

NORTH ELBA SHOW GROUNDS & ATHLETIC FIELDS VISION PLAN



ACKNOWLEDGMENTS

PROJECT TEAM



Town of North Elba

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The North Elba/Lake Placid Community

- The project team would like to thank members of the community who participated in community events, stakeholder meetings, surveys, emails and phone calls, and other engagement opportunities - your voices were instrumental in shaping the development of this plan.

TABLE OF CONTENTS

Existing Conditions & Background	4
The Vision	19
Concept Plan	24
Implementation	31

EXISTING CONDITIONS & BACKGROUND

ABOUT THE PLAN

THE VISION PLAN

The Show Grounds and Athletic Fields Vision Plan is a guiding document developed for the Town of North Elba by SE Group, Landscape Architecture and Planning consultants. The goal of the project is to provide a direction for the Show Grounds and athletic field parcels that supports and enhances the existing uses of the Show Grounds and Athletic Fields, while better serving the needs of the local community. SE Group worked collaboratively with representatives from the Town of North Elba and a wide range of local stakeholders to ensure that any proposed enhancements that expand opportunities for recreation and community programming are mutually compatible with existing uses from an operational standpoint.

The plan was developed through four general phases:

Phase 1: Data Gathering and Existing Conditions – Spring/Summer 2024

In this phase the current uses and conditions were assessed, and feedback was collected from the Comprehensive Plan project and stakeholder meetings to understand what aspects of the area were important to keep, what needed to be improved, and what the future could entail.

Phase 2: Vision Plan Development – Fall/Winter 2024

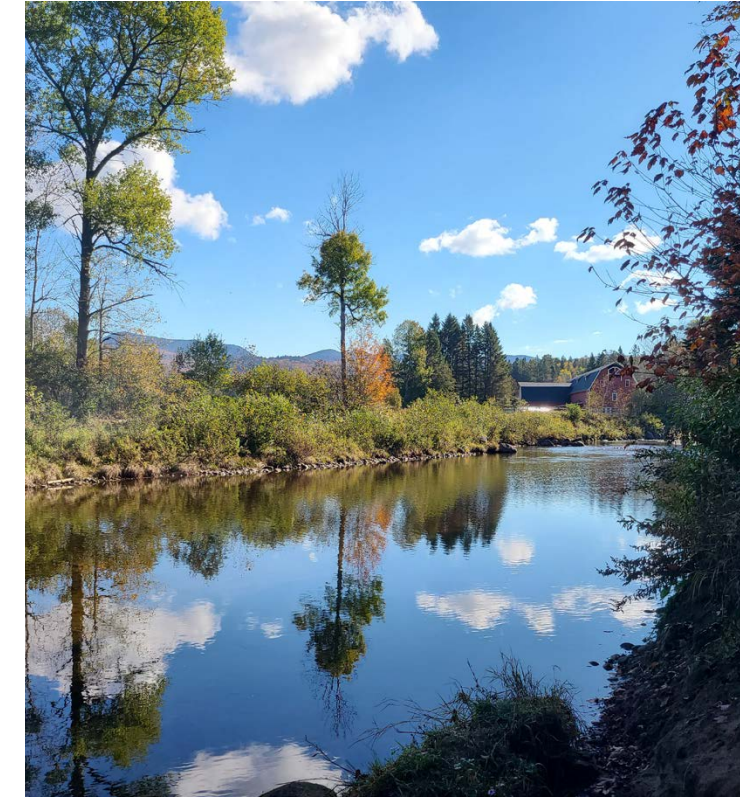
Plans were developed to incorporate improvements and desired recreation and community assets based on community feedback, stakeholder feedback, and collaboration between the Town and consultants. The results of the initial concept planning phase was presented in a community open house.

Phase 3: Plan Review and Refinement – Winter 2025

Community feedback was reviewed by the Town and consultants, and a refined plan was developed to address concerns and prioritize highly-desired aspects of the initial plan.

Phase 4: Implementation Plan – Winter/Spring 2025

This Vision Plan report was prepared by the consultants, adding to the plan with the development of a phasing plan, a rough summary of costs, implementation considerations, and integration into the goals of the Town/Village Comprehensive Plan.



THE COMPREHENSIVE PLAN

The North Elba Show Grounds and Athletics Fields Vision Plan has been coordinated alongside another ongoing project, the North Elba Lake Placid Comprehensive Plan.

The North Elba Lake Placid Comprehensive Plan (“Pathways Plan”) is a collaborative planning project between the town and village. The project, which kicked off in winter 2024, has included a visioning survey, community open house, and scenario planning process. The plan is currently in draft form and will be reviewed by village and town staff and stakeholders in the coming weeks. The plan will be available for public review and comment in early spring. The final plan will reflect key elements of the Show Grounds & Athletic Fields plan and make recommendations to support the long-term vision for the area as a community amenity. See the Placid Pathways website placidpathways.org for more information.



PRIORITIES FOR THE SHOW GROUNDS & ATHLETIC FIELDS IN THE 2025 JOINT COMPREHENSIVE PLAN

At the time of writing of this document, the 2025 Joint Comprehensive Plan for the Town and Village (known as the Pathways Plan), is in draft form and still in development. The comprehensive plan is a 10-year visioning document for both the Town of North Elba and the Village of Lake Placid. Drawing on a public engagement process that included scenario planning, the plan summarizes the community’s overall vision and makes specific recommendations related to land use, zoning, and community resources.

The following draft recommendations from the plan are related to the Show Grounds and Athletics Fields. In short, **the plan envisions that the Show Grounds become an accessible, inviting gathering space that the local community can enjoy year-round.**

Overall Vision

THE Show Grounds & ATHLETIC FIELDS EVOLVE TO BECOME A YEAR-ROUND AMENITY AND GATHERING SPACE FOR THE LOCAL COMMUNITY: With the addition of new facilities at the Show Grounds & Athletic fields (e.g., a rec center, flexible-use pavilions, a new dog park, and walking paths), the area is welcoming to the local community. The Show Grounds & Athletic fields host the Lake Placid Horse Show, lacrosse tournaments, Camp Placid, high school sporting events, and a variety of community-oriented events. See Show Grounds & Athletic Fields Master Plan for more detail.

Relevant Objectives and Actions:

REC Objective 8: Support the North Elba Show Grounds and Athletic Fields as a hub for community activities and active recreation.

- **REC Action 8.1:** Implement the recommendations of the North Elba Show Grounds and Athletic Fields Master Plan.
- **REC Action 8.2:** Pursue improvements to pedestrian and bicycle infrastructure to promote safe, comfortable access to the Show Grounds and Athletic Fields and adjacent areas.

Access & Circulation Goals

RESIDENTS AND VISITORS CAN WALK OR BIKE TO RECREATION DESTINATIONS: It’s easy and intuitive to walk or bike from Main Street and local neighborhoods to nearby recreation areas like the North Elba Show Grounds, the Adirondack Rail Trail, and the Peninsula Trails. Improved connectivity to these destinations reduces reliance on cars while encouraging outdoor activity.

Relevant Objectives and Actions:

TRA Objective 7: Provide safe, intuitive access to and circulation within the Show Grounds and Athletic Fields area for people walking, biking, and driving.

- **TRA Action 7.1:** Improve pedestrian and bike connectivity to the Show Grounds and Athletic Fields along Sentinel Rd via bike lanes or paths and through off-road connections from Power Pond Park using BETA’s Jackrabbit Trail.
- **TRA Action 7.2:** Conduct a study to analyze issues and support a potential redesign of the intersection between Sentinel Rd, Old Military Rd, and Route 73 near the Show Grounds. Aim to reduce driver confusion and speeds entering the Village of Lake Placid.
- **TRA Action 7.3:** Improve the pedestrian crossing connecting the Show Grounds to the ORDA ski jumps. Consider improvements that increase pedestrian safety and reduce driver speeds, such as a pedestrian bridge, flashing lights, and raised pavement.

Climate-Related Goals

Relevant Objectives and Actions:

- **CEH Action 3.4:** Adapt the long building at the North Elba Show Grounds to serve as an emergency shelter for weather-related and other emergencies.

SITE EXISTING CONDITIONS SUMMARY

KEY FEATURES OF PROJECT SITE

- Location is the Gateway to Lake Placid
- Lake Placid Horse Show is a significant national event hosted on site since 1970's
- Site of 1980 Olympics Opening Ceremony and Cauldron
- Athletic Fields used for Lacrosse and Rugby Tournaments
- Excellent views of Whiteface/Sentinel Range and Eastern High Peaks from the site
- Adjacent to Lake Placid high school athletic fields
- Bisected by Lake Placid Airport - used by charter and private planes



CURRENT ACTIVITIES/USES

Show Grounds Area

- Lake Placid Horse Show
- Community events & festivals
- Camp Placid summer camp
- Horseback riding
- Watching planes
- Overflow parking
- Walking
- Dog walking

Athletic Fields Area

- Lacrosse & Rugby tournaments
- Court games

Adjacent Areas

- Use of transfer station
- High school sporting practice and events
- Charter and private plane flights

CURRENT AMENITIES

Show Grounds Area

- Show Grounds rings and buildings
- Office building
- Long building
- Seasonal restrooms
- Hiking/Horseback riding trail
- Dog park
- Olympic Cauldron and viewing platform

Athletic Fields Area

- Lacrosse/Sports Fields
- Pickleball and beach volleyball courts

Adjacent Areas

- High school athletic fields
- Airport
- Capped landfill
- Transfer station

SHOW GROUNDS AREA

The Show Grounds Area consists of two parcels total ~80 acres that includes several competition and warm-up rings, internal roads, and several buildings. The Show Grounds relies on tents that they rent each season to function as stables for competing horses. The Long Building/ Turf and Field Club is a primary ticketed viewing area for the competition. The Lake Placid Horse Show runs for 2 weeks in June/July and uses the site for a total of 6 intensive weeks for setup and take-down.

When not being used by the Horse Show, the Long Building is used by Camp Placid and rented for community events, weddings, and parties. A stabling area is fenced off and used as a dog park.

The Show Grounds area also hosts the Olympic Cauldron and viewing platform, and the athletic fields for Lake Placid Central School District.



Horse Show Grounds (photo from ROOST)



View from inside Long Building



Show Grounds Area



Dog Park/Stabling Area



Olympic Cauldron



Athletic Fields & Cauldron Viewing Platform



Internal roads in need of repair



Access to Bridle Trail



Lake Placid Sign and Pull-off



Site entrance

ATHLETIC FIELDS AREA

The Athletic Fields area is adjacent to the 32-acre transfer station and capped landfill parcel. The athletic fields area covers approximately 120 acres of land on a parcel shared with the Airport.

The facilities include 6 lacrosse/multi-purpose fields, three small storage buildings, beach volleyball and pickleball courts, and some open grassy areas close to the wooded edge of the parcel and riverbank. This area hosts several large lacrosse and rugby tournaments, as well as other sporting events and activities. Event organizers and attendees value the area for its scenic views of Whiteface and the High Peaks Wilderness and the high quality of the fields.



Fields and Scenic Views



Buildings and Storage at Athletic Fields



Overflow Parking Area (looking North-West)



Beach Volleyball and Pickleball Courts

PREVIOUS PLANS

SHOW GROUNDS

The Lake Placid Horse Show managers hope to partner with the Town to:

1. Improve drainage and circulation in tent area
2. Potential to add permanent structures for tent area
3. Create area in eastern corner of site with improvements that support potential FEI* re-certification (separate tent area, ring)
4. Improve shape of warm-up rings along Route 73
5. Change grass ring to sand ring, with viewing berm in between
6. Provide water/maintenance vehicle access to all rings
7. Improve drainage throughout the site
8. Add permanent beautification plantings of shrubs and perennials
9. Add viewing berm between large ring and office building
10. Structure rehabilitation to Long Building

*FEI is the International Federation for Equestrian Sports (Fédération Équestre Internationale), the international governing body of equestrian sports



PREVIOUS PLANS

ATHLETIC FIELDS

Lacrosse fields managers have an interest in the following:

- Improve parking & circulation
- Host concerts/dinners during tournaments
- Create tents or structures for shelter during severe weather
- Support the use of fields for other sports with different wear patterns to preserve field integrity and maximize use

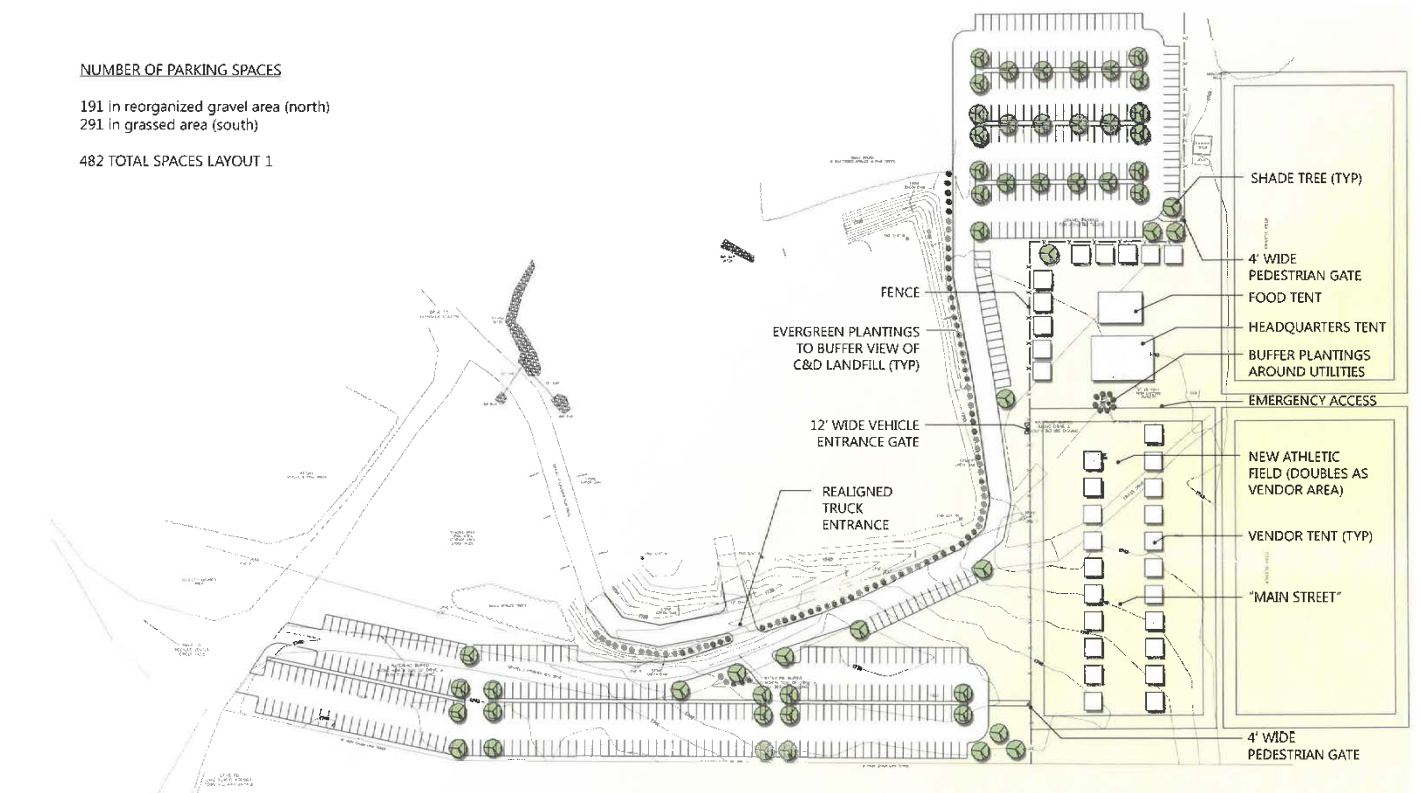


Lacrosse Fields and parking during tournament



Athletic Field use during Lacrosse tournament season

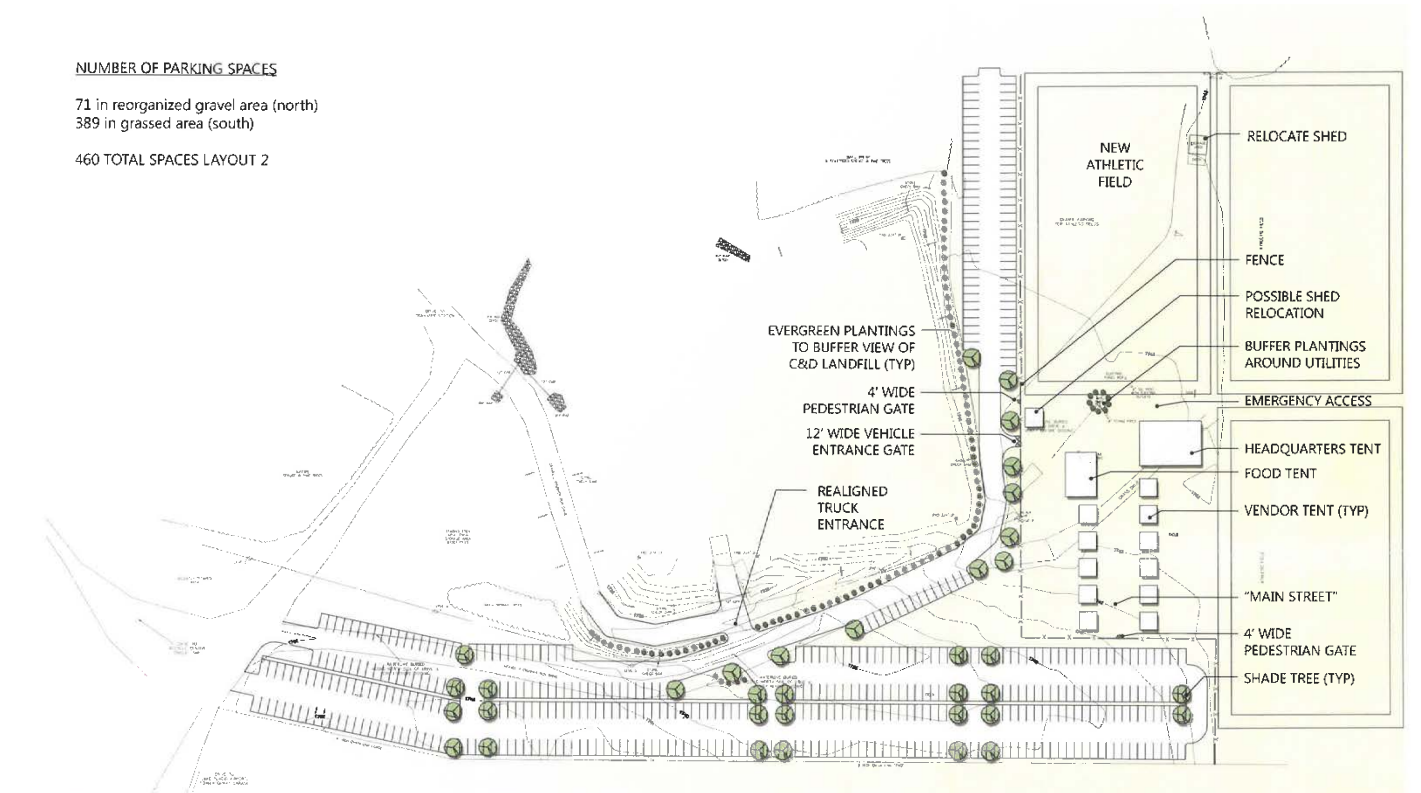
Two parking layout concepts were developed for the Lacrosse Fields in 2014. (below)



NORTH ELBA SPORTS FIELDS & PARKING LAYOUT
 TOWN OF NORTH ELBA, NY • OCTOBER 29, 2014

LAYOUT 1

SCALE: 1"=100'
 ON 11X17 PAPER



NORTH ELBA SPORTS FIELDS & PARKING LAYOUT
 TOWN OF NORTH ELBA, NY • OCTOBER 29, 2014

LAYOUT 2

SCALE: 1"=100'
 ON 11X17 PAPER



PREVIOUS PLANS

OLYMPIC SITE

A citizen's group funded the creation of a plan intended to facilitate:

- Restoration of the existing Olympic Cauldron
- Site improvements to recreate or represent the opening ceremony event
- Site improvements to increase access and visibility of Cauldron
- Wayfinding and interpretation



1980 WINTER OLYMPIC OPENING CEREMONY WELCOME CENTER

CONTEXT: AREA TRAIL NETWORKS

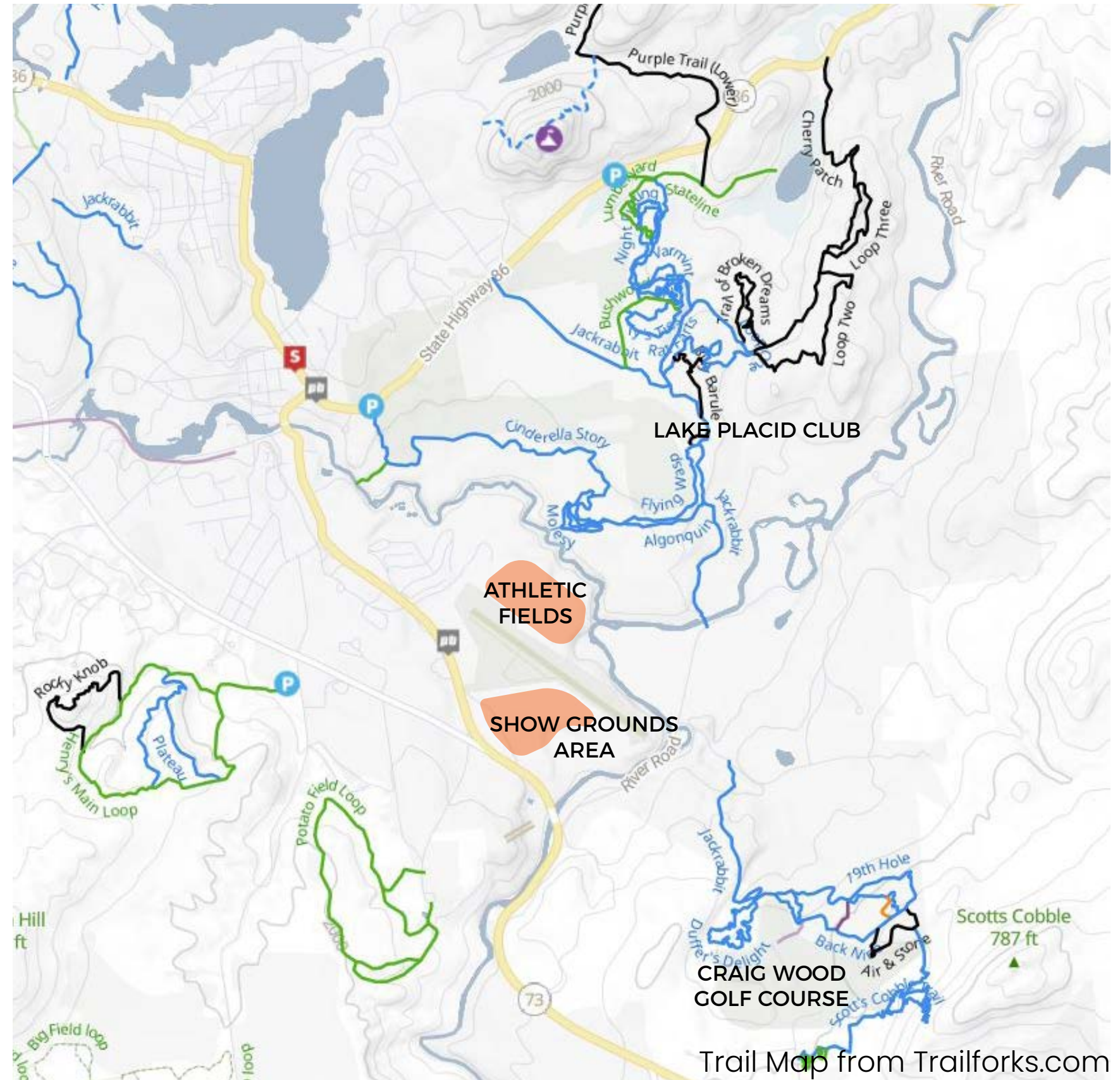
SUMMARY

There are many trails in the region, and trail connectivity to/from the Show Grounds/Athletic Fields area is a goal for this project.

BETA - Barkeater Trails Alliance is an organization that builds, maintains and advocates for community trails for ski-touring and mountain biking in the High Peaks region. Working with BETA as a project partner, the Town of North Elba and Village of Lake Placid can work to make stronger trail connections with nearby networks.

Nearby trail systems:

- Craig Wood Golf Course is town owned, to the southeast of the Show Grounds, and includes bike trails and cross-country trails
- Lake Placid Club golf course is a privately owned golf course with mountain bike and cross-country ski trails
- The Jackrabbit trails connect trails at Lake Placid Club to Craig Wood, involving a section of trails on public roads.
- The "Cinderella Story" trail at Lake Placid Club formerly connected over a bridge to the base of the landfill area on the project site. The bridge was damaged and removed around 2016.



CONTEXT: AREA RECREATIONAL FACILITIES

SUMMARY

Recreation opportunities in the area are summarized below, highlighting potential gaps that the Show Grounds and athletic fields site may be able to accommodate and meet community needs.

WHAT'S MISSING?

There seems to be a need for more community park-style amenities, such as dog parks, and accessible paths/loops. There may also be a need for a field house that can accommodate indoor recreation uses, such as soccer and swimming. Note: Not all gaps will be able to be addressed at the Show Grounds & Athletic Fields site.

Town		Beach	Playground	Community gardens	Mountain Biking Trails	Basketball Court	Diamond fields	Skateboard Parks	Dog park	Indoor Ice Rink	Track	Volleyball	Pump Track	Multipurpose Rectangular fields	Paved Path (biking, jogging, walking)	Golf Course	Disc golf courses	Aquatics centers	Swimming pools	Splashpad	Tennis courts	Pickleball
Showgrounds & Athletic Fields	Lake Placid					x		x		x	x		x									x
Adirondack Rail Trail	Lake Placid, Saranac Lake													x								
Craig Wood Golf Course	Lake Placid														x							
Craig Wood Trails	Lake Placid			x																		
Harriestown Bike Park and Pump Track	Saranac Lake											x										
Heaven Hill Trails	Lake Placid			x																		
Henry's Woods	Lake Placid			x																		
Jewtraw Park	Lake Placid		x																			
Lake Placid Community Garden	Lake Placid			x																		
Lake Placid Elementary School	Lake Placid		x			x							x									
Lake Placid High School	Lake Placid				x																	
Lake Placid Memorial Park	Lake Placid		x																			
Mirror Lake Beach (Robert J Peacock Park)	Lake Placid	x	x											x							x	
North Country Community College	Saranac Lake				x								x					x				
Olympic Facilities and Sports Venues	Lake Placid								x				x									
Peninsula Nature Trails	Lake Placid			x																		
Picketts Corner Park	Saranac Lake																					x
Saranac Lake Skateboard Park	Saranac Lake						x															
Saranac Lake's community garden	Saranac Lake			x																		
The Lussi Trails	Lake Placid				x																	
Whiteface Club & Resort	Lake Placid				x										x					x		x
Wilmington Bike Park	Wilmington											x										

CONTEXT: AREA EVENT FACILITIES

SUMMARY

Event spaces in the area are summarized below, highlighting potential gaps that the Show Grounds and Athletic Fields site may be able to accommodate and meet community needs

WHAT'S MISSING?

Many amenities are in Keene/Saranac Lake

Relatively few facilities and public spaces in the North Elba/Lake Placid area host public events such as concerts, farmers' markets, and festivals. There is also a need for smaller venues (e.g., small pavilions) for community members to hold their own events (e.g., small gatherings, arts events). Note: Not all gaps will be able to be addressed at the Show Grounds & Athletic Fields site.

	Town	Outdoor Concerts	Farmers' Markets	Festivals/ Fairs/ Events	Weddings	Olympic Legacy
Showgrounds & Athletic Fields	Lake Placid			x		x
ADK Loj	North Elba				x	
Ampersand Bay Resort	Saranac Lake				x	
Conference Center at Lake Placid	Lake Placid				x	
Craig Wood Golf Course	Lake Placid				x	
Crowne Plaza Lake Placid Resort	Lake Placid				x	
Golden Arrow Lakeside Resort	Lake Placid				x	
Grand Adirondack Hotel	Lake Placid				x	
High Peaks Resort	Lake Placid				x	
James C. Sheffield Speed Skating Oval	Lake Placid			x		x
John Brown Farm & Historical Site	Lake Placid				x	
Lake Placid Club Golf House	Lake Placid				x	
Lake Placid Lodge	Lake Placid				x	
Lake Placid Olympic Center	Lake Placid	x				x
Lake Placid Olympic Museum	Lake Placid					x
Marcy Field	Keene		x			
Mid's Park	Lake Placid	x		x	x	
Moody Tree Farm	Saranac Lake				x	
Mt Van Hoevenberg Olympic Sports Complex	Lake Placid					x
Olympic Jumping Complex	Lake Placid					x
Riverside Park	Saranac Lake	x	x	x		
Van Hoevenberg Cabins	Lake Placid				x	
Whiteface Club & Resort	Lake Placid				x	
Whiteface Lodge Resort	Lake Placid				x	
Whiteface Mountain	Wilmington			x		x

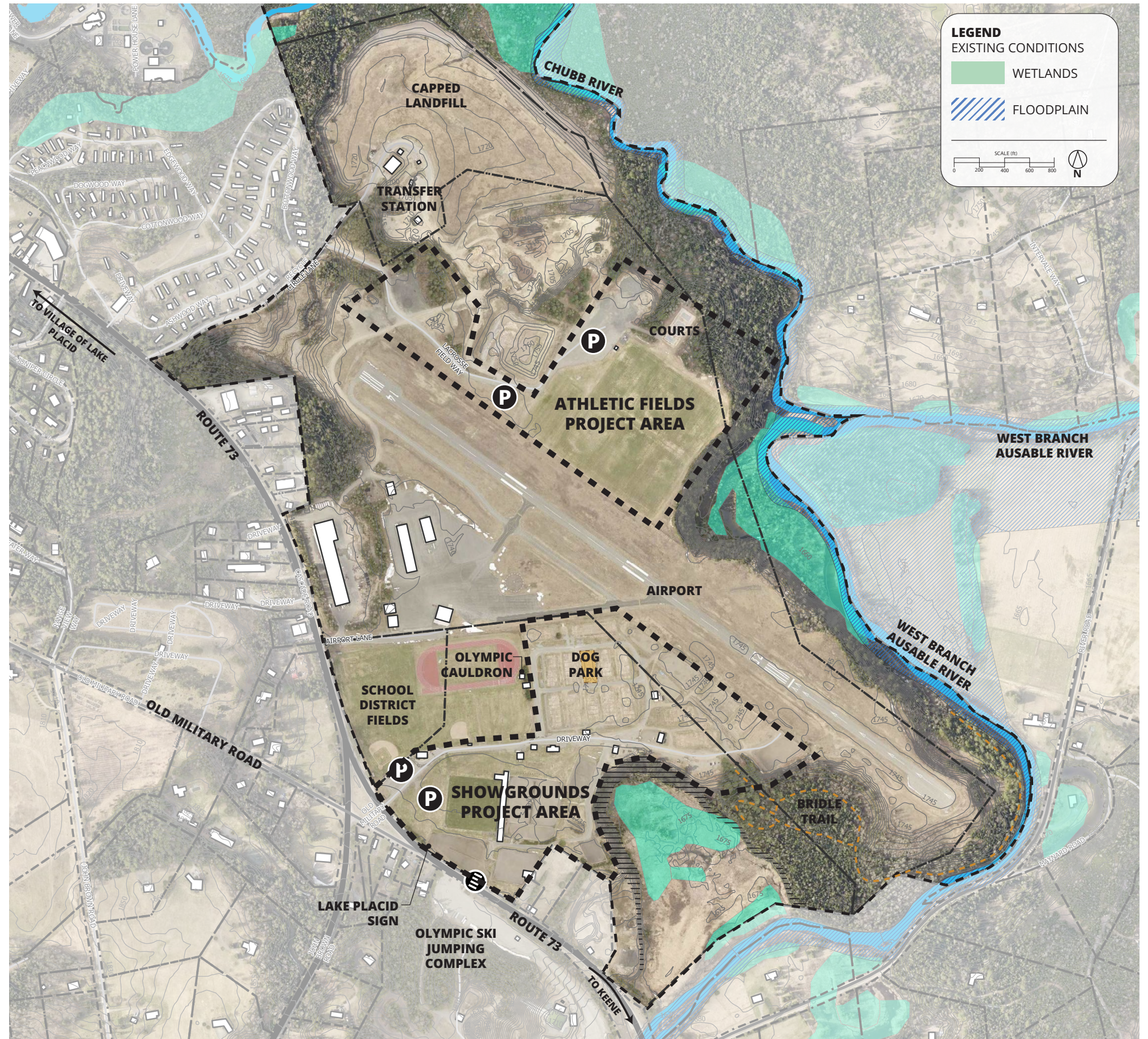
CURRENT CHALLENGES

SITE AMENITIES

- Site has limited ADA access. Buildings and restrooms at Show Grounds do not meet ADA standards
- There are no bathroom facilities for court users at the Athletic Fields, only a seasonal port-a-let
- Dog park is not very visible and is decommissioned during horse show event
- Condition of showground buildings vary, with some in marginal condition
- Kitchen/Concessions areas are important for current and future uses, however both the concession building and the kitchen in the long building are outdated and not functional
- Olympic Cauldron is no longer operational and pedestal is in need of repair
- Drainage challenges in Show Grounds, may be resolved with culvert clean-out in swales at tent pads

ACCESS/SAFETY

- Lack of connectivity between athletic fields and Show Grounds parcel through airport proves challenging during sporting events and limits access and visibility of amenities
- No pedestrian/bike connectivity to town or adjacent neighborhoods
- Traffic intersection in front of Show Grounds is a high crash location
- Pedestrian crossing to Ski Jump Complex is convoluted and unsafe
- Lake Placid sign and pull-off is unsafe area to stop on Route 73



SITE CONSTRAINTS

ENVIRONMENTAL

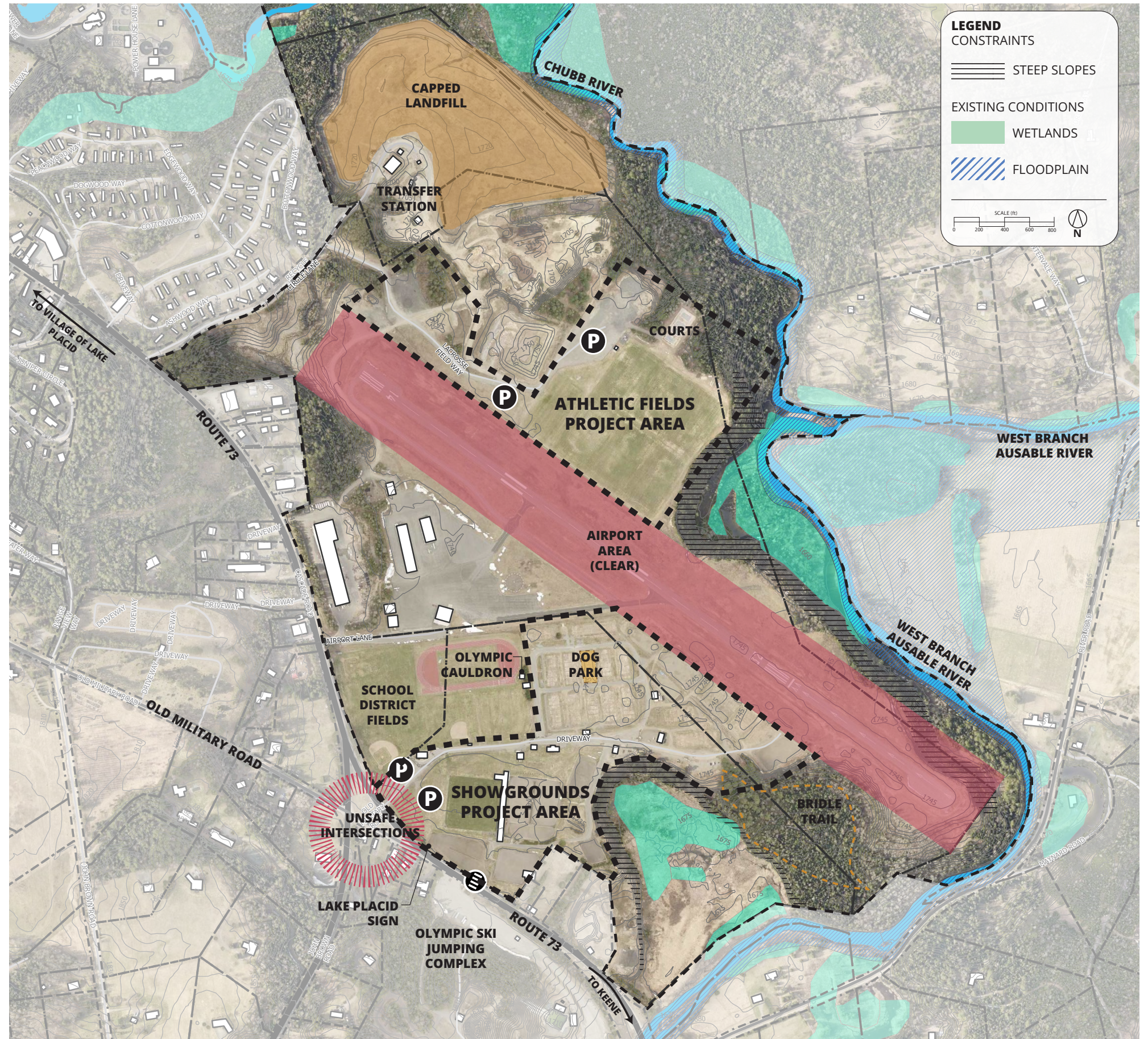
- Capped landfill has limited redevelopment potential
- Steep river banks
- Wetlands, RTE species, and Floodplains present along Chubb and West Branch Ausable River Corridor
- Prime Ag Soils present across site (excluding Airport and Landfill soils)

LOGISTICS/MANAGEMENT

- Airport requires secure zone around runway
- Transfer station needs to be secured when not in operation
- Horse Show uses site for up to 6 weeks in June-July, other uses need to fit around schedule

REGULATORY

- APA Land Use: Part of Site is in Hamlet (airport buildings), but most of it in Low Intensity Use zone
- FAA regulations impact access and height restrictions
- West Branch Ausable River is an APA designated Wild and Scenic River and development within 1/4 mile (on the site) will be subject to regional review
- Current uses do not fit within the current Town of North Elba zoning district of Rural Countryside
- Regulations associated with landfill and transfer station



SITE OPPORTUNITIES

OVERALL

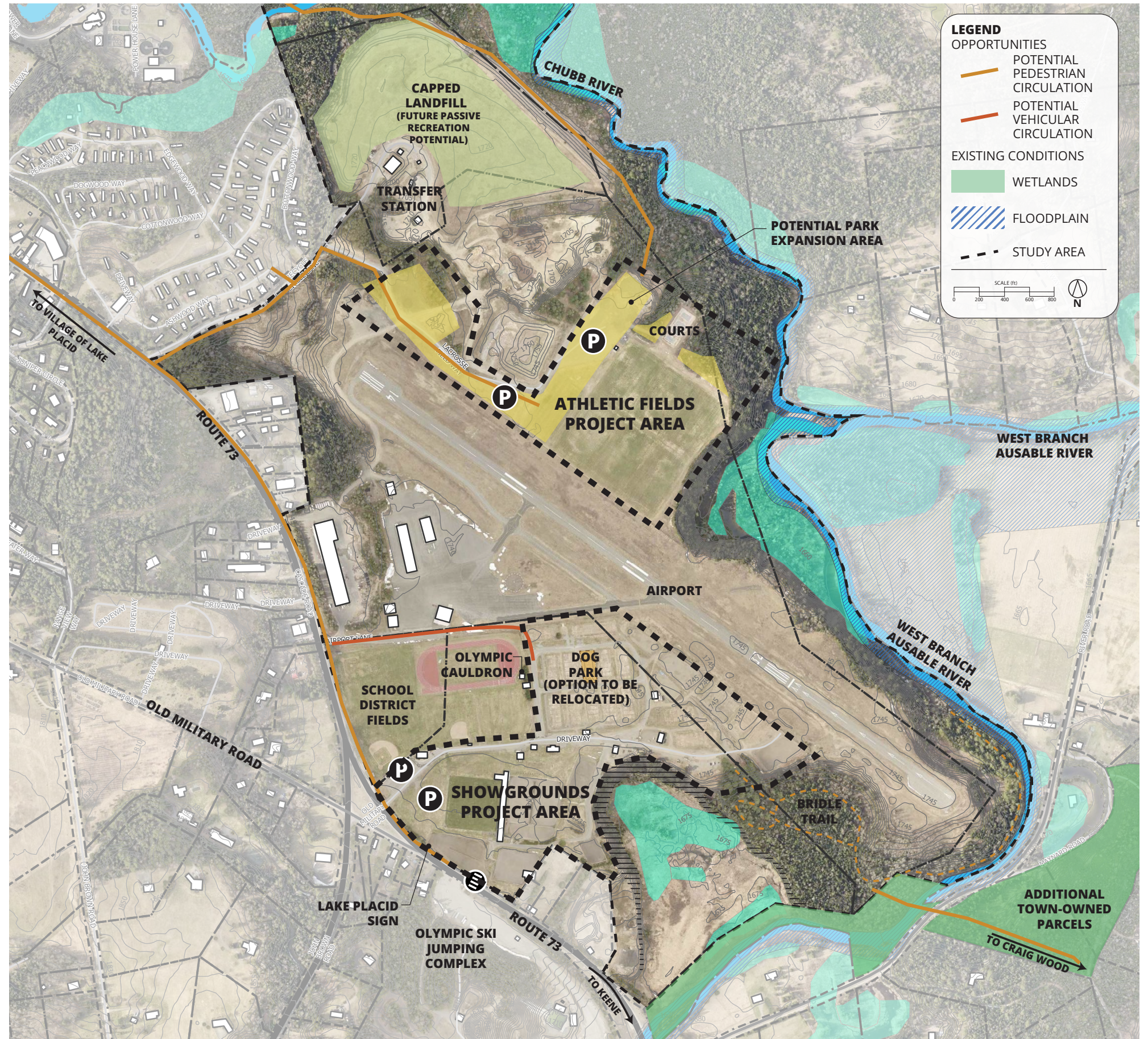
- Site is situated as a gateway to Lake Placid and can help define community identity
- Large, flat open area provides recreational and event space, as well as open views to scenic vistas
- Community connectivity potential, including through town-owned parcels along river to Craig Wood trails and improved bike/pedestrian infrastructure to connect to Village
- Site bordered by Chubb and West Branch Ausable River, opportunity to provide better safe access to rivers
- Potential to improve vehicular safety and circulation patterns

SHOW GROUNDS AREA

- Location of Olympic Cauldron and Opening Ceremony site provides opportunity to highlight Olympic Legacy

ATHLETIC FIELDS AREA

- Potential to add passive recreational use to capped landfill area
- Potential for development of structure or additional rec facilities around athletic fields with consolidated structures, improved parking, and area around pickleball and volleyball courts



THE VISION

PUBLIC ENGAGEMENT – VISIONING

PROCESS

- Prior to developing concepts, the project team engaged with stakeholders from the Town and Village community and asked questions of the general public via an online survey.
- This survey was part of a broader visioning survey for the North Elba-Lake Placid Comprehensive Plan Update, known as the North Elba-Lake Placid Pathways Project.
- The broader survey asked three questions regarding the Show Grounds and athletic fields site. The summarize responses, including overall themes (big ideas) are provided below.
- There were 706 complete survey responses. 41% of respondents live in the Town of North Elba, 32% live in Village of Lake Placid.
- The survey was open from January 18th to February 28th, 2024.

RESULTS

How People Currently Use Show Grounds

- Attending a Sporting Event: ~60% of respondents
- Attending a Community Event: ~60% of respondents
- Admiring Scenery: ~50% of respondents
- Using Trails, Walking/Running and Dog Walking: ~30% of respondents
- Other: cross country skiing, horse show, watching airplanes, teaching kids to bike or drive, transfer station, and never using the site

What should be preserved in the new design?

- Scenic Qualities
- Athletic and Sports Facilities
- Community Events
- Community Facilities
- Year-Round Use

Desired Amenities

- Bathroom facilities, open year-round
- Improved or new Dog Park
- Trail Improvement
- Olympic Cauldron Restoration
- Community Events and Activities
- Sports Facilities Maintenance
- Year-Round use of Facilities
- Infrastructure Improvements
- Signage and Information
- Community Center or Indoor Facilities

Big Ideas

- Integrated Community Hub
- Enhanced Outdoor Recreation
- Year-Round Programming
- Infrastructure Modernization
- Sustainable Development
- Inclusive Design

COMPREHENSIVE PLAN OPEN HOUSE – FEEDBACK ON AMENITIES

PROCESS

- Following the closure of the Visioning Survey, the Comprehensive Plan project team held an Open House on April 24th, 2024 that gauged additional opinions on the future vision for the Show Grounds and Athletic Fields area.
- The Open House was held at the Lake Placid Elementary School and had an estimated 150 Open House attendees. Most attendees were residents of either North Elba or Lake Placid, with a few attendees from outside the Town/Village. Most attendees were over 50; attendees ages 50–65 were the most well-represented age bracket. There were very few attendees under 18 years old and no attendees between 18–29 years old.

RESULTS

Improvements ranked as a high priority for the Show Grounds & Athletic Fields

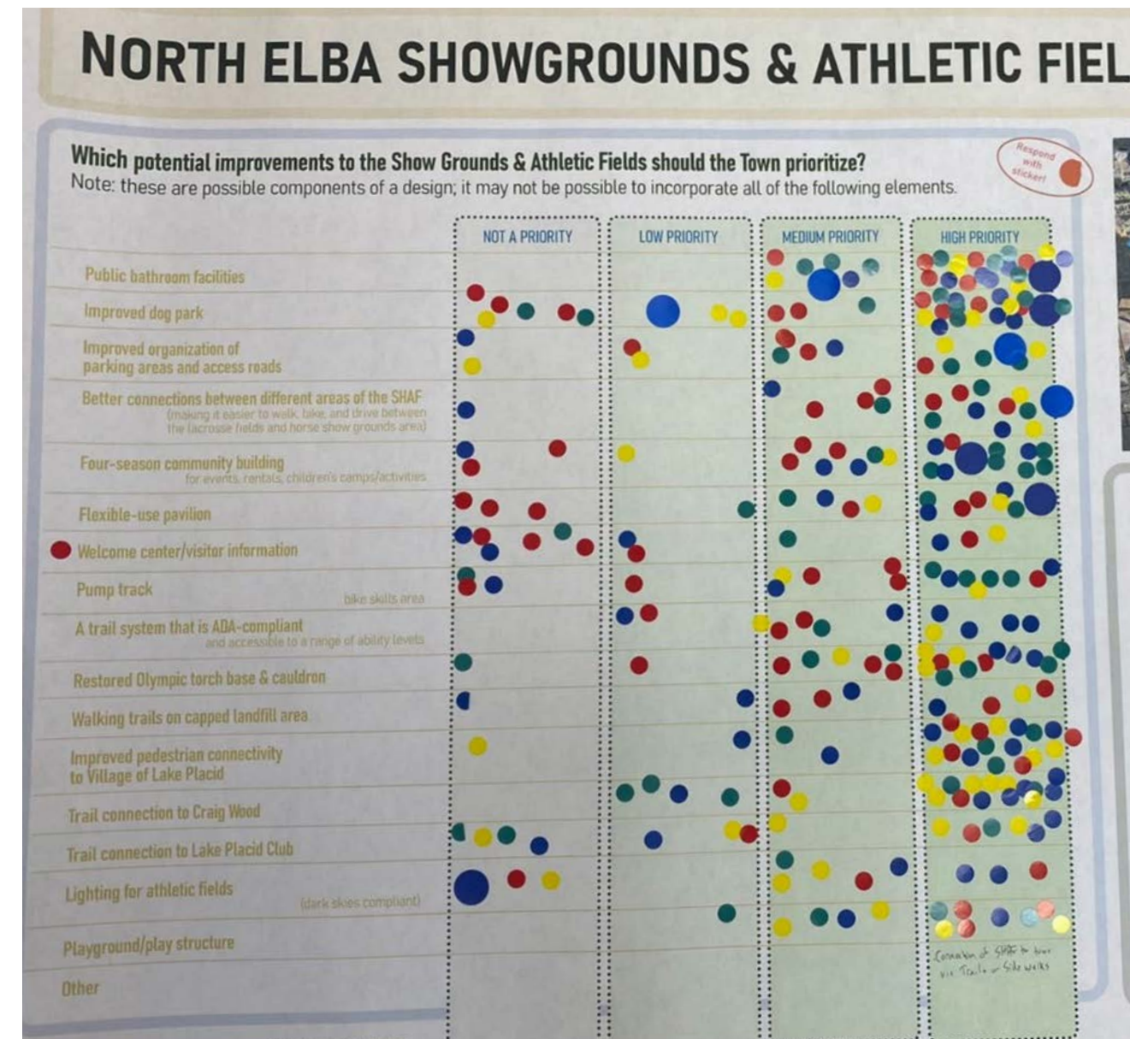
- An improved dog park, public bathroom facilities
- A pavilion, relative to Community Amenities input
- Improved connectivity to Village of Lake Placid
- Restored Olympic cauldron
- Walking paths/trails around the property
- Trail connection to Craig Wood
- Court-sport complex
- Updated indoor facilities, heated buildings
- There was some support for night-sky appropriate lighting, but the support for this was low relative to other potential amenities
- There was also write-in support for improved trash & recycling, a new dog park elsewhere in town, and horseback riding

Improvements ranked as a low priority for the Show Grounds & Athletic Fields

- Visitors' center
- Walking trails on landfill
- Trail connection to Lake Placid Club

What would participants like the Show Grounds & Athletic Fields area to be called?

- Some participants wanted to avoid "Olympic" in the name, something leaning Community Grounds (Lake Placid Community Grounds, ADK Community Grounds, North Elba Park Ground/Community Grounds)
- Other options included Olympic Overlook Park, Whiteface Vista Field, Future Olympian Park



SHOW GROUNDS AND ATHLETIC FIELDS CONCEPT FEEDBACK

PROCESS

- Once visioning feedback was gathered from the public and stakeholders, preliminary concepts were prepared and shared with stakeholders. Preliminary concepts are available in the Appendix.
- Preliminary concepts were refined with input from the Town of North Elba to create the preferred concept.
- The concept was presented to the public at an open house event on January 16th, 2025. Approximately 60 people interacted with the boards throughout the evening.
- An online comment box was available from January 18th to February 28th, 2025, and nine comments were received online.

RESULTS

What are you most excited about in the concept plan?

- Making the site more appealing and useable to multiple types of users
- Improvements to the Long Building to make it better meet community needs
- Restoring the Olympic Cauldron
- Having year-round public restrooms
- A picnic pavilion and community/event building
- Overall aesthetic and landscape improvements

What is missing or should be changed?

- Limit number of open-air buildings behind Olympic cauldron
- Focus on bike and pedestrian circulation and connections
- Ensure space for concerts
- Consider adding additional recreation facilities such as adult fitness equipment, disc golf, accessible recreation trail, and potentially basketball, tennis and playground



PROJECT GOALS AND OBJECTIVES

PROJECT GOALS

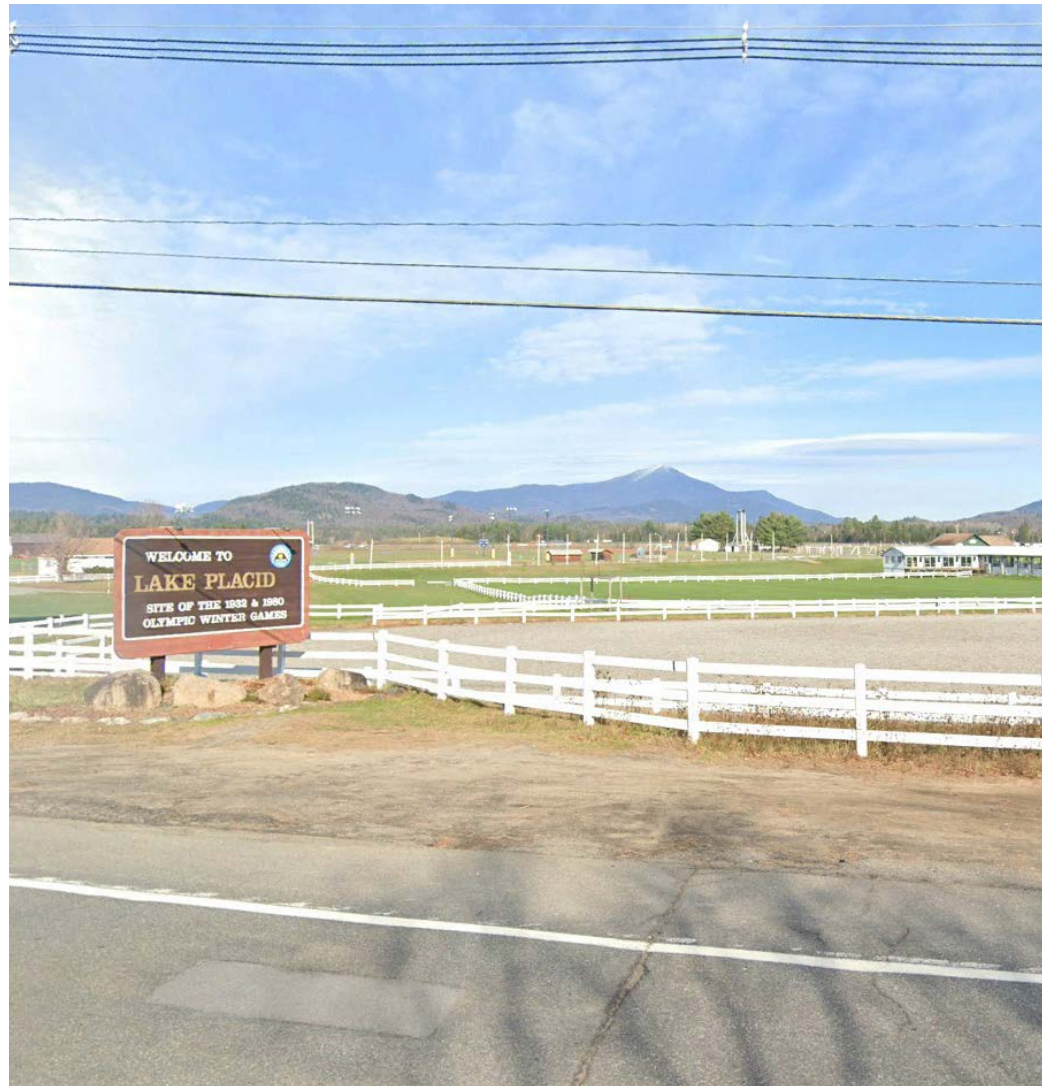
- Expand Access to Open Space and Passive Recreation
- Provide Opportunities for Year-Round Activities to Residents
- Find Opportunities for Horse Show Grounds Infrastructure Improvements that Provide Benefits to the Community and Celebrate Olympic Legacy
- Make the Show Grounds a More Attractive Gateway to Lake Placid
- Develop Facilities that Support a Range of Events, with Opportunities for Revenue
- Improve Accessibility

KEY PROJECT OBJECTIVES

Based on community visioning input, site analysis, and conversations with the Town and site stakeholders, key project objectives were developed for the site.

The North Elba Show Grounds and Athletic Fields complex will:

- Celebrate the open vista and scenic quality of the site
- Curate spaces to host athletic events of regional and national significance
- Provide recreational amenities for North Elba/Lake Placid residents that meet various skill levels and intensities of use
- Host community events for residents and visitors
- Provide flexible, multi-use facilities and venue spaces for residents, visitors, community organizations and parks department that provide year-round use
- Accommodate access for all to key site amenities, and provide articulate and safe vehicular and pedestrian circulation within the site
- Consider opportunities to highlight the river for visitors to the site, while respecting the regulatory and natural resource constraints of river, floodplain and wetlands
- Connect, as possible, to pedestrian/bike infrastructure. Consider improving safety of access to the Village of Lake Placid, the Olympic Ski Jump complex, and existing trail systems adjacent to the site
- Continue to provide services of airport facility, transfer station, and town and village storage and maintenance facilities



CONCEPT PLAN

OVERALL CONCEPT PLAN



SHOW GROUNDS AREA: CONCEPT PLAN



THE VISION FOR THE SHOW GROUNDS AREA

Concept View – Show Grounds Area



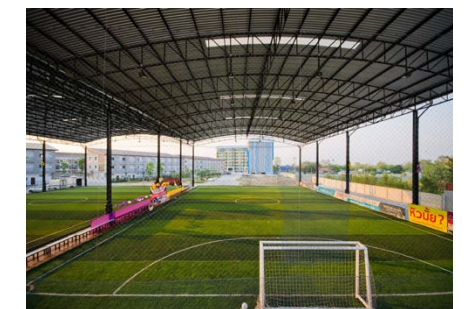
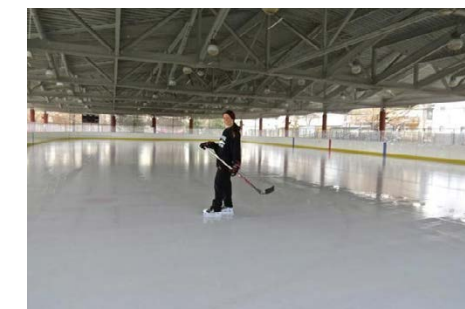
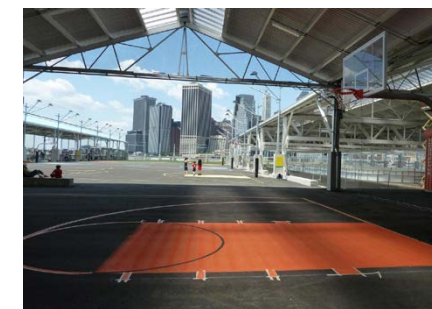
SUMMARY OF PROPOSED IMPROVEMENTS

- **Rebuild the Long Building** to meet current codes and serve community needs.
- Construct permanent **open-air buildings** for covered stabling and community events.
- Create an interpretive promenade and **restore the Olympic cauldron** to highlight Olympic history.
- Enhance **landscaping** with tree plantings, shrubs, fencing, and gateway elements.
- Improve parking and trailhead signage for better access to the **Bridle Trail**.
- Improve **vehicular circulation** throughout and with a **one-way egress drive** through Airport Lane to reduce conflicts.
- Add accessible paths and upgrade buildings for **better accessibility**.

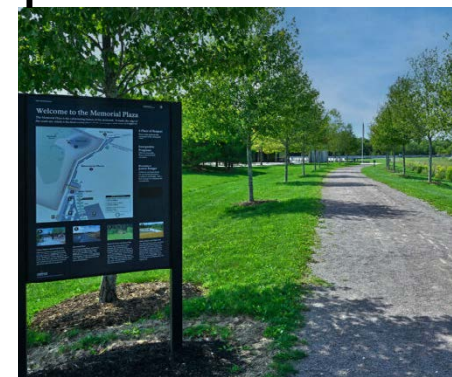
Landscape Improvements



Open-air buildings



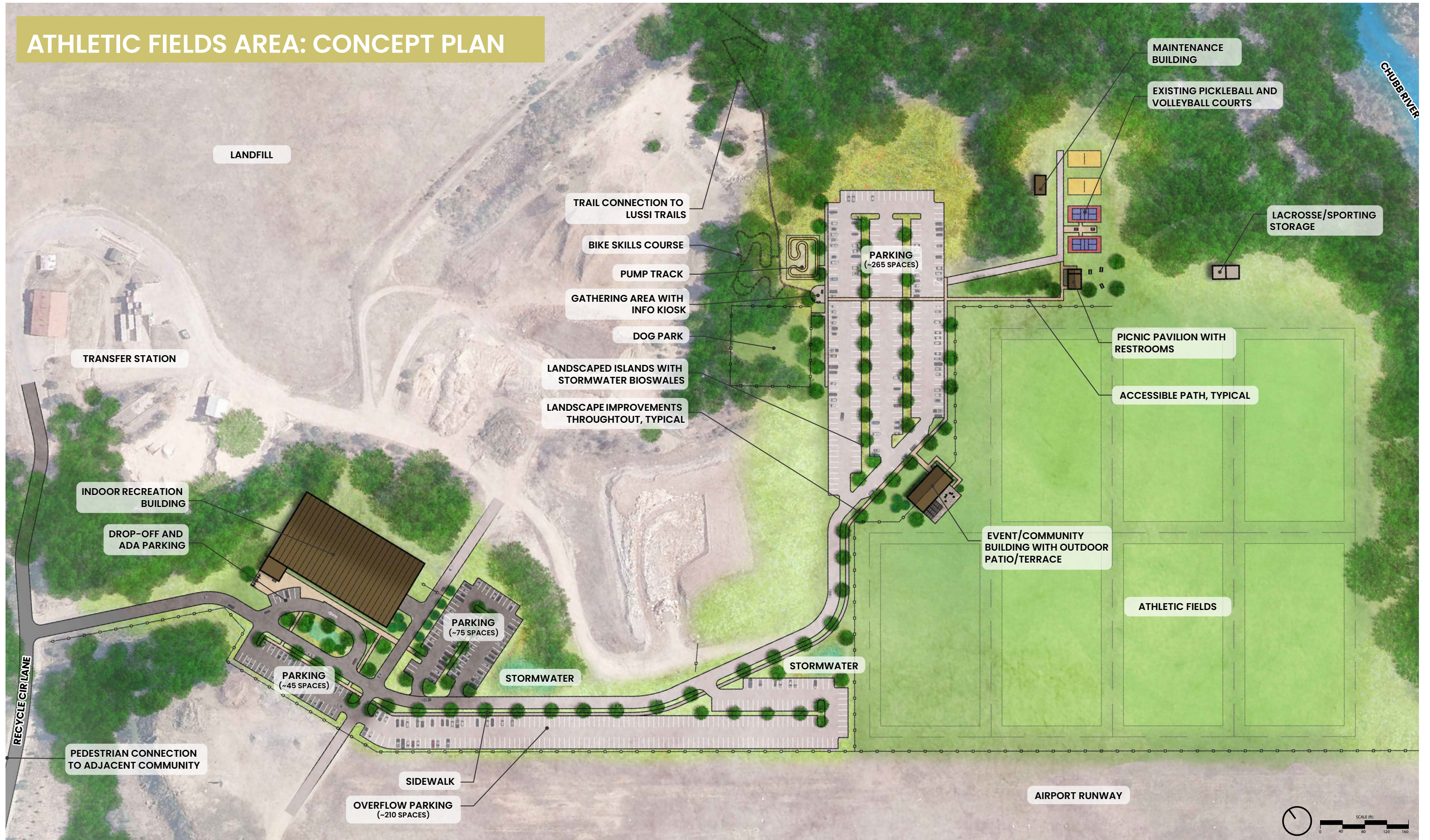
Olympic Cauldron interpretive promenade



Trailhead parking & Wayfinding



ATHLETIC FIELDS AREA: CONCEPT PLAN



THE VISION FOR THE ATHLETIC FIELDS AREA

Concept View: Indoor Recreation Building



Concept View: Event/Community Building



SUMMARY OF PROPOSED IMPROVEMENTS

- A **picnic pavilion** with integrated restrooms to serve both the fields and courts area.
- An **event/community building** on site with scenic views to host events such as weddings, community meetings, sporting event gatherings etc. The building would include a kitchen or food storage space, restrooms and an outdoor patio with scenic views. This building would allow events to run concurrently with ones that utilize the Long Building at the Show Grounds.
- An **Indoor Recreation building** to serve as a multi-purpose, year round community and recreation asset. Activities in the building could include sports such as soccer and box lacrosse, court games, roller skating, while also supporting indoor events, fairs, and more.
- The Town has received a grant to install a small **pump track**, that can be expanded to include a dirt bike skills course.
- Relocate the **dog park** to provide year-round access. The natural vegetation on this site would provide shade.
- A **small gathering area** between the pump track and dog park would include seating and a trail kiosk.
- Future development can connect the pump track area to a former trail below the landfill by replacing the former bridge and reconnecting the athletic fields area via a **mountain biking/hiking trail to the Lussi trails** and ultimately the village.
- Add **planted strips in gravel parking** areas to make it easier to park efficiently and to treat stormwater.

PRECEDENT IMAGES

PUMP TRACK



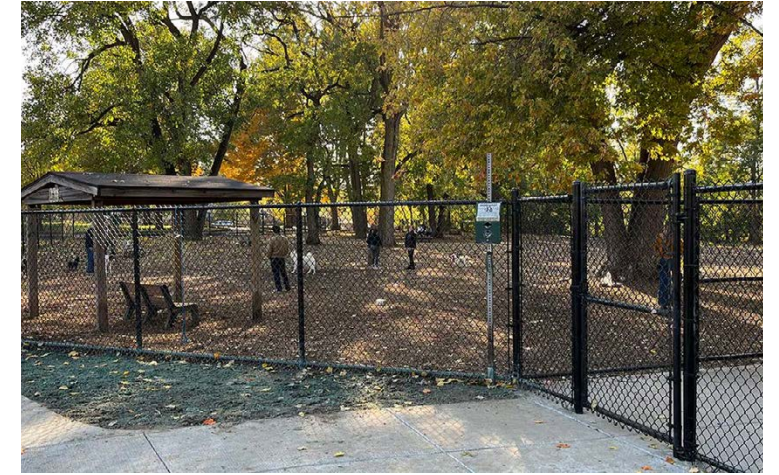
BIKE SKILLS COURSE



GATHERING AREA W/ SEATING



DOG PARK



PICNIC PAVILION WITH RESTROOMS



EVENT/COMMUNITY BUILDING



PARKING ENHANCEMENTS



INDOOR RECREATION BUILDING



IMPLEMENTATION

IMPLEMENTATION

IMPLEMENTATION STRATEGY

Without knowing how the funding for the overall vision outlined in this document might unfold, it is important to think about potential implementation over time.

Breaking the project into smaller phases based on the priorities of different amenities allows the Town to effectively pursue funding options that best meet community needs and recreational goals. This plan is a holistic vision for the future, and it may take five, ten or twenty years to strategically implement the entire project.

Next steps for implementation involve securing funding to support design/engineering and construction. Site investigations, including a site survey and soil tests, will also be needed. Additional design work should be completed to provide further details to support permitting and construction.

The following pages suggest ways that the project could be phased, along with general implementation considerations, funding opportunities, potential permits, and a preliminary cost estimate to guide funding efforts.

PHASING STRATEGY

Several phasing options are possible for this project. Based on community and stakeholder engagement, the recommended phasing option is as follows:

1. Rehabilitate the Long Building for use as a community facility, a hub for the Horse Show, and an emergency shelter.

Why? The Long Building is a critical building for the operations of the Lake Placid Horse Show, and upgrades to the building are long overdue. The Town has a unique and important opportunity to upgrade the building to function as a community space that is rent-able for events and better supports Community Day and Camp Placid. The Town also envisions the building as an emergency shelter for the community that would be outfitted with a generator and commercial kitchen. As the Town of North Elba and Village of Lake Placid prepare for worsening climate change, an emergency shelter will be a critical piece of community infrastructure.

2. Construct open-air steel building(s) at Show Grounds & make remaining Show Grounds improvements.

Why? The multipurpose steel building(s) at the Show Grounds will serve the Horse Show and provide a venue for a variety of other community events throughout the year. This building could be outfitted to support many types of events, including farmers markets, soccer (with a turf field), car shows, and performances. The other improvements to the Show Grounds, including upgraded bathrooms, signage, landscaping, and improved parking and circulation

will improve the overall experience of the Show Grounds for both residents and visitors.

3. Upgrades to Athletic Fields area, including Community Recreation Building, Events Building and Utility Sheds

Why? The upgrades to the Athletic Fields area, including a community recreation building, events building, and utility sheds, will all support the area as a hub for sports and community gathering. These improvements will require more funding and permitting effort than upgrades to the Show Grounds, which makes them a more long-term priority.



IMPLEMENTATION CONSIDERATIONS

UTILITIES

Water Supply

There is municipal water supply along Route 73, and currently within the site, including to the Athletic Fields.

Further investigation will be necessary to determine if piping is sufficiently sized to meet capacity needs of new structures and expanded programming. Further investigation should also determine if water lines are buried below frost depth to allow for year-round use, or if further weatherization will be required.

Wastewater

There is municipal wastewater service along Route 73, with two lines and pump stations connecting to uses at the Show Grounds structures. There are no wastewater lines extending to the Athletic Fields, and the Transfer station has a small septic system to support their office needs.

Similar to the water supply, investigation will need to be undertaken to understand if these lines and pump stations at the Show Grounds will need to be up-sized and/or weatherized.

Including septic development to support any restroom development at the Athletic Fields area will be critical to successful construction.

Electricity

There are overhead utility lines on Route 73, and buried conduit currently provides power to structures and fixtures in the Show Grounds Area. Overhead power runs up Recycle Cir. Ln. and to the Athletic Fields area. Further buried conduit can be extended to serve proposed structures and fixtures at the Athletic Fields area.

Telecom

High-speed broadband is important for live streaming of athletic events as well as other uses. Currently Spectrum internet service is connected to the Horse Show office building at the Show Grounds. Currently there are no telecommunication lines that reach to the Athletic field area. Finding a way to connect those will be important to implement next steps.

Fuel

Kitchens within proposed buildings would utilize propane tanks for cooking, while electrical supplies are planned to continue to serve as the primary heating and cooling power source for existing and proposed structures.

ENVIRONMENTAL MANAGEMENT

Stormwater Treatment

Stormwater treatment for new impervious surfaces (parking areas, buildings, pavilions, accessible trails, etc.) should be considered as best practice and per permitting requirements.

Preliminary site investigation by Suozzo Engineering in Summer, 2024 at the Show Grounds area shows soils that are well-suited for infiltration type stormwater management practices. Further site investigation and engineering design will be required to understand appropriate stormwater management practices throughout the site.

See Permitting Section for more information about environmental considerations.

LEGAL ISSUES AND PARTNERSHIPS

The area includes numerous parcels owned by the Town of North Elba, as well as the Lake Placid School district.

Understanding the legal agreements, ownership, and easements by Town, private, and state stakeholders will be critical prior to implementation.

These entities include:

- Lake Placid School District
- Lake Placid Airport. Review of the agreement should be undertaken prior to commencing work near the airport, including the one-way exit drive. Because of the airport runway, all work involving changes of boundaries or vertical elements should be shared with the Federal Aviation Administration (FAA) for approval. The small airport does not have a master plan, so approach cones and offsets are not available.
- Lake Placid Horse Show
- Premier Lacrosse League
- Transfer Station
- New York State Department of Environmental Conservation

IMPLEMENTATION CONSIDERATIONS, CONT.

OPERATIONAL MANAGEMENT

The new facilities within the Show Grounds and Athletic Fields site will require additional operational management and control. The Town of North Elba Parks Department should work to maintain the primary role in decision making for the site. Continued coordination will be needed to balance partner requests, in terms of both programming and development/repairs.

New facility maintenance, cleaning, scheduling, event management, hours and security/locking, etc. will need to be considered. This includes assessing if and how the restrooms in the rebuilt Long Building can be available for public use. Winter access to the athletic field area for the Rec Building, Community Building and Dog Park will need to be addressed.

Access to public amenities during private/semi-private events should be considered. The bridle trail and Long Building should be available during horse show setup and takedown if feasible. The various facilities and amenities at the athletic fields area could support multiple simultaneous events of appropriate scale with proper planning.

PROJECT COMPONENTS (FOR POSSIBLE PHASING)

- SHOW GROUNDS AREA**
 A - REHABILITATE LONG BUILDING
 B - BRIDLE TRAIL TRAILHEAD
 C - OLYMPIC CAULDRON RESTORATION
 D - OPEN AIR BUILDINGS
 E- PARKING, ROADWAY, AND PEDESTRIAN CIRCULATION IMPROVEMENTS
 F - ONE-WAY EXIT DRIVE
 G - LANDSCAPE IMPROVEMENTS (THROUGHOUT)

- ATHLETIC FIELDS AREA**
 H - INDOOR REC BUILDING
 I - PICNIC PAVILION AND COURT AREA IMPROVEMENTS
 J - PUMP TRACK AND DOG PARK
 K - ATHLETIC FIELDS PARKING LOT & CIRCULATION IMPROVEMENTS
 L - COMMUNITY/EVENT BUILDING
 M - TRAIL CONNECTION



POTENTIAL PHASED PROJECTS

PROJECTS

This plan presents the proposed park improvements as 13 distinct projects that can be implemented separately if desired. Steps to implement each of these project components are outlined on the following pages.

We've evaluated the conceptual cost of each project component and assigned a relative cost rating on a scale from \$ (lower-cost efforts) to \$\$\$\$\$ (higher-cost efforts). The opinion of cost is provided later in this document to offer additional context and approximate cost ranges for each component.

In addition, this planning process identifies future projects outside the scope of the site that should be considered to for safe and enjoyable connections for users arriving by car, bike or on foot.

Future Projects

- Route 73/Old Military Road Intersection - This intersection has been identified as a high-crash intersection and reconfiguring the convoluted intersection to improve sight lines and reduce traffic speeds can be considered in collaboration with W DOT.
- Pedestrian/Bike Connections - Continue planning for bike/ped circulation down access drive and on Recycle Circle Lane, including to Cascade acres community. Current site conditions indicate that a hiking trail or bike/ped/emergency vehicle connection between the lacrosse fields and the Show Grounds parcel are challenging to make, but if conditions change interest in this type of connection is high among the community and stakeholders.
- Pedestrian Crossing Bridge - There is interest in creating a pedestrian bridge to increase connectivity between the Show Grounds and Ski Jumping complex, primarily to better facilitate shared parking. This option can be continued to be explored should the opportunity arise.
- Roadway Improvements - Route 73 - Study potential for relocating the "Welcome to Lake Placid" sign and pulloff to reduce safety concerns. Potentially align with pedestrian crossing point. Work to find a more appropriate pull-off location considering road curvature and blind spots, available shoulder, and views to the mountains and Olympic Cauldron. Minimal cost but will take study and coordination with the Lake Placid Horse Show, ORDA, ROOST, the Village of Lake Placid, and New York State DOT.
- Should there be any changes to the Lake Placid Horse Show's use of the parcel, see initial conceptual plans in the Appendix.

SHOW GROUNDS AREA PROJECTS

A - Rebuild Long Building

Purpose: Provide 3-season community space as well as Horse Show viewing area that is safe and up to modern standards.

Components:

- Demolition of existing restroom and kitchen/dining buildings
- Design accessible paths to the building
- Accessibility within the building
- Preserve viewing opportunities within the building
- Preserve space for Hall of Fame room
- Create additional 3-season space for community uses (Camp Placid, rentals, etc)
- Provide quality, accessible restrooms that are available to the public outside of event times
- Include kitchen space for catered events with coolers for storage

Process/Next Steps

- Continue to work with relevant stakeholders
- Secure necessary permits
- Finalize architectural and site design and complete construction

Relevant Stakeholders

- Lake Placid Horse Show
- Camp Placid
- Community Day

Conceptual Cost: \$\$\$

POTENTIAL PHASED PROJECTS, CONTINUED

B – Bridle Trail Trailhead

Purpose: Leverage this valuable recreational asset for expanded local and visitor use as a walking/bridle trail.

Components:

- Define parking area
- Trailhead kiosk
- Trailhead amenities (benches, waste receptacles, etc.)
- Wayfinding
- Consider providing a portable restroom

Process/Next Steps

- Consider coordinating Horse Show lease to allow access during horse show set-up and takedown
- Develop signage plan, and install improvements

Relevant Stakeholders

- Lake Placid Horse Show
- Trail committees in North Elba/Lake Placid

Conceptual Cost: \$

C – Olympic Cauldron Restoration and Celebration

Purpose: Repair and celebrate the cauldron and Olympic legacy of the site.

Components:

- Repair masonry base of cauldron
- Repair and polish cauldron
- Clear trees immediately adjacent to cauldron to open up views, plant more trees behind
- Add a walking promenade along the cauldron
- Include signage explaining the historic events and cauldron’s significance, consider adding flags
- Include wayfinding throughout the site to highlight the structure to visitors

Process/Next Steps

- Coordinate improvements with roadway and other pedestrian improvements

Relevant Stakeholders

- Olympic Redevelopment Authority (ORDA)
- Olympic Cauldron stakeholders

Conceptual Cost: \$\$-\$\$\$

POTENTIAL PHASED PROJECTS, CONTINUED

D – Open-Air Buildings

Purpose: Two steel open air buildings are proposed that could accommodate horse show stabling, overflow parking, community events during inclement weather, farmers markets and fairs, and other uses – including potential recreation opportunities.

Components:

- Two steel open-air buildings: (1) 80'x200' building and (1) 100'x250' building [or 80'x250' building]
- Concrete slab footing [alternate phase one with gravel footing]
- Accessible circulation from parking area to buildings
- Stormwater and drainage improvements
- Landscape improvements including tree plantings to soften views of buildings from entrance and Athletic Fields
- Lighting and electrical connection

Process/Next Steps

- Coordinate building dimensions with Horse Show and potential recreation and community users
- Create preliminary engineering drawings and share with FAA
- Develop grading and drainage plans for stormwater management/permitting
- Secure necessary permits

Relevant Stakeholders

- Lake Placid Airport
- Lake Placid Horse Show

Conceptual Cost: \$\$\$

E – Parking, Roadway and Pedestrian Circulation Improvements

Purpose: Improve roadway safety and efficiency, provide ADA-compliant pedestrian circulation within the site, and direct visitors to all amenities on site.

Components:

- Add parking lot island at entry
- Improve alignment of roads, reducing road width where appropriate and realigning road around tent pads for efficient use of space
- Improve intersection with access road to primary show rings
- Improve intersection (potentially mini-roundabout) with road to bridle trail
- Study options to improve pedestrian crossing, including aligning access from ski jumping crosswalk to internal site circulation.
- Ensure pedestrian access from overflow parking to site amenities, including the school district fields
- Ensure accessible circulation from parking areas to Long Building, public restrooms, Olympic cauldron, open air buildings, Show Grounds restaurant building etc.
- Provide wayfinding signage at entrance and within site to orient visitors to the Olympic Cauldron, Bridle Trail, Long Building, etc.
- Improve tent pad area drainage to allow for improved horse and overflow parking circulation. Include stormwater management improvements to tent pad area to allow the site to be used to its full capacity even under heavier rain events and seasons.

Process/Next Steps

- Coordinate improvements with stakeholders to ensure effective circulation
- Develop grading and drainage plans for stormwater management/permitting
- Secure necessary permits

Relevant Stakeholders

- Lake Placid Horse Show
- Camp Placid
- Lake Placid School District
- Olympic Redevelopment Authority (ORDA)
- Olympic Cauldron stakeholders

Conceptual Cost: \$\$\$

POTENTIAL PHASED PROJECTS, CONTINUED

F – Roadway Improvements – One-Way Exit Drive

Purpose: Create a one-way exit drive connecting to Airport Lane to minimize congestion and improve traffic flow during events.

Components:

- New drive connection
- Associated signage
- Fence relocation

Process/Next Steps

- Coordinate access agreements
- Create preliminary engineering drawings and share with FAA
- Secure necessary permits

Relevant Stakeholders

- Lake Placid Airport
- Lake Placid School District
- Lake Placid Horse Show (fencing/gate management)

Conceptual Cost: \$\$

G – Landscape Improvements

Purpose: Improve visual appearance of site, reduce Horse Show temporary landscaping requirements, and provide stormwater management.

Components:

- Tree planting
- Perennial and shrubs
- Improve fencing, repaint black
- Paint and repair existing buildings

Process/Next Steps

- Develop design plans
- Ensure tree planting areas are reviewed by FAA, as appropriate
- Coordinate with other site improvements

Relevant Stakeholders

- Lake Placid Horse Show

Conceptual Cost: \$-\$\$

POTENTIAL PHASED PROJECTS, CONTINUED

ATHLETIC FIELDS AREA PROJECTS

H – Indoor Rec Building

Purpose: Create a multi-purpose indoor recreation building that can accommodate field house uses, box lacrosse, indoor markets and other events.

Components:

- Flexible indoor recreation space
- Interior restrooms, and office or meeting rooms if appropriate
- Associated plaza space
- Paved parking
- Accessible circulation

Process/Next Steps

- Asses more specific program needs (capacity, types of spaces provided, etc.)
- Complete site-specific design and engineering
- Ensure FAA review of building location and height
- Secure necessary permits

Relevant Stakeholders

- Premiere Lacrosse
- Tri-Lakes Lacrosse
- Lake Placid School District
- Additional Lacrosse, Rugby, Soccer and field sports stakeholders
- Local community groups

Conceptual Cost: \$\$\$\$\$

I – Picnic Pavilion and Court Area Improvements

Purpose: Reorganize court area and entrance to Athletic Fields to promote views, encourage multiple uses, and accommodate gathering and spectator areas.

Components:

- Construct picnic pavilion
- Consider opportunities to host small concerts in conjunction with pavilion, including power needs.
- Incorporate restrooms in pavilion
- Accessible path from parking lot to pavilion, courts, and sidelines
- Study potential for infill rec opportunities such as practice disc golf tees or adult fitness equipment around court area
- Include amenities such as seating, picnic tables, shade trees, receptacles
- Relocate storage buildings to open up entry views
- Relocate/construct maintenance building

Process/Next Steps

- Develop final site and architectural designs
- Continue coordination with relevant stakeholders

Relevant Stakeholders

- Premiere Lacrosse
- Tri-Lakes Lacrosse
- Additional Lacrosse, Rugby, Soccer and field sports stakeholders

Conceptual Cost: \$\$\$

POTENTIAL PHASED PROJECTS, CONTINUED

J – Pump Track & Dog Park

Purpose: Create a dog park, pump track, and associated amenities that can be used by the community year-round (including during events).

Components:

- Modular pump track (60'x80')
- Dog park (145'x145' fenced area, including existing trees to remain and established lawn)
- Gathering area with kiosk, benches/boulder seating, trash receptacles, etc.
- Bike skills course extension (0.3 acre area)
- Designated parking separated from tournament and event parking

Process/Next Steps

- Develop final designs
- Review construction plans, especially excavation plans, with transfer station

Relevant Stakeholders

- BETA Trails
- North Elba Transfer Station
- Rotary Club

Conceptual Cost: \$\$-\$\$\$

K – Athletic Fields Parking Lot Improvements

Purpose: Define parking area for more efficient parking, stormwater treatment, pedestrian circulation protection, and aesthetic improvements.

Components:

- Define parking area with tree planting and stormwater treatment swales
- Add sidewalk/trail connection on road for safe access between rec amenities
- Add paved accessible parking in key locations near pavilion, dog park/pump track, and event/community building
- Add lighting in parking lot to support event/community building
- Signage at key decision-making points to direct people to amenities, including at Recycle Cir. Ln. and NY-73, at transfer station/athletic fields split, and throughout the site.

Process/Next Steps

- Create detailed design for layout, grading, and stormwater management
- Create a wayfinding plan and develop signage standards
- Secure necessary permits

Relevant Stakeholders

- Premiere Lacrosse
- Tri-Lakes Lacrosse
- Additional Lacrosse, Rugby, Soccer and field sports stakeholders
- North Elba Transfer Station
- BETA Trails

Conceptual Cost: \$\$\$

POTENTIAL PHASED PROJECTS, CONTINUED

L – Community/Event Building

Purpose: Create a community gathering space for rentals, events, concerts, support for sports games, and more.

Components:

- Drop-off area
- Accessible connection to the building
- Flexible indoor event space and a catering kitchen/fridge
- Patio/terraces for events and concerts
- Include utility connections

Process/Next Steps

- Asses more specific program needs (capacity, types of spaces available, etc.)
- Complete site-specific design and engineering
- Ensure FAA review of building location and height
- Secure necessary permits

Relevant Stakeholders

- Premiere Lacrosse
- Tri-Lakes Lacrosse
- Additional Lacrosse, Rugby, Soccer and field sports stakeholders
- Community groups

Conceptual Cost: \$\$\$-\$\$\$\$

M – Trail Connection

Purpose: Connect Athletic Fields area with Lussi Trails and to the Village of Lake Placid.

Components:

- Re-establish trail
- Re-build bridge

Process/Next Steps

- Develop final designs
- Review plans with transfer station and Landfill managers
- Secure necessary permits for river crossing and trail work near wetlands and floodplain

Relevant Stakeholders

- BETA Trails
- North Elba Transfer Station

Conceptual Cost: \$\$-\$\$\$

LOCAL, REGIONAL, & STATE PERMITTING CONSIDERATIONS

LOCAL PERMITS

Anticipated Local Permits and Reviews

- **Conditional Use Review:** This review will include a review of the placement of structures, which “shall be located to minimally obstruct views of scenic resources as determined by the Review Board” (3.4.1)
- **Architectural Review:** This review applies to all conditional uses (all anticipated uses will be conditional uses)
- **Building/Use Permit:** This is likely required for all new, expanded, or changing uses on the site
- **Wastewater Disposal Review:** This is required of any new wastewater disposal systems within the Shoreland Overlay District.

Note: For on-site sewage treatment systems, all applicable setbacks shall be observed, including a minimum 100 feet buffer/no build zone from Class 1 and 2 wetlands, intermittent and perennial streams as designated on USGS and/or NYSDEC maps maintained by the Adirondack Park Agency.
- **Potential Sign Review by the Review Board:** New signs and replacement signs may be subject to this review unless exempt from review under 6.3.1 Exempt Signs.

Recommendations

1) Change the zoning of the three project parcels in the Town/Village Land Use Code from **Rural Countryside** to **Gateway Corridor District**.

Why? The SGAF area is zoned Rural Countryside in the Town land use code. This zoning district is very limited in the scale and type of development it allows – it is likely not the right fit for the current and planned intensity of development on the parcels. The primary barriers include the maximum impervious area allowed in this district, which is 20%, and the fact that commercial establishments are not allowed in this district. The Gateway Corridor district may be a better fit for the project area, as it allows a maximum impervious area of 70% and a maximum building height of 35 feet. Commercial, open space recreational uses, and semi-public facilities are allowed in this district on a conditional basis. This district is adjacent to the project area, making it a good candidate for a rezoning that avoids spot zoning.

REGIONAL PERMITS

Anticipated APA (Adirondack Park Agency) Permits and Reviews

- **Potential APA Permit:** The APA land classifications for the Show Grounds & Athletic Fields (SGAF) are Hamlet and Low Intensity, the Hamlet zone only comprising a very small portion of the project site. The APA does not regulate uses within the Hamlet zone (that is determine by municipalities), but it does regulate uses in the Low Intensity zone. The upgrades to the Show Grounds & Athletic Fields (SGAF) may not trigger an APA permit. However, potential relevant APA permit triggers include commercial uses outside the Hamlet area, a structure over 40 ft in height, and a location adjacent to a Recreational river.

Recommendations

1) Submit a [Jurisdictional Inquiry Form](#) to the Adirondack Park Agency to determine whether a permit is necessary for proposed projects at the Show Grounds and Athletic Fields.

STATE PERMITS

Anticipated State Permits and Reviews

- **A State Pollutant Discharge Elimination System (SPDES) permit.** This permit is intended to regulate surface wastewater and stormwater discharges. This permit would likely be necessary for the construction of swales at the tent site at the Show Grounds. Permits are required for:
 - Constructing or using an outlet or discharge pipe (referred to as a “point source”) that discharges wastewater into the surface waters or ground waters of the state.
 - Constructing or operating a disposal system such as a sewage treatment plant.
 - Permits are also required for modifying, transferring, and renewing your permit.
- As stated in Part II.D.3 of the SPDES General Permit for Stormwater Discharges from Construction Activity, written authorization is required from the DEC prior to disturbance of more than 5 acres of soil. If the Town decides to develop the entire Show Grounds and Athletic Fields under one master plan and process, this authorization will be required.

OPINION OF COST

Project estimates at this phase of the process are intended to guide the project planning and funding approach.

While the estimated opinion of cost for the North Elba Show Grounds and Athletic fields does include a high level of detail relative to unit quantities and assumed scope within each phase, these are still based on conceptual plans and general assumptions of the design such as material selection and finishes, stormwater design approach, and extent of earthwork. In addition, the estimate assumes a standard project delivery (design/bid/build) and includes the additional “soft costs” of subsequent design, permitting, and construction contingency.

The option of costs is set up so that each of the park sub areas are separated out to allow for flexibility of funding, phasing and implementation. Combining projects can lead to efficiency and reduction of some costs such as mobilization costs.

The costs for future projects identified in this report, including a potential pedestrian bridge, and other connection improvements are not included in the opinion of cost.

The estimate is very preliminary and can change as design decisions are made. Some elements such as trail construction may be completed by volunteers, which would also decrease the cost of those efforts. Note that varied funding sources, including grants, private/non-profit contributions, and fundraising efforts could help offset project costs.

Architectural costs can vary greatly depending on the style and quality of construction. The unit costs utilized for cost estimating are based on construction costs appropriate for Spring 2025, based on estimates and bids for similar work that we have completed recently. Cost estimates typically increase annually for both labor and materials, varying based on market trends. Costs will vary as the design is developed in more detail. A significant contingency is included in each opinion of cost to help prepare for this unknown.

A full itemized opinion of cost is included in the Appendix.



4/9/2025
Concept Design

North Elba Showgrounds and Athletic Fields Vision Plan Opinion of Cost

Area	Projected Costs
SHOWGROUNDS AREA	
A Rebuild Long Building	\$ 9,601,301.00
B Bridle Trail Trailhead	\$ 40,489.00
C Olympic Caudron Restoration and Celebration	\$ 590,600.00
D Open-Air Buildings	\$ 1,785,430.00
E Parking, Roadway and Pedestrian Circulation Improvements	\$ 1,615,527.00
F Roadway Improvements - One-Way Exit Drive	\$ 228,763.00
G Landscape Improvements	\$ 447,648.00
ATHLETIC FIELDS AREA	
H Indoor Recreation Building	\$ 16,594,505.00
I Pincic Pavilion and Area Improvements	\$ 914,412.00
J Pump Track & Dog Park	\$ 296,360.00
K Athletic Fields Parking	\$ 976,736.00
L Community/Event Buildings	\$ 3,172,314.00
M Trail connections	\$ 906,715.00
Total	\$ 37,170,800.00
Overall Project	
<i>Permitting</i>	\$ 15,000.00
Total	\$ 37,185,800.00

