



LONG LAKE

JENNINGS POND PARK

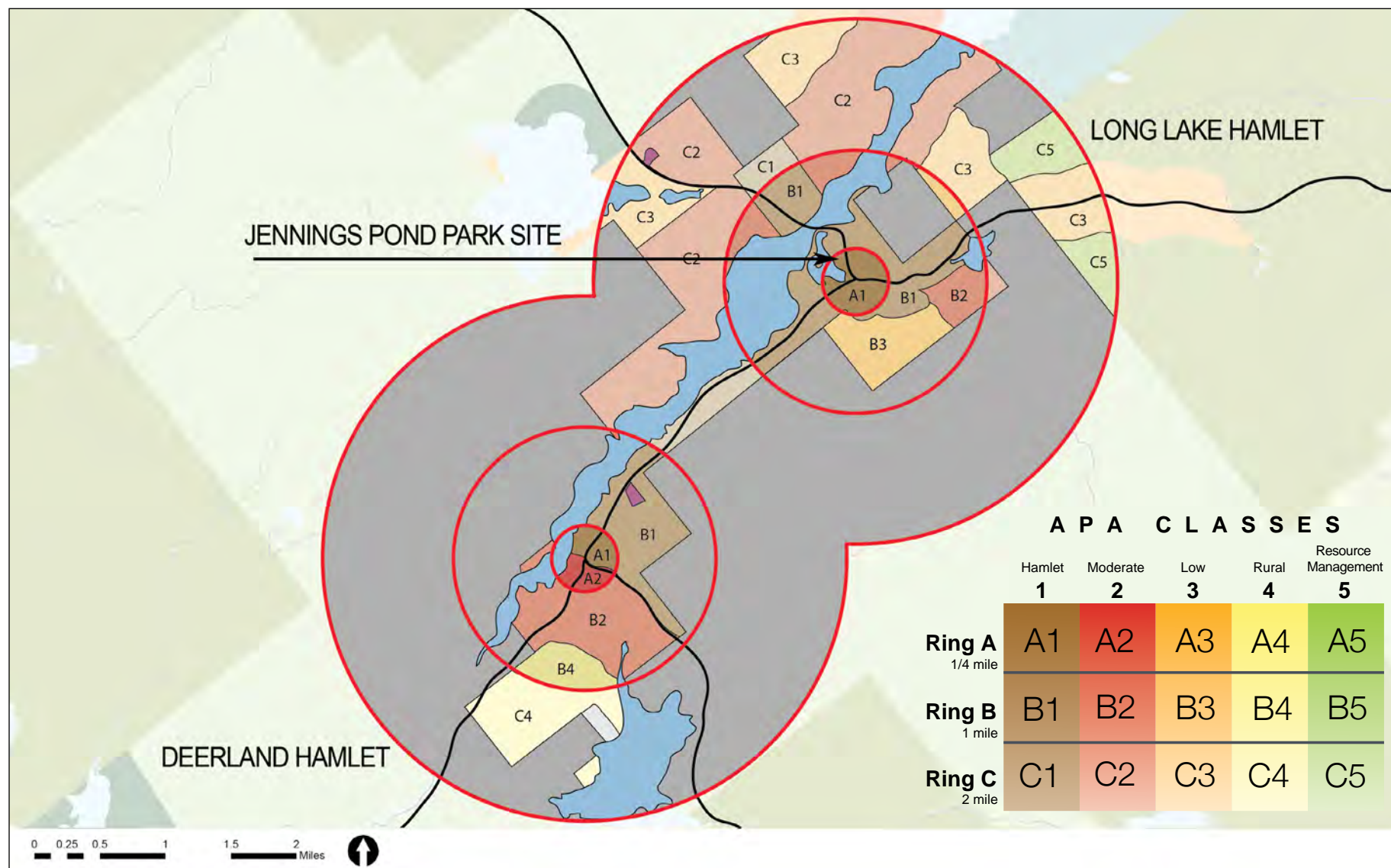
LONG LAKE JENNINGS POND PARK SITE

Clark Seaman, Long Lake Town Supervisor, says the town has faced significant economic challenges since the demise of the forestry and mining industries. Once supplemental, summer tourism is now the main economic driver of the town. Shrinking access to the waterfront further complicates the problem, as commercial waterfront properties are purchased and turned into private residences. While efforts have been made to strengthen and diversify the economy, tourism needs an urgent boost. This current need in conjunction with diminishing waterfront access brought the focus of the Long Lake project to bear on unrealized opportunities for enhanced utilization of existing public waterfront.

Strategically located adjacent to the center of the town, the project site is on a collection of land owned by the town, school and Adirondack hotel. Multiple uses and several private parcels challenge a creative design solution that creates new opportunities for the visiting public and towns-people alike to have enhanced access to enjoy the waterfront, while respecting private properties and the needs of the school.



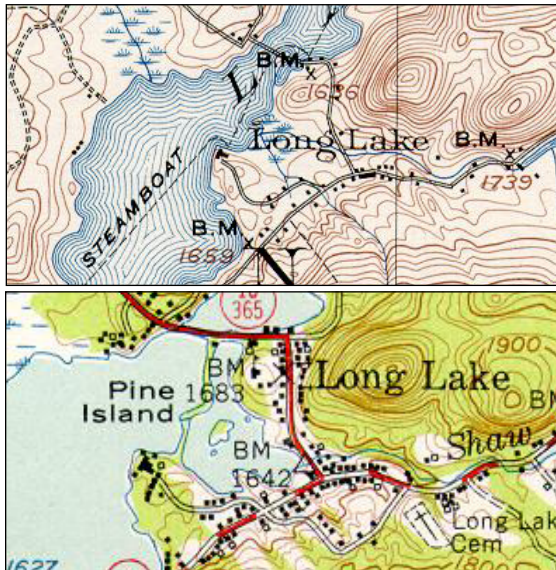
GROWTH RING ANALYSIS



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). Long Lake's site falls under **B1 Suitability: Very high potential for smart inward or outward growth in several forms with compact patterns of growth encouraged by targeted priority funding.**

HISTORY

Nestled deep in the Adirondack Park, Long Lake possesses many beautiful natural amenities centered on the 14 mile long Long Lake. Long Lake was initially settled in 1833 and the town formed in 1837 from surrounding settlements. In 1933, a dam and causeway were built, creating Jennings Memorial Pond from previous marsh lands. With an economy centered on tourism, the town marks the start of Theodore Roosevelt's infamous midnight stagecoach ride to be sworn in after President McKinley's assassination.



Historical USGS Survey maps (1907 top; 1957 below) showing the area of Jennings Memorial Pond before and after its creation.

PRESENT CONDITION



Looking south on NY Route 30 toward the hamlet center. Notice the steep slope toward the current sports field (right).

Long Lake, a Hamilton County community, is located approximately 50 miles from the county seat of Lake Pleasant. The proposed waterfront park will be constructed over a current sports green and add to other excellent public amenities offered in the hamlet. Like other hamlets, Long Lake's year round population of ~710 swells during the summer months.



H3P2 team members and community members meet on the Jennings Pond Park site.



The site is currently used as a sports park for the local school and residents.

LOOKING FORWARD: LONG LAKE 2025

Vision Statement Summary

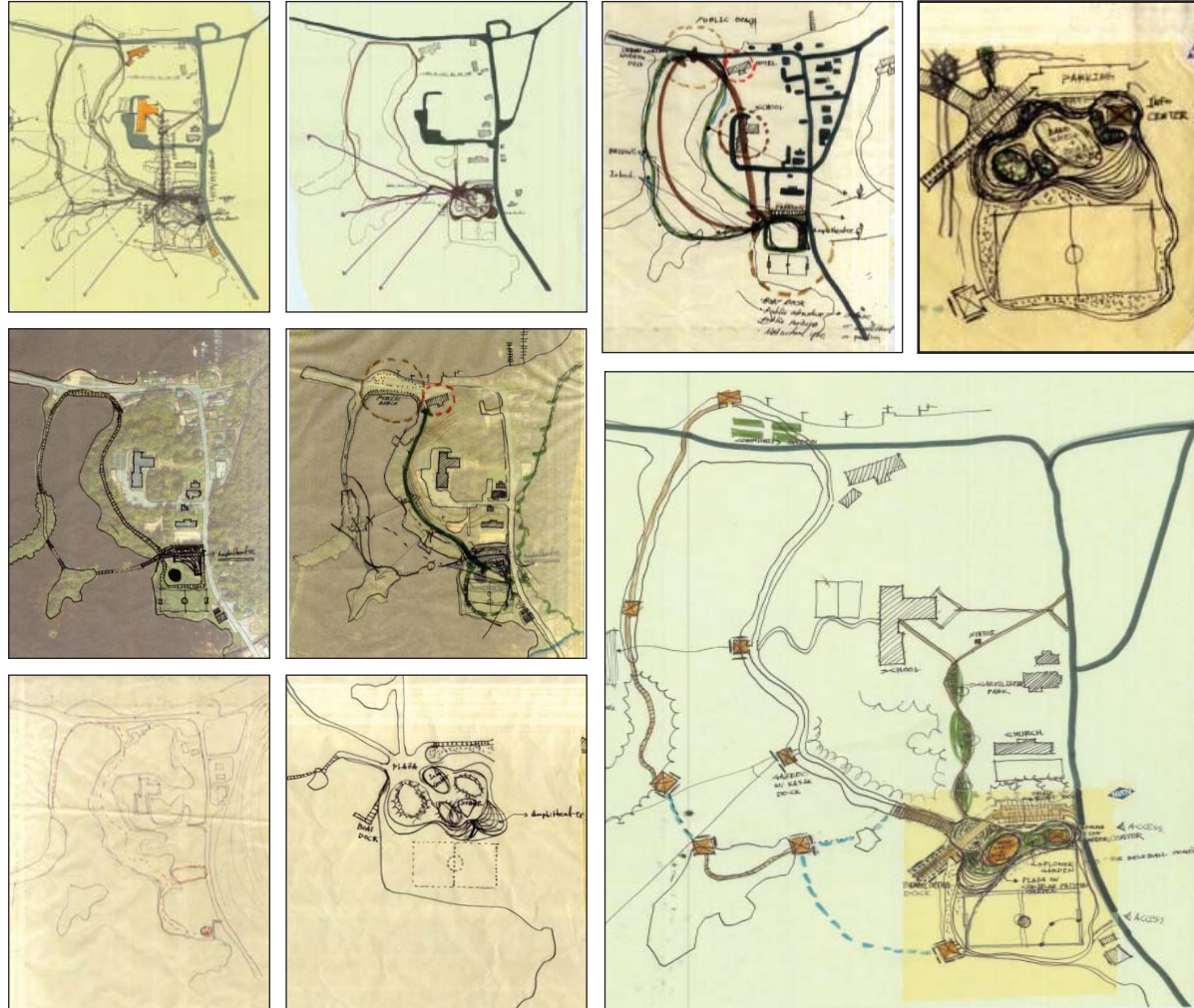
- Retain small town character (close knit, quiet, uncomplicated)
- Connect, beautify and expand established business districts while promoting technological advances
- Emphasize community pride, independence, multigenerational appeal, healthy living and open spaces
- Benefit year-round residents with improved sustainable infrastructure and modern amenities
- Attracting and retaining new residents and visitors by supporting a year-round unique recreational destination

From Long Lake Vision Statement: “The quality of life will encompass healthy living, open spaces, and have a broad multigenerational appeal ... The town will focus on the enhancing of its great recreational assets and open spaces to promote itself as a year-round recreational destination while retaining the small-town character.”

The quality of life will encompass healthy living [and] open spaces...

DESIGN PROCESS AND INSPIRATION

The concept of a linear waterfront park along a circular trail system following the unique configuration of the Jennings Pond landscape emerged early in the design tracings. The numerous small sketches that followed developed different segments and aspects of this basic idea: the boat ramp and docks, common ‘trailhead’/ gathering space, amenity / entertainment areas and site access. The summary sketch (lower right) delves into possible design details of the gathering space and introduces a concept of thematic nodes or ‘gazebo docks’ along the trail.



Draft sketches of the site depicting the gradual evolution of the ideas presented in the final renderings.

DESIGN PROPOSAL

The proposed design incorporates and enhances the current nature trail, sports park and public beach while providing linkages to the school and library. It creates a nodal trail system of boat docks, resting areas and informational plaques (termed 'gazebo-decks') which potentially link the small islands and form an interpretive and educational recreation system. At the focal point of the park, the sports area is retained and two new boat docks, a small boat rental, an amphitheater and public gardens are added. The design provides an exciting perspective into what could be a strong public amenity.

LEGEND

1. Circular Park Trail
2. Gazebo Decks
3. Small Boat Launch & Docks
4. Rental Facility
5. Central Gathering Space & Trailhead
6. Community Gardens
7. Entertainment Area
8. Playfields
9. Parking
10. Town Beach

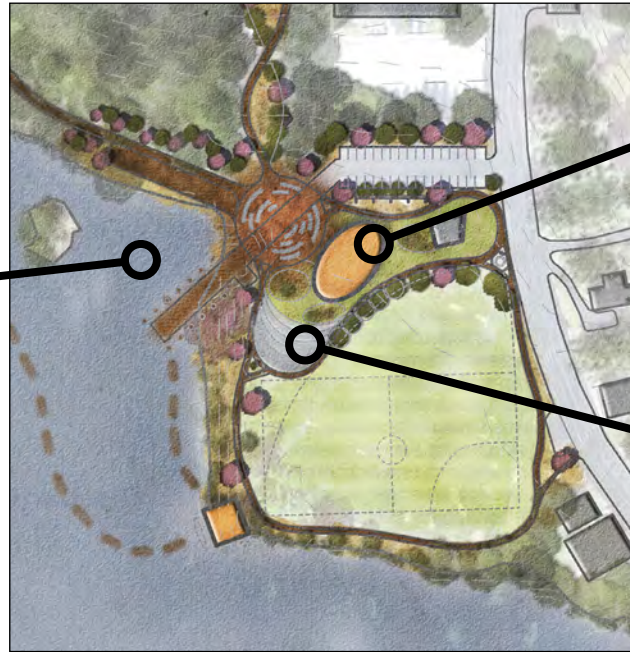




Rendering depicting the proposed Jennings Pond Park. The plan proposes a nodal system of traditional Adirondack-style gazebo-decks at the water's edge linked by a nature trail. The nodes provide resting areas, fishing spots, educational plaques and small boat docking.



Jennings Pond is ideal for kayaking, canoing, paddleboating and paddle boarding.



A small boat rental building would bring visitor interest and potential revenue for the park.

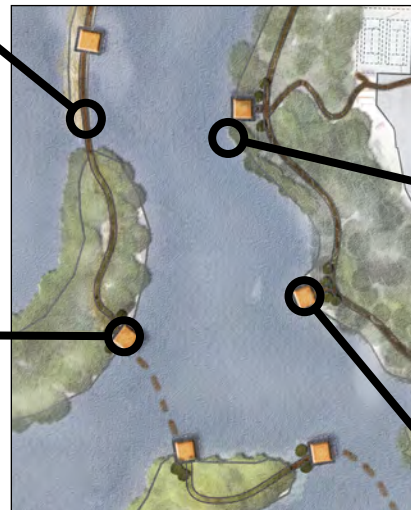


A small amphitheater provides both an entertainment venue and a great seating space to view the lake.

The dam and causeway could help complete the trail, adding a sense of adventure and unique perspective to the trail and site.



Depiction showing an Adirondack gazebo. A string of these would be a useful amenity for trail-users and boaters alike.



Strings of gazebos can form attractive waterfront amenities, building from current gazebos in place.



Interpretive signs can discuss the wildlife habitats, unique birds, Jennings Pond history, Long Lake hamlet or history of the trail itself.

SMART GROWTH APPLICATION

How can the hamlet of Long Lake get the most out of the unique natural resource of Jennings Memorial Pond? This is a historic recreation landscape—a WPA open space infrastructure project of the 1930s for dredging a large swamp and constructing a ‘land bridge’ that connects two waterfront promontories. Best sustainable development practice re-uses historic natural resources like the WPA pond, islands and land bridge in Long Lake hamlet (12).

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

A well-designed hamlet park can strengthen the hamlet center and lead to broader investments in economic development (56-57). The proposed new waterfront recreation park for this site, located in Long Lake’s hamlet center, has the potential for providing residents and visitors with great access to nature, and an authentic natural Adirondack experience.



Small paddle boating is popular in the Adirondack Park.

The site design concept proposes road access off Route 30 through the town garage property to a new launch and dock for small boats, canoes and kayaks. This area, next to the ball fields, is the park’s entrance, trailhead, and central public gathering space with community gardens and outdoor areas for entertainment. From this point, a circular trail (walking, hiking, jogging) is proposed that connects the main recreation features of the waterfront park (54). Thematic activity nodes at ‘gazebo decks’ are located on water’s edge along the trail for picnicking, fishing, reading, photography, exercise or just sitting and taking in the lovely view.



Long Lake’s current public beach is an enjoyable and well used amenity linked by the proposed trail.

The central school, tennis courts, shared parking lot and main beach area across from the historic Adirondack Hotel are all physically incorporated into the trail loop. Users can paddle to an island for a swim, walk over the land bridge and spillway from/to the beach or arrive by kayak, canoe or footpath at an activity deck.



The park’s myriad of public amenities enables a variety of community programming.

A well-designed hamlet park can strengthen the hamlet center and lead to broader investments in economic development.

FEATURED SMART GROWTH PRINCIPLES

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

Through the trail, small boats or enjoying the view, Jennings Pond Park provides several unique ways to interact and access the natural areas surrounding the hamlet.



Moose River, Thendara, New York

Resource Reuse: Innovating reuse of existing buildings and amenities can infuse new life and energy into old sites (12).

By integrating and reusing the WPA land bridge, the Jennings Pond Park creates an exciting new feature as part of the overall park plan.



The repurposed Dalhalla Quarry, Sweden

Walkability: Walkable public spaces promote social interaction at a human scale, energizing hamlet activities (10).

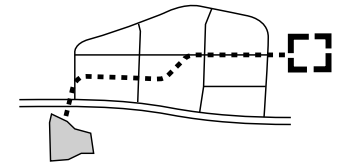
By reinforcing and improving existing pedestrian trails, it encourages connections between the public beach, hotel, school and hamlet center.



New boardwalks on the waterfront improve pedestrian access through the hamlet of Björholmen, Sweden.

DESIGN TOOLS IMPLEMENTED (54)

The improved nature trail connects the public beach and hotel more directly to the hamlet center.

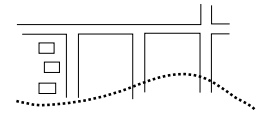


Connect Places: Pedestrian paths connect important destinations.



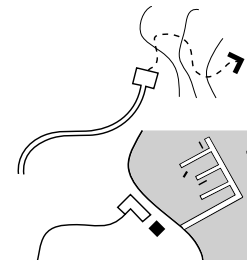
The reused land bridge frames in the pond site and provides an interesting trail linkage.

Conserve and Reuse: Adapted buildings retain a hamlet's sense of place.



The trail creates a safe conduit to traverse the area, particularly the very young and elderly.

Walk and Bike: Trails provide safe routes and public access.



By capitalizing on the Jennings Pond waterfront and nature trailhead, the plan creates a focal point of energy for the hamlet.

Front Amenities: Waterfronts and trailheads create growth opportunities.

WORKSHOP REVIEW

The on site workshop for Long Lake took place on September 28th in the Long Lake Central School gymnasium with 34 people attending including town citizens, 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.

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.

The workshop at Long Lake received an excellent and active turnout of concerned citizens and leadership.



MEDIA ATTENTION

HAMILTON COUNTY EXPRESS

Wednesday, September 25, 2013

Long Lake/Raquette Lake

LOCAL NEWS IN BRIEF

Long Lake will hold Hamlets 3

LONG LAKE - Long Lake's Hamlets 3 Phase 2 meeting will be Saturday, Sept. 28, from 9 a.m. to 12 p.m. at Long Lake Central School.

Alternative design plans for Long Lake will be presented for community discussion and feedback. Ideas about future growth of Long Lake are important, so everyone is urged to attend.

The presentation will outline Adirondack smart growth planning principles with specific references to projects within Long Lake.

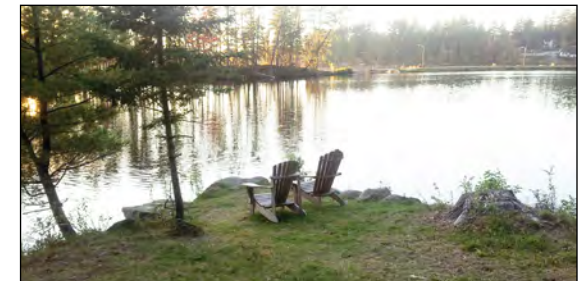
Roger Trancik and Bill Johnston of Urban Design Consultants, Ithaca, will lead the workshop. They did the study that resulted in Hamlets 3, a grant-funded pilot effort to look at planning in hamlets.

Workshop activities will include question and response interaction, idea sketching and choosing among alternatives.

SITE IMAGES



The gazebo on the public beach is a key node in the overall trail system.



Some sites on the trail are natural spots for the proposed 'gazebo-decks'.

The proposed design capitalizes on existing site developments.



The dual ownership of the islands makes creating formal trails and paths important.

WORKSHOP WORKSHEET

HAMLETS 3, PHASE 2 WORKSHOP: JENNINGS MEMORIAL POND PARK, LONG 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.

Would you support a new walkway between the park and school?	Definitely Yes	Yes, but not how depicted	Unsure	Definitely No	Comments:
Would you like to see community gardens on the site?	Definitely Yes	Yes, but not how depicted	Unsure	Definitely No	
Do you support preserving the sports fields currently in the park?	Definitely Yes	Yes, but not how depicted	Unsure	Definitely No	
Do you like the idea of the string of gazebos/docks along the trail?	Definitely Yes	Yes, but not how depicted	Unsure	Definitely No	
Do you think a bandshell/entertainment pavillion would be used / appropriate?	Definitely Yes	Probably Yes	Probably No	Definitely No	
Would you support formalized use of the land bridge?	Definitely Yes	Yes, but not how depicted	Unsure	Definitely No	
Do you support further programing of the school as part of the project?	Definitely Yes	Probably Yes	Probably No	Definitely No	
Would a small boat rental be beneficial to the project?	Definitely Yes	Probably Yes	Probably No	Definitely No	
Do you have any suggestions for year-round water uses?	Ideas:				
Please provide specific comments or modifications for the proposed plan (feel free to use the back of the page).	Comments:				



COMMUNITY FEEDBACK

90% (19) support a new walkway between the park and school, with 10% (2) unsure. 52% (11) support community gardens on the site, 5% support but not as depicted, 29% (6) are unsure with 10% (2) opposing the idea.

90% (19) support preserving the sports fields with the remaining 10% (2) unsure. The central idea of the string of ‘gazebo-docks’ is supported by 76% (16) of respondents, with 10% (2) unsure and 10% (2) definitely against the idea. The town has already done significant and somewhat unrecognized work on the trail. There was some concern about the current gazebos being underutilized. One proposed solution is active programming of each gazebo to draw unique and focused use.

90% (19) approve or probably approve of the idea of an entertainment pavillion being included, with 10% (2) either probably or definitely disapproving.

“[I] love moving event space to [the] center of town.”

90% (19) also support formalizing the use of the land bridge, although 10% (2) of those didn’t agree with how it was depicted and another 10% were unsure. 5% didn’t agree with formalizing its use.



Workshop participants examine the Long Lake plan.

90% (19) supported further school programming as part of the project, although generally discussion indicated that many were unsure as to the exact form it would take. 10% (2) were probably against further school programming.

71% (15) were supportive or probably supportive of a small boat rental as part of the project, although 29% (6) were probably against it, likely due to two active outfitters near the public beach.

“Cycling needs to be incorporated along all town and county roads.”

In addition to the popular snowmobile races in winter, other ideas for the site include a small fenced dog park, removable ice

HAMLETS3: PHASE2

skating rink, bird watching blinds and ice fishing shacks.

Given that the pond is rather shallow and generally unfit for swimming, interest was expressed in the potential for a series of floating docks or small bridges to complete the loop. Some water quality issues exist in the pond and should be addressed in the final plan. Additionally, connecting the major node at Hoss Corner and the public beach could be future phases of the project.

Several comments wanted to ensure the path was visible or advertised from the road so visitors were also well aware of the amenity. This public amenity could be integrated into community advertising.

Some were concerned about the private land being used as part of the public amenity. To remedy the situation, official land easements, purchase or donation of the land in question would need to be secured before moving forward with those sections in question.



The Long Lake workshop had strong attendance, assisted by on site and print event promotion.



Stunning views grace many points along the proposed trail.

LONG LAKE
JENNINGS POND PARK

