



LAKES TO LOCKS
PASSAGE

Canal Region Gateway Visitor Center

Conceptual Design Study



Funding Support Provided by:





Canal Region Gateway Visitor Center

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Project Overview



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Introduction

Lakes to Locks Passage:

Lakes to Locks Passage was established in 2002 by the New York State Legislature as a New York Byway, and in the same year received the Federal Highway Administration's premier designation as an All-American Road. Its mission is to "further the appreciation, recognition, stewardship and revitalization of the natural, cultural, recreational and historic resources along the interconnected waterway from the confluence of the Hudson and Mohawk Rivers, through the Champlain Canal, Lake George, Lake Champlain, to the Chambly Canal and Richelieu River in Quebec."

Lakes to Locks Passage has developed a strategy to deliver an authentic, place-based tourism experience through a network of Waypoint Community Heritage Centers that "meet and greet" the visitor, and a regional Gateway Visitor Center that provides connectivity, and the "big picture" introduction, to the stories and experiences that can be found in the communities along the interconnected waterway of the Upper Hudson River and Champlain Canal region of Lakes to Locks Passage, "the Great Northeast Journey."

Canal Region Gateway Visitor Center:

The Canal Region Gateway Visitor Center will feature the Champlain Canal and Erie Canalway National Heritage Corridor, Saratoga National Historical Park and the initiatives of the Historic Saratoga-Washington on the Hudson Partnership. Facility objectives include the following:

- Direct Visitors to the region's Waypoint Communities, Heritage Centers, and attractions;
- Provide an introduction to the activities and interpretive themes of the region; and
- Provide interpretation of key features of the Gateway Visitor Center site.

Funding for this project is provided through a Task Agreement between the Erie Canalway National Heritage Corridor and Lakes to Locks Passage, Inc. The development of a visitor center in partnership with regional organizations that share the goals of preserving, interpreting, and promoting the Corridor's heritage resources, furthers the mission of the Erie Canalway National Heritage Corridor and implements the goals of the *Erie Canalway Preservation and Management Plan*.



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Canal Region Gateway Visitor Center

Project Description

The proposed Canal Region Gateway Visitor Center will be located on the property previously utilized by the Town of Saratoga for the Town Hall, adjacent to Fort Hardy Park, located on NYS Route 29/Ferry Street in Schuylerville New York.

This project will address the programmatic needs for a Visitor Center including, but not limited to, exhibit space, visitor circulation, operations, storage, maintenance, and potential vendor space.

The goals of this project include the following:

- A summary of programmatic needs for the Visitor Center
- An assessment of the existing site condition and the former Saratoga Town Hall, and
- A conceptual project design including a cost estimate to provide the basis for further design and development of the Visitor Center



Canal Region Gateway Visitor Center

Project Steering Committee

- The Project was lead by Janet Kennedy, Executive Director of Lakes to Locks Passage, Incorporated

- The Project Steering Committee includes the following individuals:

Alane Ball-Chinian, Regional Director, Saratoga-Capital Region NYS OPRHP

Joe Finan, Park Superintendent, Saratoga NHP

Tim Holmes, President, Friends of Saratoga Battlefield

Gina Johnson, Chief of Interpretation and Visitor Services, Saratoga NHP

- Project Planning Provided by Saratoga Associates

Donald Minnery, AIA, Principle-in-Charge

Brit Basinger, RLA, Project Manager, Project Landscape Architect

Eric Whiting, AIA, Project Designer



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Canal Region Gateway Visitor Center

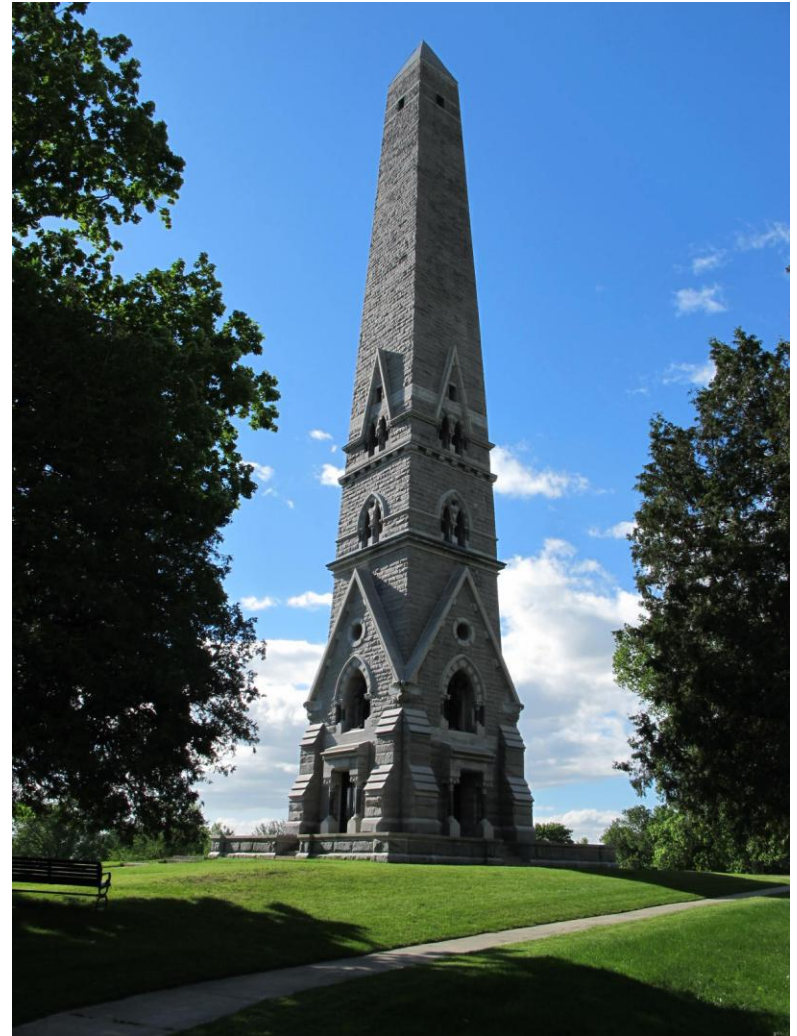
Potential Key Partners For Canal Region Gateway Visitor Center

Primary Partners:

The Canal Region Gateway Visitor Center will feature the Champlain Canal and Erie Canalway National Heritage Corridor, Saratoga National Historical Park and the initiatives of the Historic Saratoga-Washington on the Hudson Partnership.

Affiliated Partners

Erie Canalway National Heritage Corridor
Hudson River Valley National Heritage Area
RiverSpark Heritage Area
Saratoga Springs Heritage Area
Whitehall Heritage Area
Saratoga Spa State Park
Bennington Battlefield State Historic Site
NYS Canal Corporation
Siena College Center for Revolutionary Era Studies
Agricultural Stewardship Association (A.S.A.)
Saratoga Preserving Land and Nature (P.L.A.N.)
Hudson Crossing Park
Friends of Saratoga Battlefield
Champlain Canalway Trail
Washington and Saratoga County Snowmobile Associations
Cornell Cooperative Extension





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Canal Region Gateway Visitor Center

Potential Champlain Canal Region Waypoint Communities

| | |
|----------------|--|
| Troy: | <i>Where Water Ignited a Revolution</i> Cities of Troy, Cohoes, and Watervliet; Town of Colonie; Village of Green Island |
| Waterford : | <i>Confluence of Waterways & Champlain Canal</i> Town & Village of Waterford |
| Mechanicville: | <i>The Railroad Industry</i> Town & Village of Schaghticoke, Town of Pittstown, Village of Valley Falls |
| Stillwater: | <i>Turning Point of the Revolution</i> Town & Village of Stillwater |
| Greenwich: | <i>The Battenkill River</i> Town & Village of Greenwich |
| Schuylerville: | <i>Hudson Crossing – Then and Now</i> Towns of Saratoga and Northumberland; Villages of Schuylerville, Victory, and Gansevoort |
| Fort Edward: | <i>Robert Rogers and the Seven Years War</i> Town & Village of Fort Edward, Village of Hudson Falls, Town of Kingsbury, Town & Village of Argyle |
| Fort Ann: | <i>Halfway Brook – Navigation of a Waterway</i> Town & Village of Fort Ann |
| Whitehall: | <i>Birthplace of the United States Navy</i> Town & Village of Whitehall, Towns of Hampton, Dresden, and Putnam |
| Hoosick Falls: | <i>A Regional Center for Trade and Export</i> Village of Hoosick Falls, Town of Hoosick |
| Salem: | <i>The Great Northern Turnpike</i> Town & Village of Salem |
| Cambridge: | <i>The Agrarian Community</i> Town & Village of Cambridge, Town of Jackson, Town of White Creek |
| Granville: | <i>The Slate Industry</i> Town & Village of Granville; Town of Hebron and Hartford |



Canal Region Gateway Visitor Center

Previous Planning and Investigation Efforts



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Canal Region Gateway Visitor Center

Summary of Existing Reports / Studies

2002 Saratoga National Historic Park – General Management Plan & Supplemental Package

Relevant Summary: A new regional visitor facility at Old Saratoga would function as a gateway to the Champlain-Hudson and Mohawk regions as well as the Saratoga NHP. At this location, visitors could learn about the Saratoga NHP as well as other places in the Champlain-Hudson and Mohawk valleys that were critical to the Burgoyne Campaign and other Revolutionary War events. At this center, visitors would be oriented to stories of the local and regional sites of historical and cultural significance.

2005 Erie Canalway Management Plan

Relevant Summary: The Schuylerville /Old Saratoga community is located on the Champlain Canal. The region is rural, within minimal interpretive development of canal-related stories, but features several vital assets, including adjacency to well-established tourist destinations and exceptional historic canal-related resources. At issue in this community is the complexity of interpreting multiple, overlapping stories and histories and incorporating the themes of several overlapping designated historic regions, including Lakes to Locks Passage, Erie Canalway National Heritage Corridor, Mohawk Valley Heritage Corridor, Saratoga NHP and potentially the Hudson River Valley National Heritage Area

2010 Stewardship Plan for the Historic Saratoga-Washington on the Hudson Partnership

Relevant Summary: The goal of the Stewardship plan is to create a framework of strategies to implement a long-term vision along the Hudson River within the project region. The implementation of these strategies will result in a regional tourism marketing strategy for revitalization, economic development and a world class destination for visitors. These efforts should promote an innovative framework for public, private, state, regional, local and focus groups to collaborate effectively and promote a common mission through shared resources.

2005 Saratoga National Historic Park Alternative Transportation Study

Relevant Summary: Develop the site in a manner that creates significant a node for multi-modal transportation and provides links, access and orientation for all transportation types.

1995 Canal Recreationway Plan

2010 Lakes to Locks Passage Corridor Management Plan

2010 Lakes to Locks Passage Heritage Center Strategy



Canal Region Gateway Visitor Center

Summary of Existing Reports / Studies

2002 Town of Saratoga Comprehensive Land Use Plan

2011 Village of Schuylerville Zoning Code

2003 Geotechnical Report for Town Hall Building

Relevant Summary: The building's settlements that have occurred were caused by time dependent consolidation of poorly compacted fills, the compression of the deeper organic rich silt and peat layers and by the cycling of the groundwater level and localized leakage from utilities. No measure to support the building will prevent future settling.

2005 Geotechnical Evaluations for Saratoga Town Hall Building

Relevant Summary: The floors and walls of the existing building settled after construction and modifications were made to foundation walls to level the floor. The building continued to settle as much as 12" differentially causing cracking throughout the building. Site investigations found that roughly 25' of fill on the south side of the building and 15' of fill exist on the north side of the building. Evaluations concluded that building settlement is caused by compacting fill and compression of soils and peat layers. Seasonal variations in groundwater and localized related leakage from utilities also contribute to the settlement. Removal of the fill and stabilization of the soils is recommended to stabilize the site for use as a building site.

2011 Real Estate Appraisal – Former Saratoga Town Hall

Relevant Summary: Due to the structural condition of the building, it would not be physically or economically viable to salvage it for adaptive re-use. Only .71 acres of the site are suitable for a building as a majority of the site considered flood plain.

Phase 1 Environmental Site Assessment - November 12, 2012

Alpha Geoscience (Alpha) performed a Phase 1 Environmental Site Assessment (ESA) of the project site on behalf of the LA Group and the Town of Saratoga. The purpose of this effort was to provide an analysis of the property for transfer from the Town of Saratoga to a non-governmental group and to identify recognized environmental conditions in connection with the subject property located at 30 Ferry Street in the Village of Schuylerville, New York. Saratoga Associates recommends that Lakes to Locks Passage and any other potential project partner directly contact the LA Group or Alpha for a summary of their findings and recommendations.



Canal Region Gateway Visitor Center

Unique Factors and Precedents

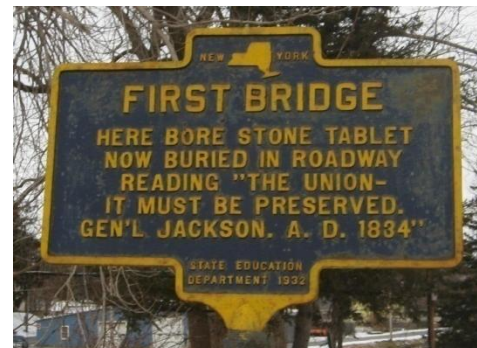
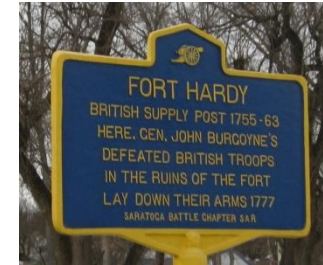
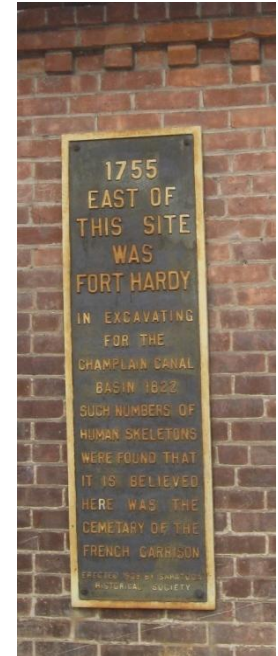
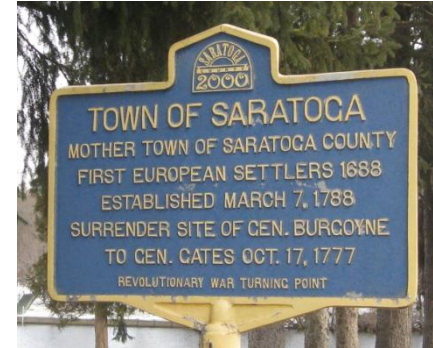


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Project Site Area Historic Considerations

- Site of various military campaign activities and regional settlement
- Schuyler Estate Influences
- Deridder Horse Ferry
- French and Indian War
- Fort Saratoga
- Fort Hardy
- Field of Grounded Arms – Revolutionary War
- Schuyler's Canal, Old Champlain Canal, Boat Turning Basin and Dry Dock
- First Bridge in the area
- Multiple opportunities for interpretation and





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Potential Uses, Activities and Events

- Gateway, Wayfinding and Orientation
- Visitor Services
- Interpretation & Education Center
- Satellite Learning Centers
- Community Gathering Area/Shelter
- Festivals & Events
- Performance Venue / Amphitheater
- Gallery
- Meeting Space
- Offices for affiliated organizations





Canal Region Gateway Visitor Center

Project Precedents

- Lake George Visitor Center
- Whitehall / Skenesborough Museum and Visitor Center
- Saratoga Springs Heritage Area
- Saratoga National Historical Park Visitor Center
- Tannery Pond Community Center
- Schuyler Flatts Cultural Park



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Project Precedents

Lake George Visitor Center



Building Program

- High Visibility Entry
- Visitor Information
- Interpretive Displays
- Public Restrooms
- Support / Mech.
- Office
- Covered Ext. Space



Starting with a very prominent corner, the mission was to design a building that would have an architectural character reflective of the Adirondack region, and be one stop shopping for both the first time visitor, as well as locals interested in knowing more about the history of Lake George. The year-round building will also serve as a kick-off site for the *Champlain Scenic Byways 'Lakes to Locks'* initiative. The 3,500 square foot building will include a high quality Lake George interpretive display center, manned information booth and a public restroom facility. Large, open structure "porches" were designed at each entry – one facing the village downtown and one facing Lake George. The same exposed framing theme runs throughout the interior post and beam structure. The lakeside end of the building incorporates a handicapped ramp built into a heavily landscaped earth mound that blends the slightly elevated building into its site.



Designed by Saratoga Associates



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Project Precedents – Old Forge Arts Venter, Old Forge, NY

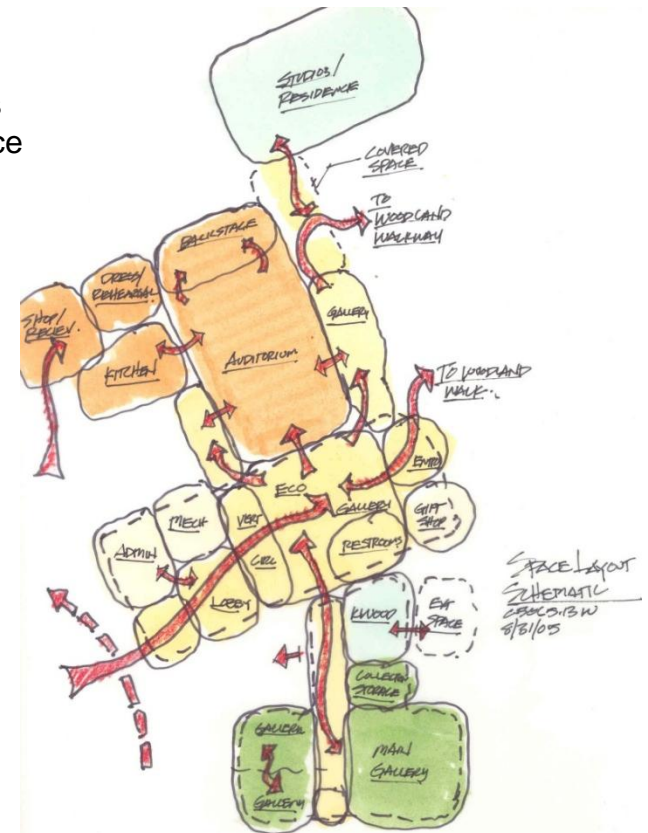


Designed by Saratoga Associates



Building Program

- Large Covered Entrance
- Large foyer / gallery
- Auditorium
- 'Eco Gallery'
- Galleries
- Gift Shop
- Full kitchen for events
- Covered outdoor space
- Artist Studios
- Day Care
- Administrative Offices
- Mech. / Elec.
- Restrooms





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Project Precedents – Tannery Pond Community Center, North Creek, NY



Building Program

- Gathering Lobby
- Performance Space
- Box Office
- Gallery
- Offices
- Meeting Rooms
- Restrooms
- Multi-Purpose Rooms





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Project Precedents

Saratoga NHP Visitor Center

Stillwater, NY



Saratoga Heritage Area Visitor Center

Saratoga Springs, NY



Whitehall / Skenesborough Museum & Visitor Center

Whitehall, NY





Canal Region Gateway Visitor Center

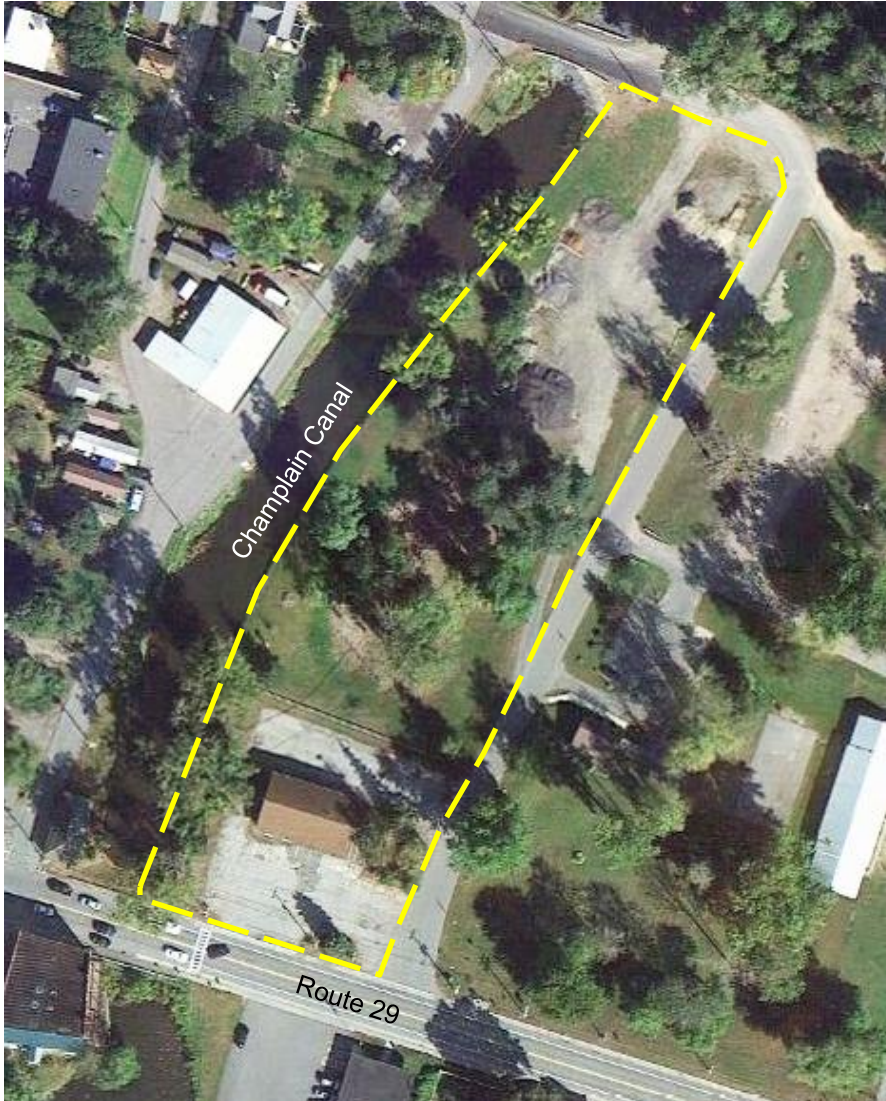
Project & Site Considerations



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Site Aerial – Project Area



North

May 24, 2013

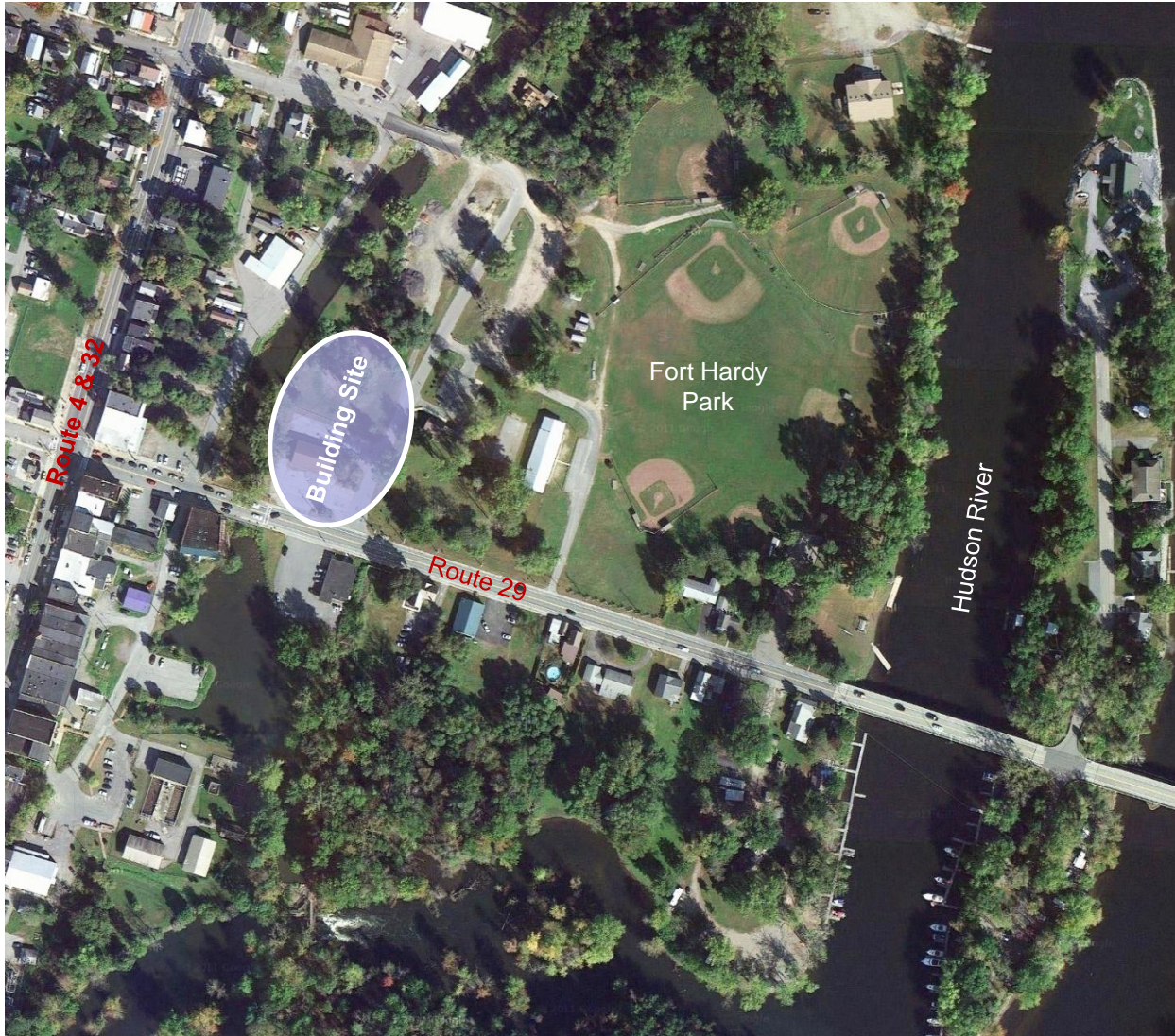
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Area of Influence



May 24, 2013

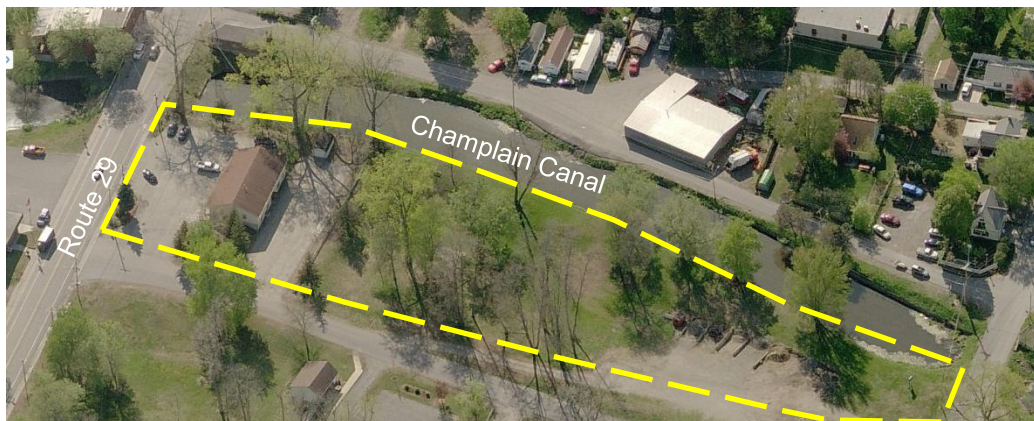
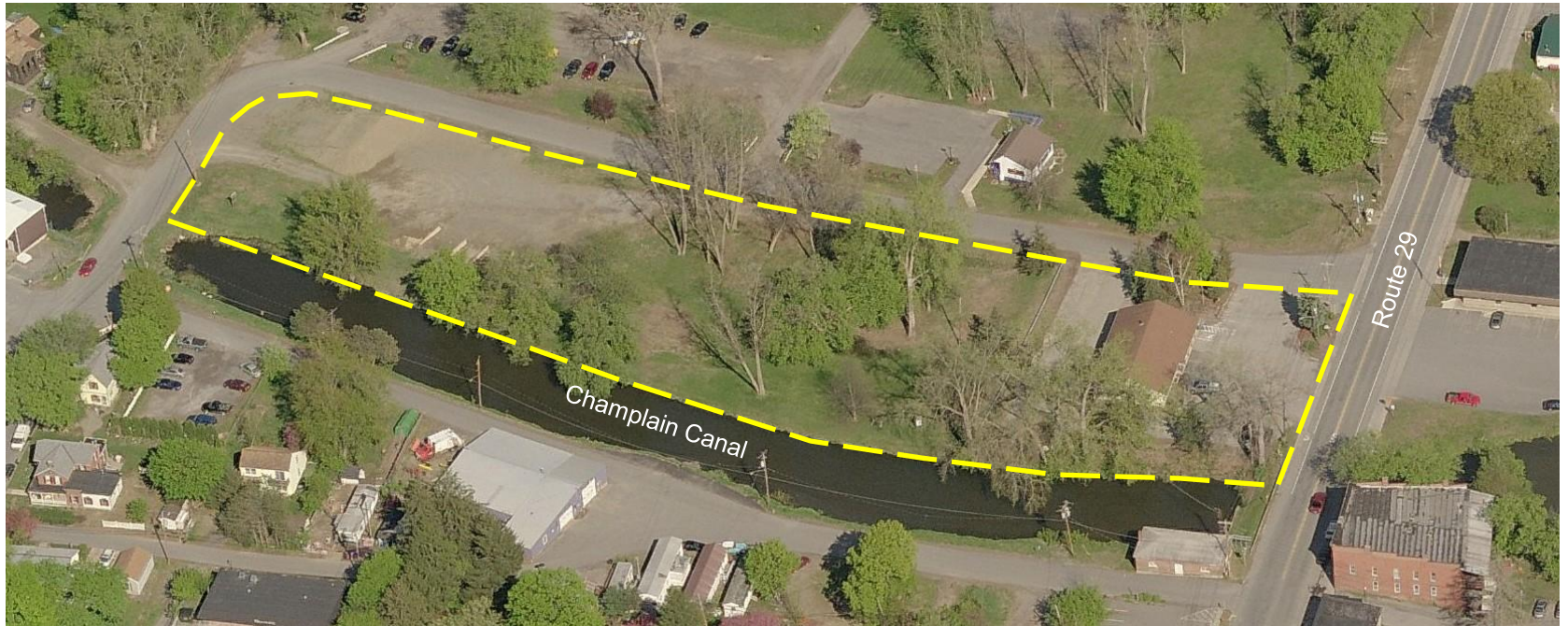
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Site Aerial



May 24, 2013

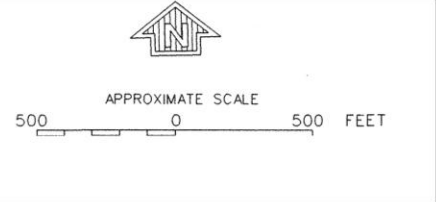
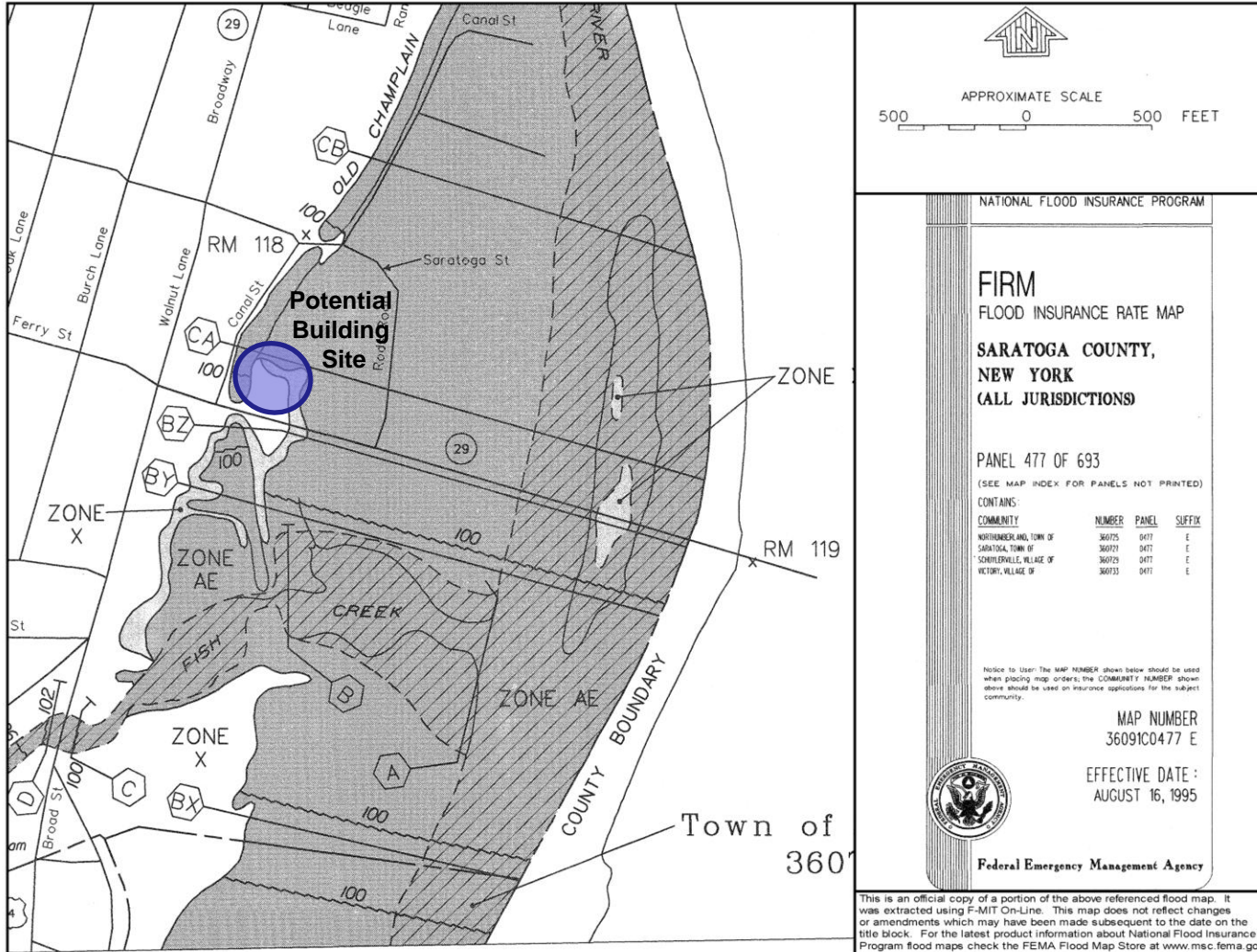
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Floodplain Map



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
**SARATOGA COUNTY,
NEW YORK
(ALL JURISDICTIONS)**

PANEL 477 OF 693
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|--------------------------|--------|-------|--------|
| NORTHAMHERLAND, TOWN OF | 360725 | 0477 | E |
| SARATOGA, TOWN OF | 360727 | 0477 | E |
| SCHENKSVILLE, VILLAGE OF | 360729 | 0477 | E |
| VICTORY, VILLAGE OF | 360733 | 0477 | E |

Notice to User: The MAP NUMBER shown below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.

MAP NUMBER
36091C0477 E

EFFECTIVE DATE:
AUGUST 16, 1995



Federal Emergency Management Agency

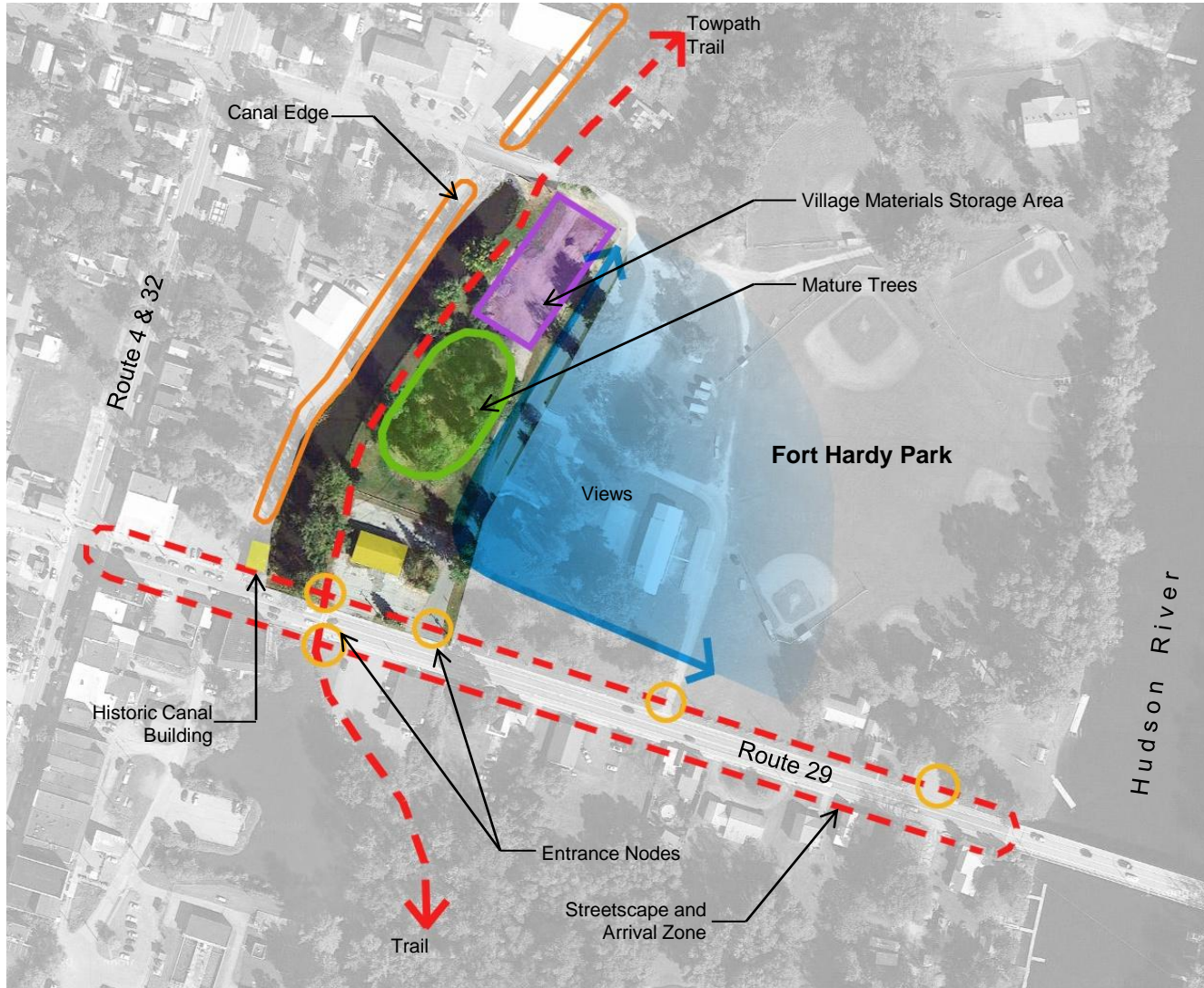
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



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Site Features and Setting



- Maintain Key Views
- Arrival
 - Circulation Flow
 - Site / Building
 - Site Assets
- Connectivity
- Streetscape
- Parking
- Adjacencies



North



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Interpretive Goals and Objectives

Primary Goal:

Encourage civic engagement by all members of the community by sharing their stories. Residents build awareness – appreciation – participation – leadership and ultimately, a commitment for stewarding the community's historic, natural and cultural resources for future generations.

Develop Regional Interpretive Scenarios

- Identify interpretive theme for each Waypoint Community
- Identify sites, attractions, activities and existing interpretive resources of the community and environs
- identify the “Community Stories” for the Waypoint Community’s authentic experience

Design Elements

- Create a dominant feature in each center that creates interest and initiates conversation
- Exhibits, programs, events, activities, multi-media presentations and audio video narration to engage the visitor
- Guidebooks for the thematic routes and itineraries
- Personal Stories with one-on-one delivery by an Ambassador



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Building and Site Relationships to Resolve

- Adjacent Uses: Conflicts and Opportunities
- Connectivity: Connect people visually and physically to park, downtown, trail systems, regional attractions
- Context: Blending building with its site, features and neighbors
- Visibility: Street presence
- Access: Clear and simple, but not overpowering
- Solar Access: Bright spaces, solar energy opportunity



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Summary of Existing Building Conditions

Summary of 2011 Real Estate Appraisal – Former Saratoga Town Hall

Prepared by Upstate Appraisal Services Incorporated

January 14, 2011

The existing structure is a northern Superior Homes product consisting of a one-story building built upon a basement foundation with two useable floors. It is a modular residential grade building utilizing wood framing techniques.

The building is wood frame, aluminum sided and has an asphalt shingle roof. Windows appear to original and the overall construction quality would be considered as “economy”. The building measures 40’x70’ with 2,800 s.f. per floor equating to 5,800 s.f. of interior space.

The interior of the building is of an economy oriented office space. On the main level, finish includes commercial carpet, painted sheetrock walls and paneling, suspended 2’x4’ ceilings and recessed florescent lighting. The building appears to have décor original to its date of construction.

The floor plan includes a T-shaped hallway with six offices or meeting rooms of various sizes including two lavatories. The lower level finish consists of VAT flooring, paneling and ceilings suspended at 7.5’. The space on the lower level is mostly open and there are two lavatories. Both floors have ducted central HVAC.

Based on a Real Estate Appraisal, there is significant settlement most noted on the south side of the building. This is very apparent condition and would require significant structural work to stabilize the structure. Estimates to stabilize the building were prepared in 2003 at a cost of \$200,000 – 500,000.

The property was assessed at \$115,000 and recommended that the building was not suitable for viable reuse or salvage.





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Summary of Existing Site Conditions

The project site is comprised of a two acre parcel located in the northeast quadrant of the intersection between Route 29 and the Old Champlain Canal in Schuylerville, New York. The project site's northern border is part of the original canal system.

Various investigations of the project area have been conducted to date and generally include a Real Estate Appraisal, plans for a new Town Hall structure, a geotechnical evaluations and a structural analysis of the existing building.

The site topography provides ample opportunity for pedestrian access from the Ferry Street and Fort Hardy Park. The topography drops roughly ten feet from Ferry Street and the Old Champlain Canal to the northeast side of the building and lower parking area.

Generally, the site provides a gently sloping setting and offers open views of the Old Champlain Canal, Ferry Street, downtown Schuylerville, Fort Hardy Park and the Hudson River. The elevated towpath along the northern property line provides a unique opportunity for interpretation and recreation.

Primary site access is provided from Ferry Street/Route 29. The site is also connected to Fort Hardy Park by ample internal vehicular circulation with additional access from Saratoga Street. Multiple access points to Fort Hardy Park exist along Ferry Street.

The site is serviced by municipal and public utilities. There is a curb-cut along Ferry Street and Reds Street which also provides access to Fort Hardy Park. Site improvements are limited to an estimated 20,000 s.f. of paving and lawn areas. There are a total of 13 spaces in front of the existing building and 15 spaces to the rear.

The developed portion of the property extends to a guardrail roughly 165' in from Ferry Street. An estimated .71 acres or 31,000 s.f. along Route 29 is developed with an existing building and parking lot. The remaining land area to the north, is considered floodplain and will require further investigations.





Canal Region Gateway Visitor Center

Conceptual Design



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Conceptual Design Influences & Potential Implementation Strategies

Selecting an Architectural Style

Saratoga Associates worked closely with the project committee to select a specific style of architecture that would best represent the community, be recognizable by tourists and appropriately reflect the mission of Lakes to Locks Passage. During early phases of the project design, Saratoga Associates suggested that the style of architecture for the proposed Visitor Center should reflect the community's era of settlement, respond to the historic importance of the Champlain Canal and respond to the strong local tourism theme related to the Revolutionary War Period. It is widely understood that mills, liveries and warehouses were located within close proximity to the project area. There are also many notable estates developed by early settlers including the estate of General Philip John Schuyler.

Upon reaching consensus of this thematic style of architecture, Joe Finan, Superintendent of the Saratoga National Historic Park, shared with the committee an illustration prepared by L.F. Tantillo. The illustration, depicts the likely appearance of the original Schuyler Estate constructed near the project area.. The style, scale of architecture and timber frame construction methods represented in the illustration by L.F. Tantillo serve as an influential factor for the further design of proposed Visitor Center prepared by Saratoga Associates.



Illustration by L.F. Tantillo

Potential Project Implementation Strategies

During the process of developing the conceptual design of the proposed Visitor Center a potential project partner was identified that could assist with construction efforts. Timber Framers Guild is a nonprofit organization dedicated to promoting the advancing timber frame construction methods. The work they advance is lead by trained craftsman and largely implemented through significant apprentice programs and volunteer services. Timber Framers Guild will likely construct the Phase 1 timber frame. Additional contractors may be required to complete the construction of Phase 1, including exterior and interior finishing.

Members of the project committee have also contacted Saratoga County Forester Jason Kemper to pursue opportunities to source timber for the project. Based on preliminary coordination, it is very likely that Saratoga County may provide lumber through annual management and harvesting operations.



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Master Plan



May 20, 2013

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Proposed Program

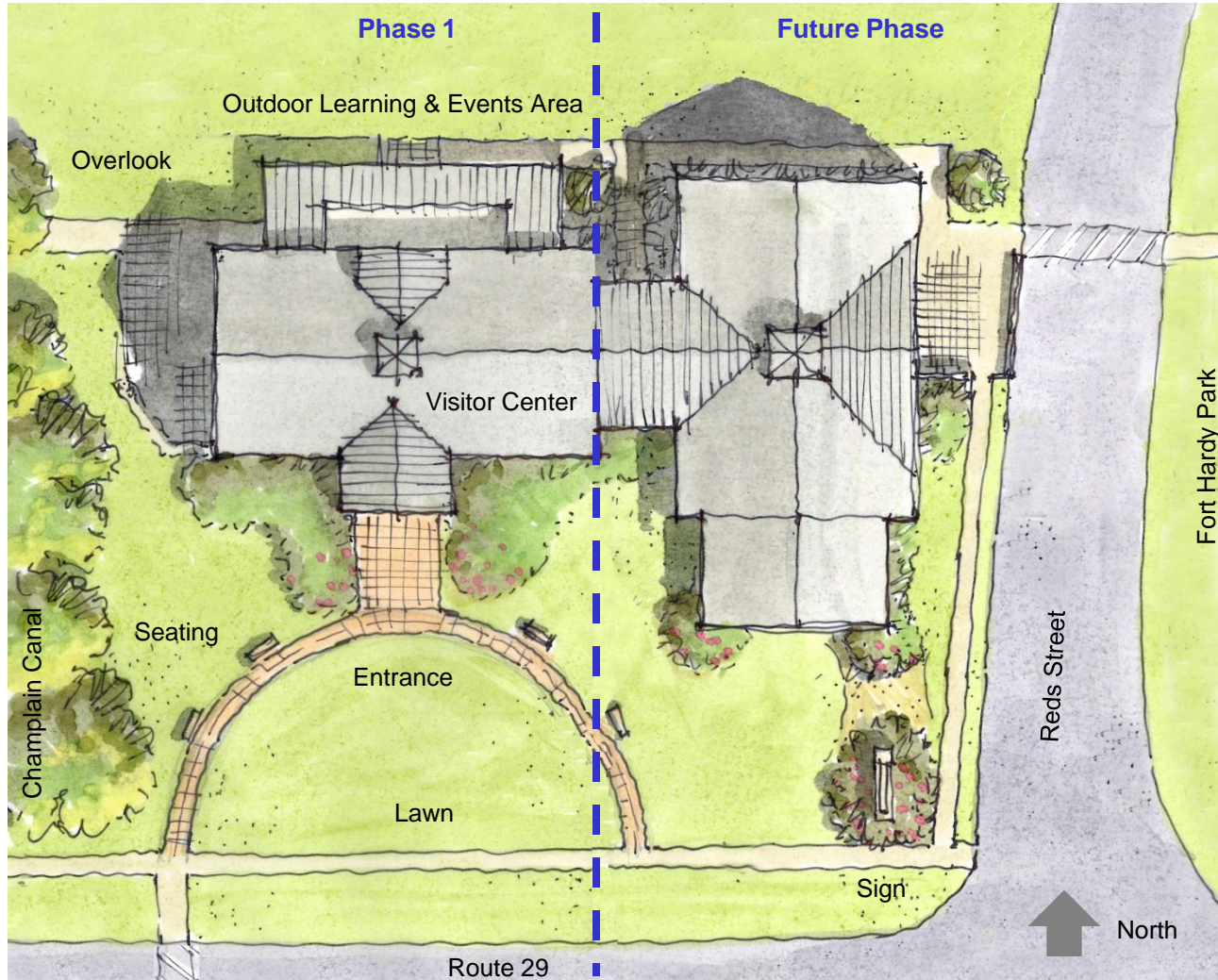
| Space | Area | Adjacency | Focus / Function / Notes |
|--|---------------------------|--------------------------|--|
| Phase 1 | | | |
| Vestibule | 200 | Entrance - Upper / Lower | Airlock at all exits |
| Entrance | | Approach | |
| Lobby / Orientation | 500 | | |
| Information | 150 | | Local Interactive Info |
| Gallery (part of circulation / Lobby) | | | Artifacts, local products, arts, crafts |
| Interpretative Area | 800 | | Hands-on guide to historic / cultural richness |
| Seating / Regional Materials | 120 | | Literature, brochures of local and regional interest |
| Event / Meeting / Multi-purpose Space | | Community Room | |
| Small | 240 | | Conference Space |
| Administrative Offices | | | |
| Partnership | 120 | | |
| Saratoga NHP | 120 | | |
| Public Restrooms - Interior / Exterior | 300 | Lower entrance | |
| Storage | 400 | | Revolving interpretive displays, misc. |
| Support | 400 | | Mech., Elec., Plumbing, Sprinkler |
| | sub total | 3350 | s.f. |
| | net to gross ratio (.65x) | 2177.5 | s.f. |
| | Total | 5527.5 | s.f. |
| Phase 2 | | | |
| Store | 400 | Entrance | Local / Regional interest |
| Event / Meeting / Multi-purpose Space | | Community Room | |
| Medium | 400 | | Classroom |
| Community Room | 1200 | Event Space | Rentable space 50 - 75 people |
| Kitchen for events | 150 | | |
| Classroom | 600 | Community Room | Lower Level |
| Concessions | 300 | Event Space | Lower Level, exterior access |
| Administrative Offices | | | |
| County Historical Groups | 120 | | |
| Village Office | 120 | | |
| Storage | 400 | | Revolving interpretive displays, misc. |
| Support | 400 | | Mech., Elec., Plumbing, Sprinkler |
| | sub total | 4090 | s.f. |
| | net to gross ratio (.65x) | 2658.5 | s.f. |
| | Total | 6748.5 | s.f. |
| Grand Total Full Build Out | 12,276 | s.f. | |



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Conceptual Site Plan - Enlargement



May 24, 2013



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Canal Region Gateway Visitor Center

Perspective – Phase 1



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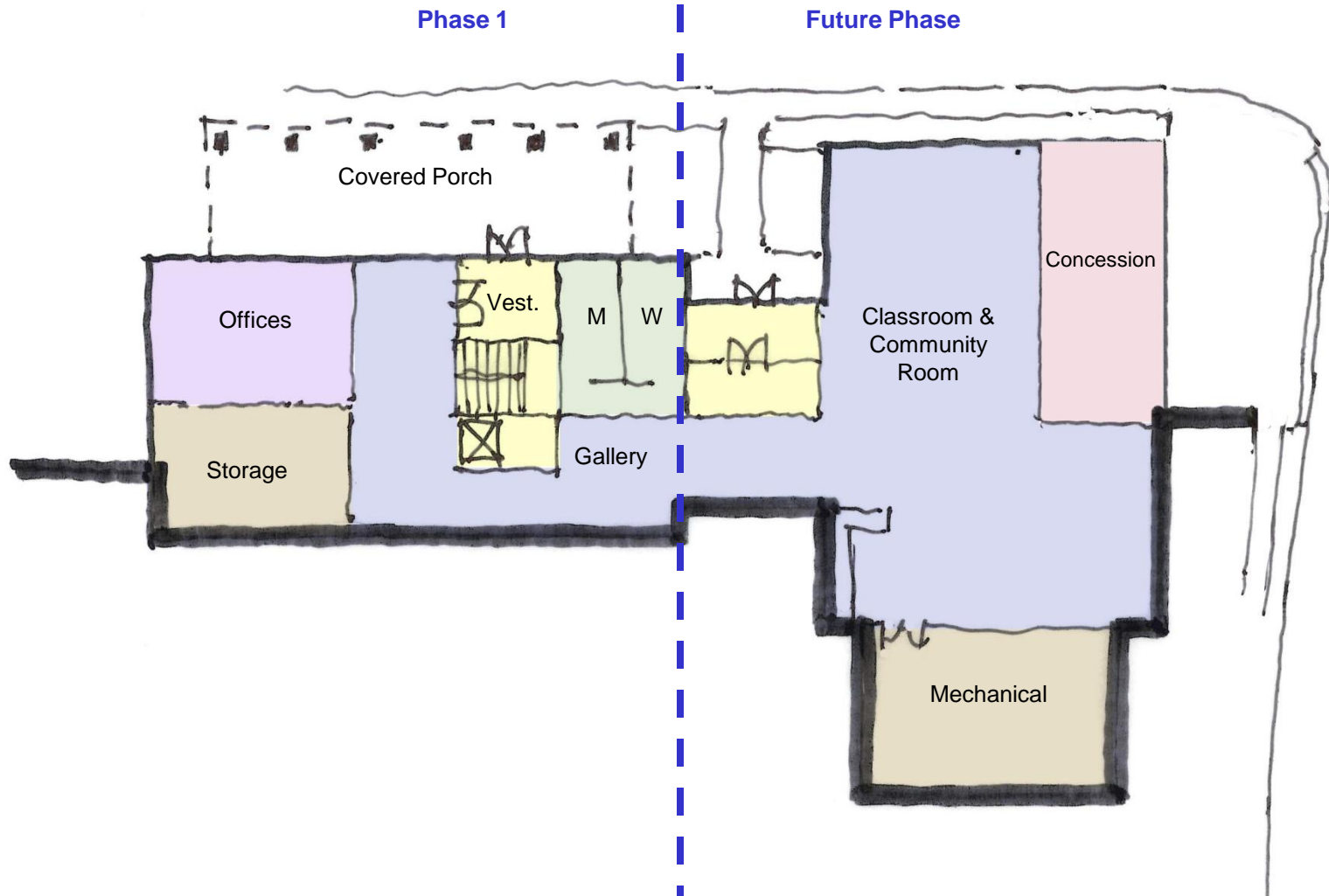
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Canal Region Gateway Visitor Center

Lower Level Floor Plan

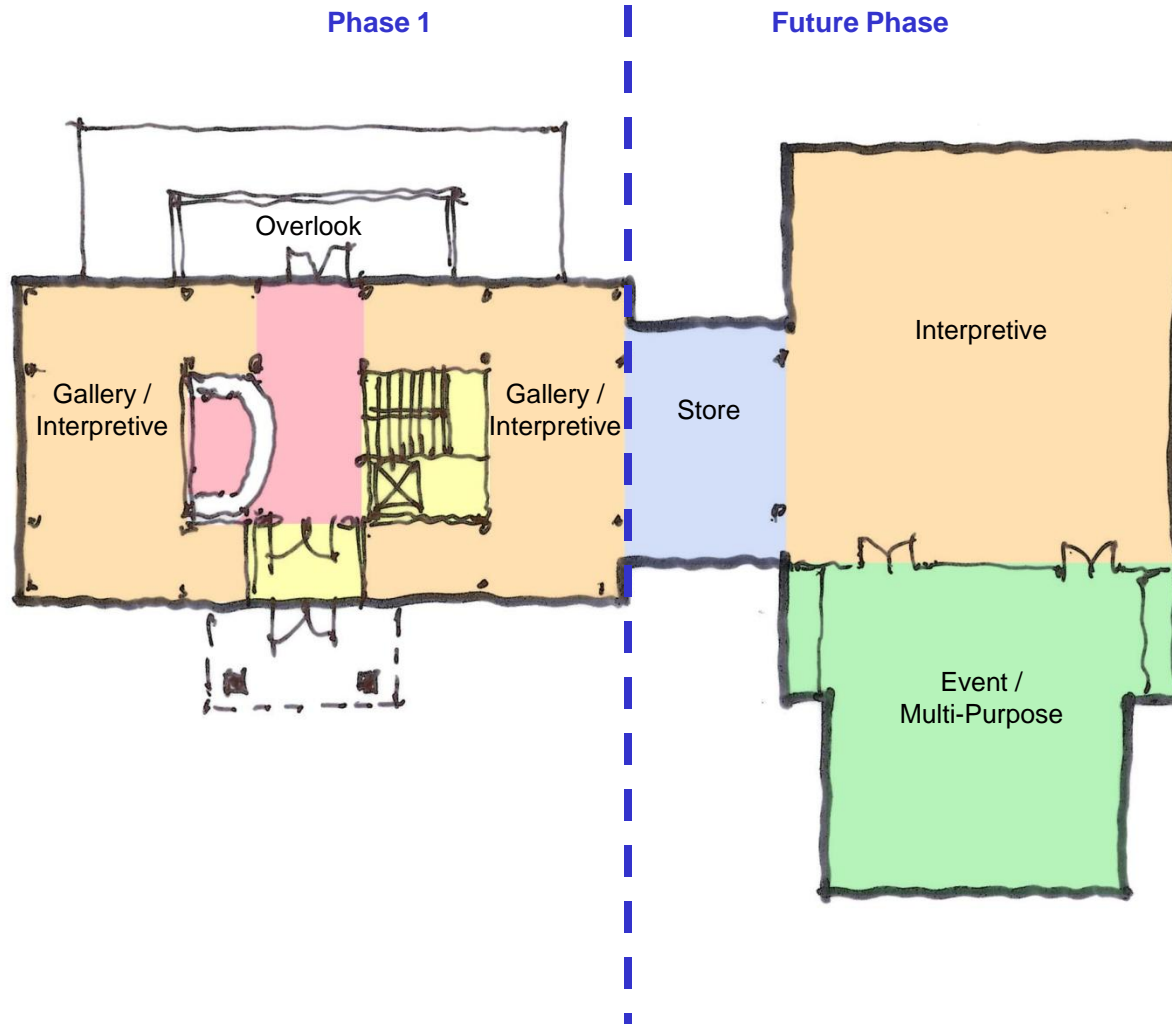




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Canal Region Gateway Visitor Center

Main Level Floor Plan

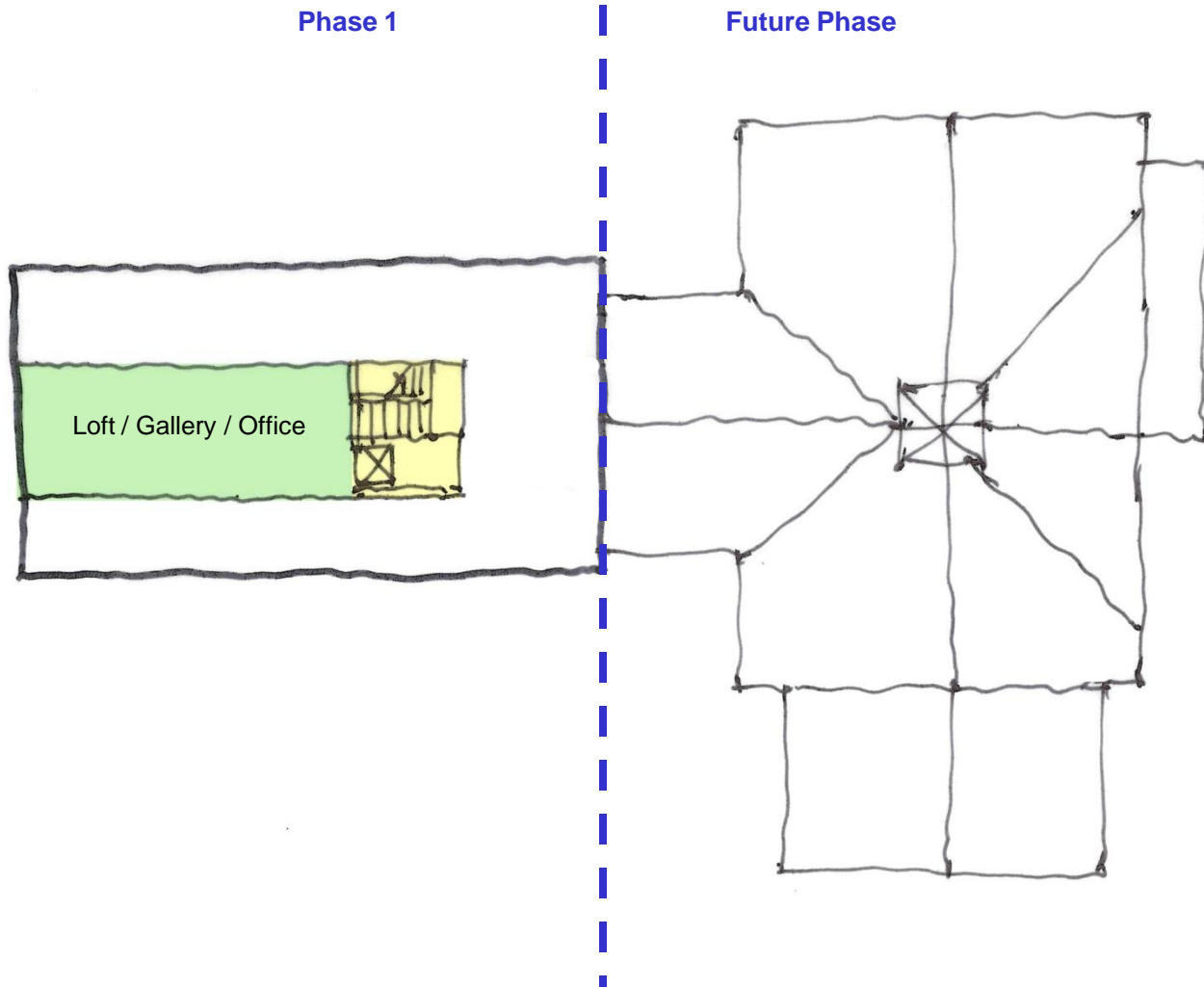




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Canal Region Gateway Visitor Center

Upper Level Floor Plan

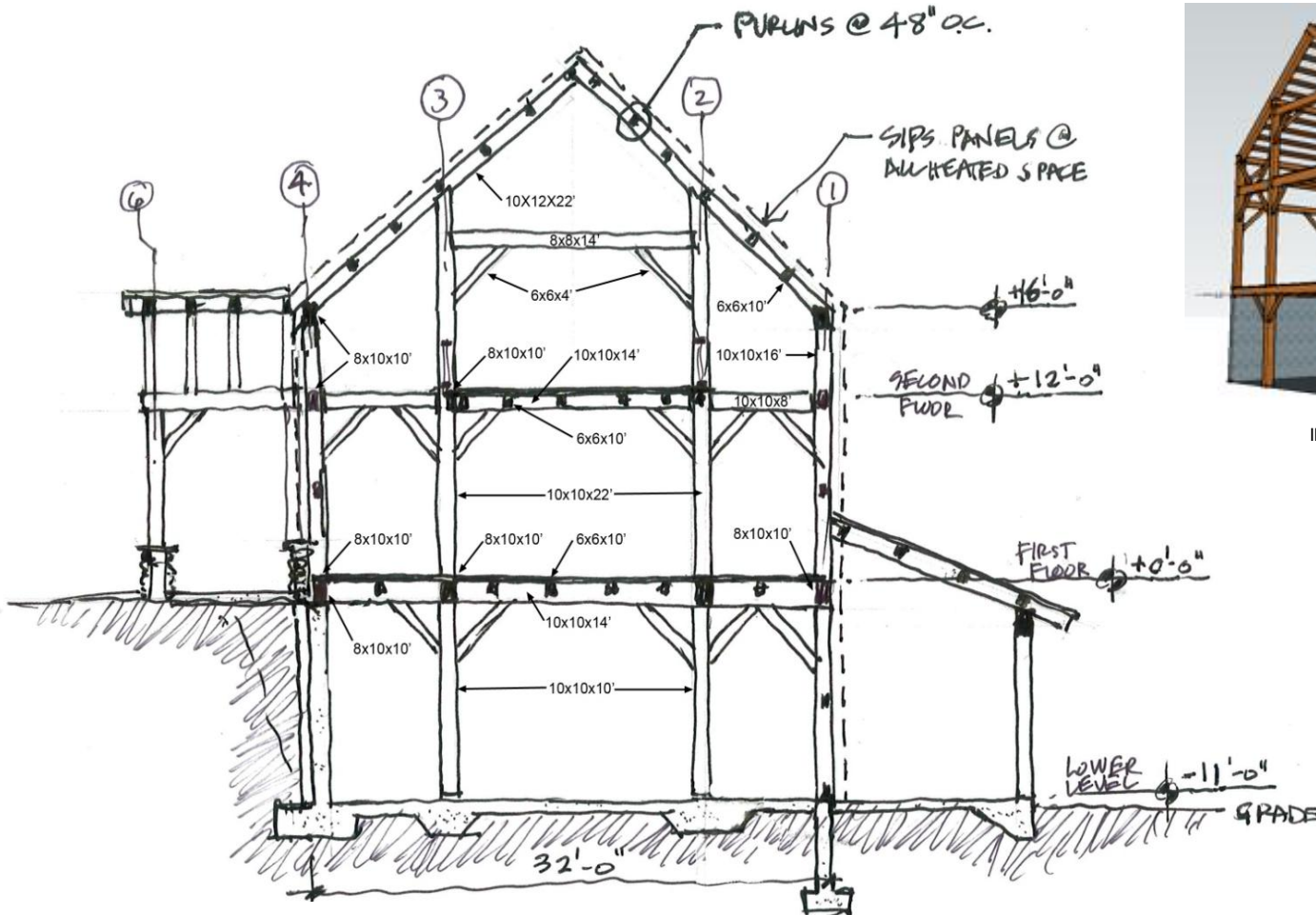




LAKES TO LOCKS
PASSAGE

Canal Region Gateway Visitor Center

Conceptual Building Section – Phase 1



Timber Frame Construction



Illustration Prepared by Timber Frame Guild

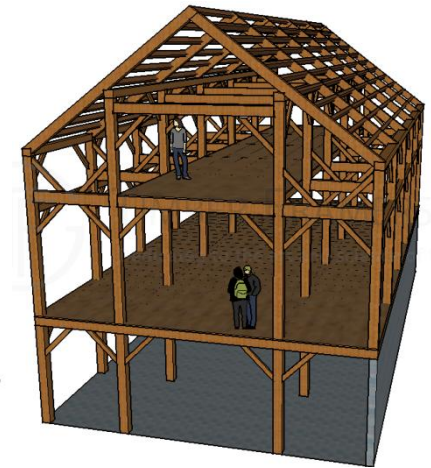


Illustration Prepared by Timber Frame Guild