalized—to develop a hotel adjacent to the Museum campus. Examples of similar developments are numerous, ranging from comprehensively planned and developed tourist places such as Williamsburg, Virginia to much smaller places like historic Deerfield, Massachusetts.

Blue Mountain Lake faces another challenge in that it is relatively isolated. Similar institutions may be adjacent to a college or a private school or in a more populous urban place. However, Blue Mountain Lake has the exceptional natural resource of the Adirondack Park Forest Preserve Lands. While development cannot occur within these lands as in a Yosemite or a Yellowstone, development can occur adjacent to these lands in hamlets, thus providing a second opportunity for locally-owned, small businesses, as well as a “destination resort” hotel developed in conjunction with the Museum. The Museum owns a substantial piece of land across Route 30 from the Museum entrance. In furtherance of the “destination planning” goal of Hamilton County’s Economic Development and Tourism Department and with the support of the Adirondack Museum, the Museum and its undeveloped piece of land were selected as the project site.



GROWTH RING ANALYSIS



The expansion model is organized around three concentric rings centered around the core of the hamlet. These rings represent approximate travel time to the hamlet center and when overlayed with the APA Land Use and Development map, outline potential areas of prioritized smart growth development (40). Blue Mountain Lake's Adirondack Museum hotel development site falls within the **B2 suitability: appropriate outward growth for uses associated with recreation, tourism and resorts.**

HISTORY

The Adirondack Museum was founded in 1947 from efforts to protect an abandoned steam locomotive engine and two cars. Six years later, the historic Blue Mountain House was purchased to house the museum. Today, the museum serves as a center for both the history and culture of the Adirondacks, being internationally recognized for its collections and quality, the New York Times called the museum “the best of its kind in the world.”



One of many high-quality exhibits showcased within the museum.



The museum has more than 2500 pieces in its fine arts collection.



Blue Mountain Lake is a small hamlet located to the south of the Adirondack Museum.

PRESENT CONDITION

Currently the Adirondack Museum is undergoing new phased development, including a new trail linkage to Minnow Pond, new exhibits and improved campus aesthetics and way-finding signs.

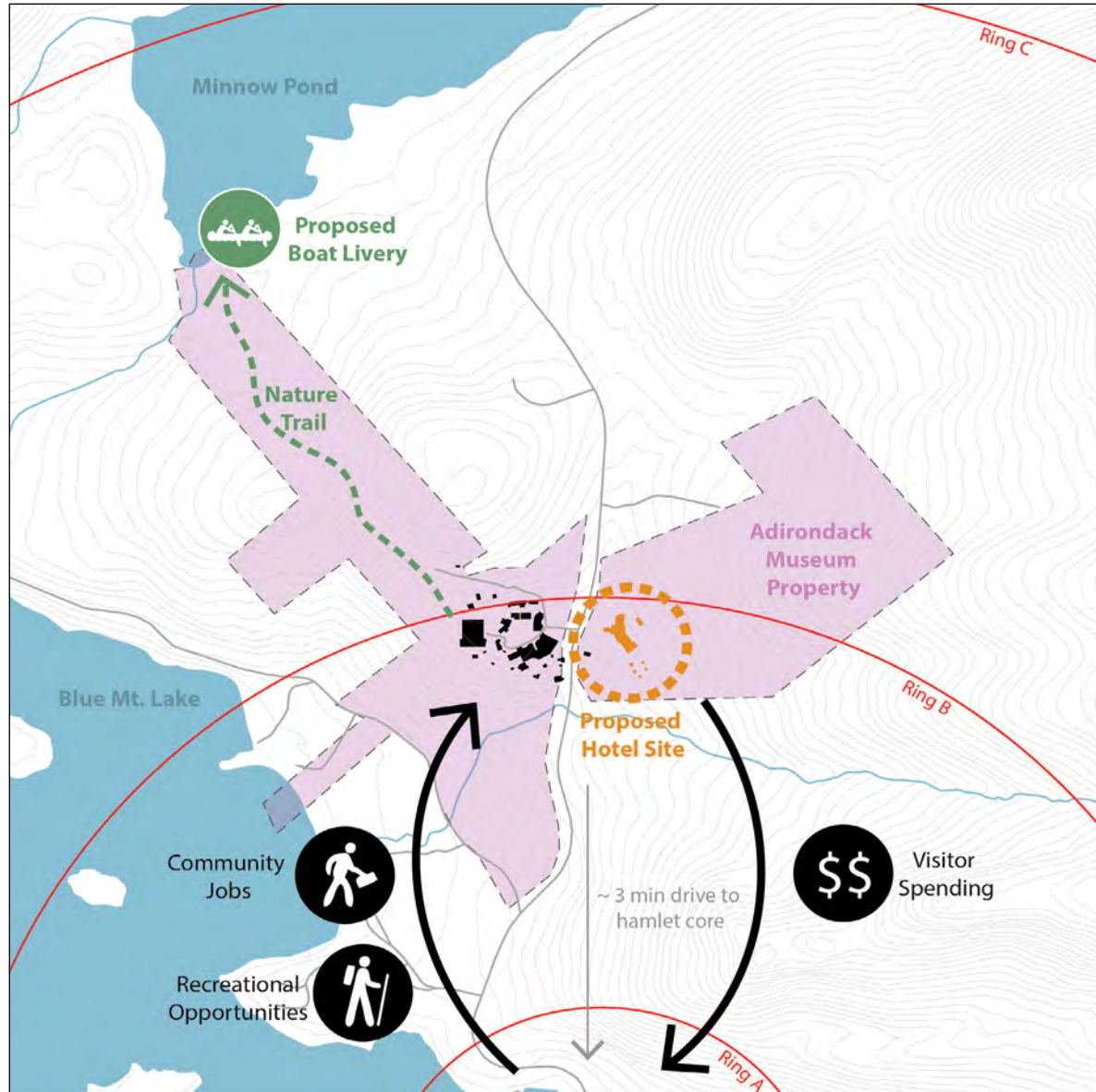


Members of the H3P2 team work with local representatives on the proposed hotel site.



The view of Blue Mountain Lake from the Adirondack Museum. Designers hope to provide similarly stunning views from the proposed hotel.

PUBLIC BENEFITS OF PROJECT



The Adirondack Museum property extends to the east over route 28N/30, up Blue Mountain, northwest to Minnow Pond and southwest to Blue Mountain Lake.

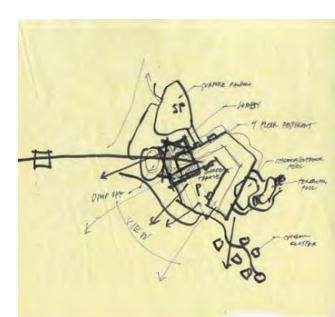
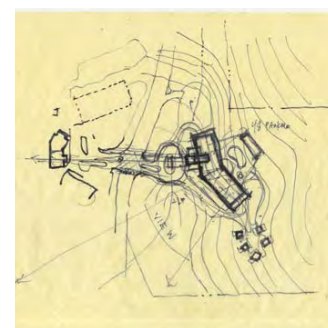
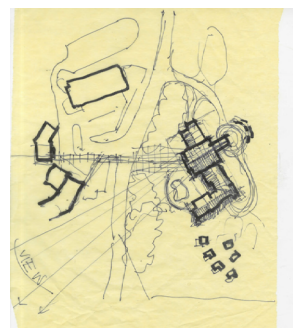
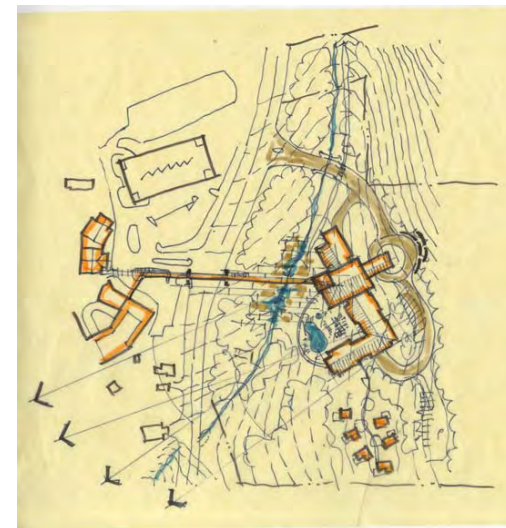
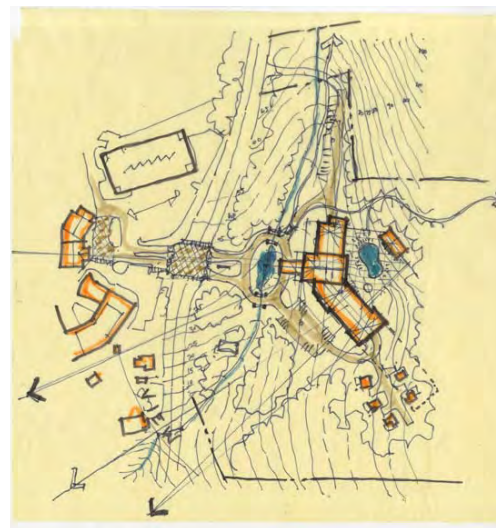
The H3P2 workshops are primarily focused on promoting public welfare in each hamlet. While the hotel development primarily benefits its owners, there are positive economic linkages between the project and the hamlet. As depicted to the left, hotel visitors will increase spending in the hamlet. Additionally, hamlet residents gain potential new jobs and facilitated recreational opportunities through the new nature trail to Minnow Pond. In this way, the museum, hotel and hamlet are joined in symbiotic relationship.



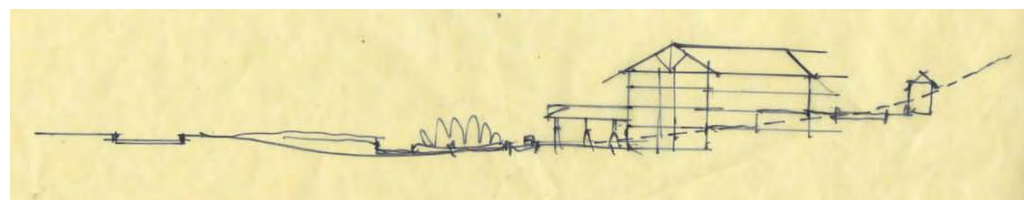
Members of the H3P2 team and local representatives studying the proposed hotel site.

DESIGN PROCESS AND INSPIRATION

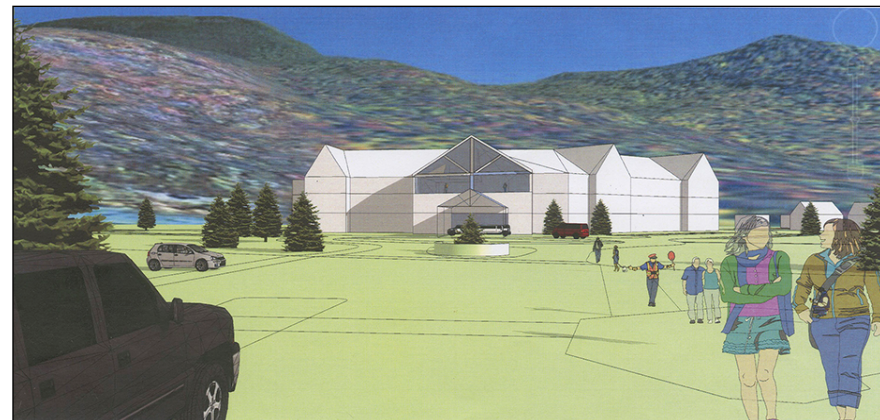
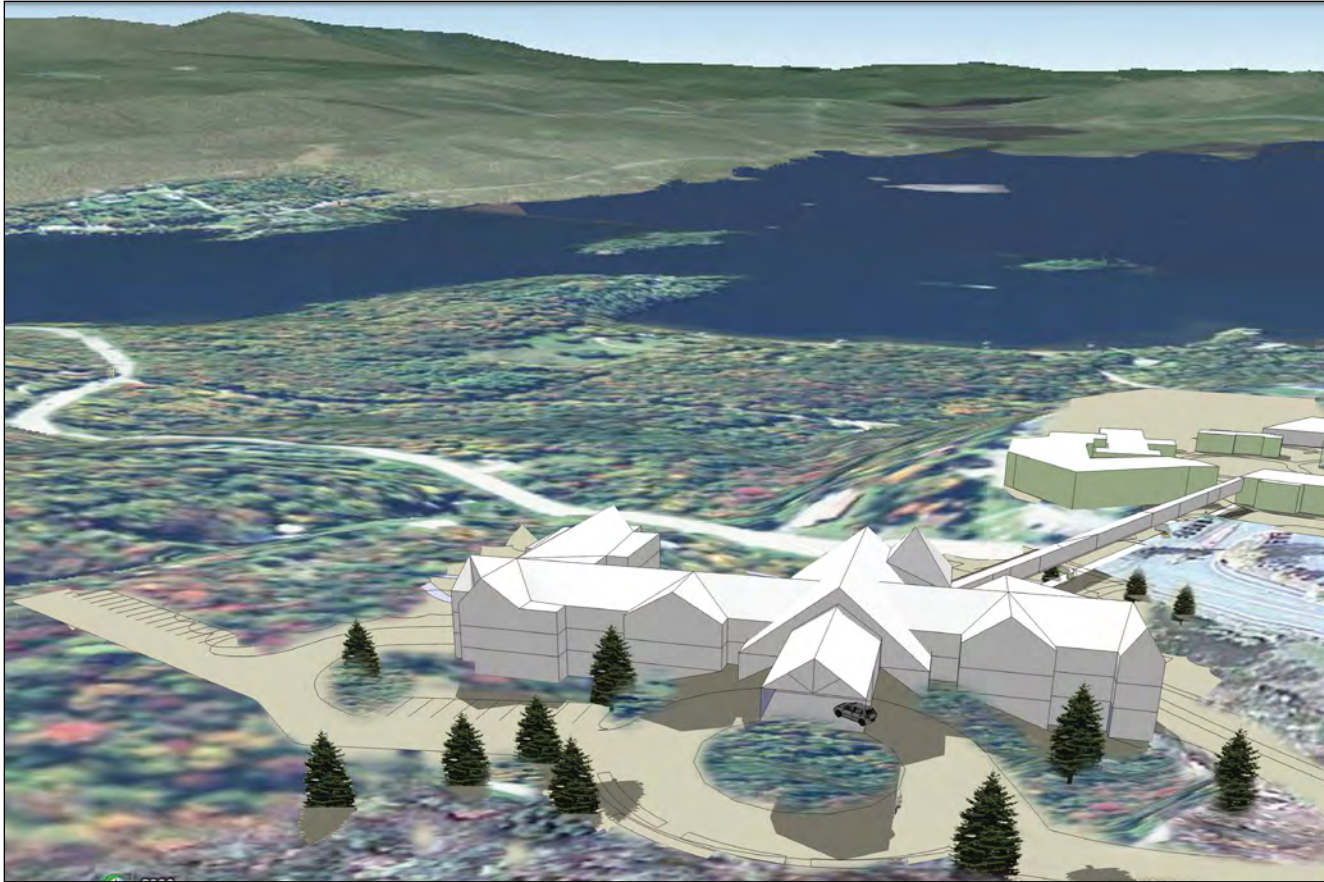
Initially, three sketches were made for the configuration and site planning of the Blue Mountain Lake hotel including vehicular access off the highway, pedestrian connection across the road to the museum campus, solar orientation and views, and how best to handle steep topography of the site. The three initial shapes for the hotel 'envelope' included an 'L', a bent 'I', and a 'U' (the 'U' was eliminated early on as it worked against, rather than with, the slope). The two preferred schemes were then refined and cross-sectional sketches made to scale to study the hotel base floor elevation, grading and view potential toward Blue Mountain Lake.



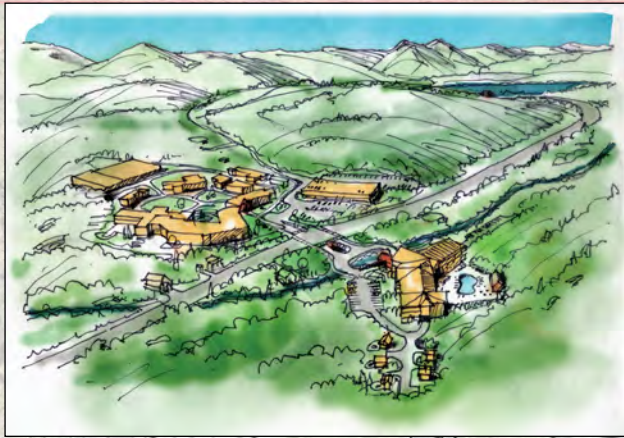
While the steep slope was a difficult challenge when positioning the hotel, it provided a guiding natural edge and boundary.



Draft sketches of the site showing evolving ideas on the connection to the Adirondack Lake waterfront and hamlet center.



The yellow trace sketches were scanned into Computer Aided Design (CAD) software to create 3D models. These computer generated models were combined with Google Earth site photography to study building form and location.



LEGEND

1. Hotel Entry Drop-off
2. Pool Terrace
3. Restaurant
4. Hotel Cabins
5. Pedestrian Crosswalk
6. Under-building Parking
7. Nature Trail

PLAN A

Resort hotel with rear dropoff and attractive water features in the front. A bridge connects the hotel property to the museum, providing safe passage for visitors. Notice also the small cabin options to the south of the main hotel.

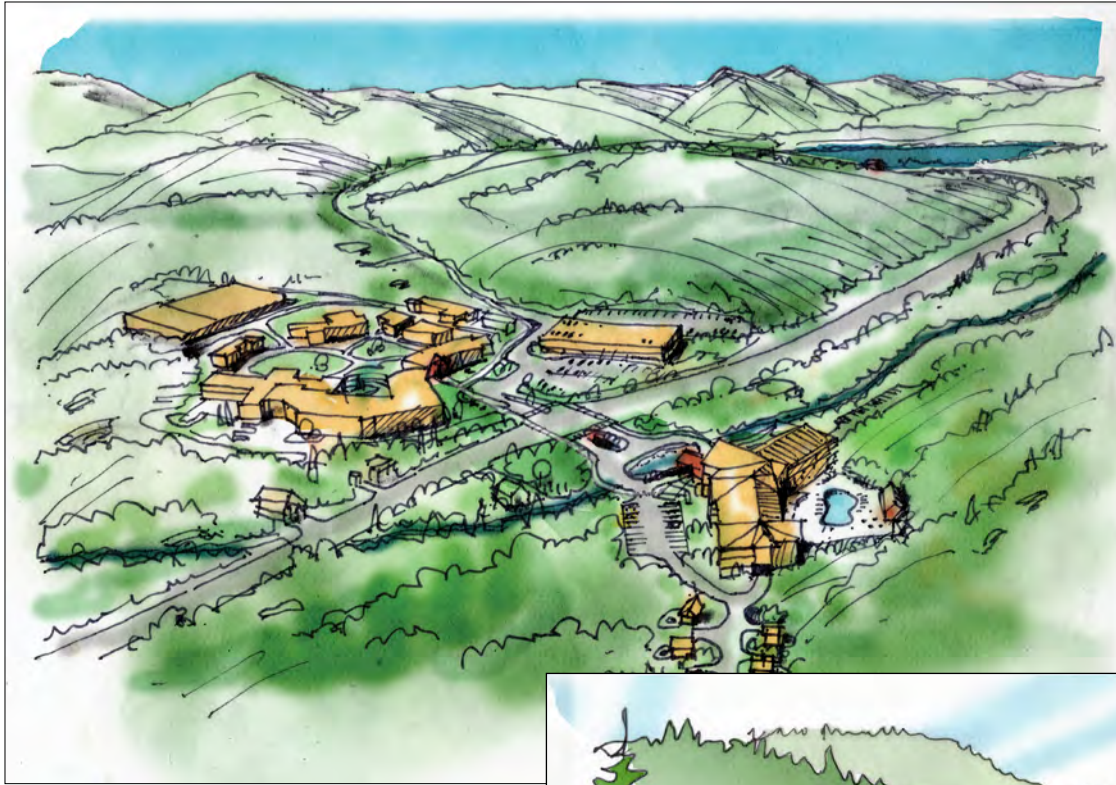


LEGEND

1. Hotel Entry Drop-off
2. Pool Terrace
3. Restaurant
4. Hotel Cabins
5. Pedestrian Crosswalk
6. Open Parking
7. Under-building Parking
8. Nature Trail

PLAN B

Resort hotel with front dropoff. Pedestrian passage is marked and uses safety lighting. The design also features a pleasant water feature or pool in the back with single cabins also to the south of the property.



These renderings suggest a scale and character of the proposed hotel development.



SMART GROWTH APPLICATION

Concepts for Blue Mountain Lake involve the expansion of a new cultural tourism destination at the Adirondack Museum. The program calls for a new hotel across the road from the museum campus and visitor amenities including wilderness trails and a boathouse at Minnow Pond. The concept brings together Adirondack history, the arts and wilderness recreation.

Reminder: the numbers refer to pages in the H3 guidebook.

The design of new buildings and spaces of destination resorts must reflect the community's form and place and respect natural features of the Park including the visual character of new architecture as it relates to traditional Adirondack style (9).

Two site plan alternatives for the hotel are suggested: a front entrance scheme and back entrance scheme. The site is steep and both schemes respect the contours of the land (10).



The two plans offer a vision of front entrance and back entrance design schemes.

Auto access/egress to the hotel off Route 28/30 and pedestrian crossing over the road between the hotel and museum are safety issues to be resolved.

The building envelope for the hotel should take advantage of natural setting, solar and view orientation (54). Energy efficiency in this project can be achieved through green design and sustainable land use (13). Green building and site design at Tupper Lake's recent Wild Center is a good illustration of a tourism destination project in the Adirondacks that stresses design with nature (12).



Both plans consider alternative housing or rental types, like these cabins attached to the hotel property.

Alternative housing types, time-share and other forms and uses could be brought into the Adirondack Museum hotel program.

The museum should provide ways for the hamlet of Blue Mountain Lake to benefit from this expansion project.

Energy efficiency in this project can be achieved through green design and sustainable land use



The Adirondack Museum features a history of lodging within the Adirondack Park. Originally located on the museum site, the Log Hotel was built in 1876.

FEATURED SMART GROWTH PRINCIPLES

Access to Nature: Access to nature provides many with the authentic Adirondack experience (11).

The hotel, particularly with new trail linkages, will enhance visitors experience with being intimately close to nature.

Boundaries: Well-defined boundaries prevent hamlet sprawl and protect natural resources (10).

The hotel design follows the contours of the hill side, complementing the natural yet sophisticated ethos of the Adirondack Museum.

Form and Place: Forms must exhibit sensitivity to place to preserve qualities of the area (9).

The BML Hotel site flows within the natural slopes while being in scale and character with the museum's various buildings.

Green Design and Energy: Energy efficiency is achieved through green design and sustainable land use. Energy efficient and ecologically sensitive design should be of primary concern for the hotel.

Visual Quality: High visual quality attracts investment and reflects a hamlet's history (15).

The visual quality of the development must match the prestige of the museum, being an international destination.



Moose River, Thendara, New York



Contrasted boundaries of Rivello, Italy

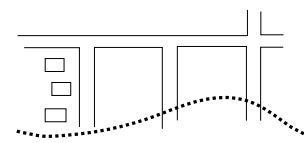
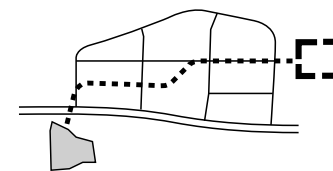


Energy Efficient and Green: Wild Center, Tupper Lake, New York

DESIGN TOOLS IMPLEMENTED (54)

Connect Places: Pedestrian paths connect important destinations.

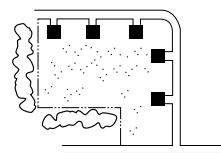
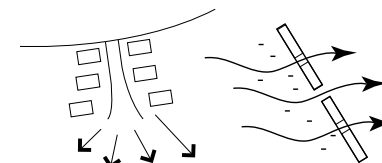
Connecting the hotel to the museum will be a vital component of the overall plan.



Walk and Bike: Trails provide safe routes and public access. New trail access to Minnow Pond will open new recreational opportunities for visitors and residents.

Views and Vistas: Good site design protects views and vistas.

The hotel layout retains the majestic views of Blue Mountain Lake.



Off the Field: Smart outward development tucks buildings along natural edges.

The layout and design of the hotel and cabins are guided by the natural landscape surrounding them.

WORKSHOP REVIEW

The on site workshop for Blue Mountain Lake took place on September 27th in the Adirondack Museum auditorium with 22 people attending including town citizens, museum representatives, leaders and the H3P2 team.

After introducing Hamlets 3 phase one and background information on hamlet planning in the Adirondacks, the H3P2 team presented conceptual site designs for smart growth projects in the hamlet to facilitate open discussion among workshop participants. Individual feedback was collected via worksheets evaluating various elements of the proposed designs.



Discussion on the proposed hotel designs during the workshop.

This feedback, along with notes from the H3P2 team, have been collected and summarized in the following section. While this does not represent an exhaustive collection of the discussion, it is an effort to highlight general themes, concerns and ideas formed during the workshop.

WORKSHOP WORKSHEET

HAMLETS 3, PHASE 2 WORKSHOP: ADIRONDACK MUSEUM HOTEL, BLUE MOUNTAIN LAKE

Our sincere thanks for your attendance today. Your feedback is essential to the design of this project and we welcome open and honest comments. Please answer the following questions and turn this paper in after the meeting.

How would the community benefit from the hotel development?			Comments:
Which ways would you support the hotel promoting the use of the hamlet?	Shuttle service		
	Local restaurant / attractions promotion		
	Regional promotion		
	Display / sell local products or artwork		
	Discounts at local establishments		
What ways can the community gain access to Minnow lake trail system and amenities?	Other:		Comments (please use back of paper as needed):
	Free membership to local residents		
	Open access to all		
	Local community limited access passes		
	Separate fee / pass for access		
Which road crossing solution do you think would be most safe and effective?	Other:		
	Traffic light		
	Foot bridge		
	Pedestrian crossing		
	Pedestrian tunnel		
What other hotels could serve as an example for this hotel?	Other:		
Which of the two plans do you prefer (circle one)? Please comment on why you favor your selection as well as any suggested modifications.			

PLAN A



PLAN B



MEDIA ATTENTION

H A M I L T O N C O U N T Y E X P R E S S

Wednesday, September 25, 2013

Long Lake/Raquette Lake

Hotel a possibility for Blue

BLUE MT. LAKE - A meeting Friday at The Adirondack Museum will discuss design concepts for a hotel here.

The free smart-growth training and implementation workshop for citizens, planning boards and public officials will run from 3-6 p.m. The museum is at 9097 State Route 30 here.

The agenda includes an open house with refreshments, an introduction to the Hamlets 3: Phase 2 project, a presentation of design concepts for a hotel in Blue Mountain Lake, small-group brainstorming and feedback sessions, and whole-group discussion.

The hotel would not be a museum project, although the museum could provide assistance in making land available and designing uniquely Adirondack features, such as exhibits and programs that interpret the region's history for hotel guests.

A report on the workshop's outcomes will be available online afterward.

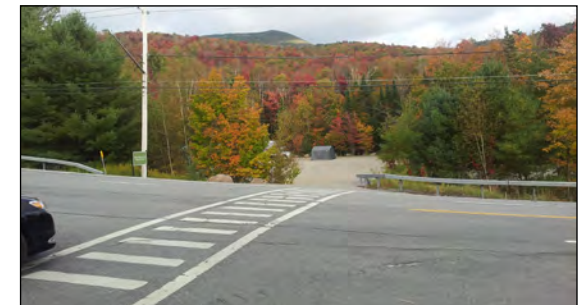
Hamlets 3: Phase 2 seeks to revitalize hamlets through direct training and examples. The workshop here is one of five planned with hamlets in the Adirondack Park. The others will be in Au Sable Forks, Long Lake, Indian Lake and Caroga Lake.

SITE IMAGES

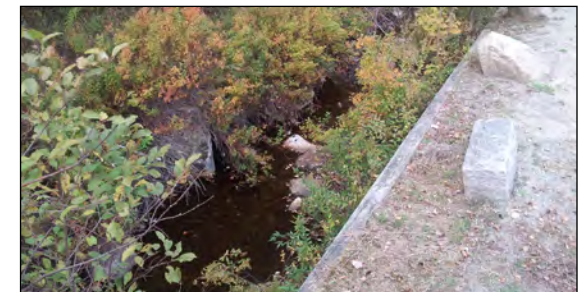


The proposed site for the hotel, currently owned by the museum.

The proposed site for the Blue Mtn Lake Hotel is directly across from the museum on route 30.



The crossing of the road from the site to the museum campus is an important element of the design.



The site contains several natural streams and drainage issues which must be dealt with in the final design.

COMMUNITY FEEDBACK

The connection of the hotel and the hamlet is of paramount importance for the success of each. From the respondent's feedback, the following ways would be supported:

Shuttle service	56%	5
Local restaurant / attractions promotion	67%	6
Regional promotion	78%	7
Display / sell local products or artwork	44%	4
Discounts at local establishments	22%	2

Respondents also indicated various levels of support for access to the new Minnow Lake trail:

Free membership to local residents	44%	4
Open access to all	33%	3
Local community limited access passes	22%	2
Separate fee / pass for access	11%	1

Considering the passage across the road between the site and museum campus, the respondents indicated support for the following methods:

Traffic light	22%	2
Foot bridge	78%	7
Pedestrian crossing	22%	2
Pedestrian tunnel	22%	2

Of the two plans, plan A received greater preference with 44% (4), plan B 22% (2).

“We have to build businesses, stores and restaurants to work with a hotel.”

From the respondents, the perceived benefits to the community include jobs, year-round restaurant and shopping, potential winter programming at the museum, attracting visitors and potential residents.



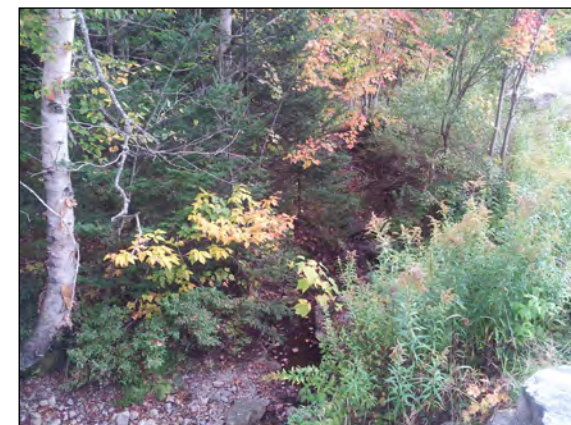
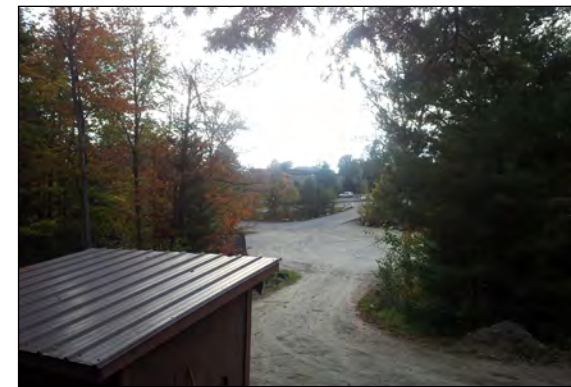
Many members of the hotel administration and board were in attendance at the workshop.

Discussion proceeded first with clarifications on project realities: a hotel feasibility analysis has not been done and the museum is closed in the winter. However, there is political momentum for this project at this time, although not unanimous community support. The county proposed the hotel project but, while the museum recognizes the benefit, they are not interested in building or running a hotel.

Although the museum is a significant draw for the area during a roughly four-month period, the museum would need to develop new programming to remain open during the off-season winter months to ensure the feasibility of a resort hotel. The hamlet does not currently have a strong restaurant or shop infrastructure to benefit from or support increased tourism.



HAMLETS3: PHASE2



HAMLETS3: PHASE2

