

SECTION FOUR

PROPOSED LAND AND WATER USES AND PROPOSED PROJECTS

A key component of Ogdensburg's Waterfront Revitalization Program consists of the specific land uses, development projects and revitalization programs -- both public and private -- proposed for the coastal area. The Inventory and Analysis of waterfront conditions and the applicable State and local policies provided the basis for this component. Corresponding changes in the city's zoning ordinance are described in Section Five. The proposed uses and projects were selected after input and approval from the city planning and engineering staff, the Local Waterfront Advisory Committee and the City Council.

PROPOSED LAND AND WATER USES

Plates 13a and 13b entitled "City of Ogdensburg - Proposed Land and Water Uses" illustrate the proposed changes from existing land and water uses in the coastal area. Most of the proposed changes are located in the areas previously described as deteriorated and/or under-utilized. Since existing land uses indicate development patterns in the city, proposed land use changes should provide guidance to the city in planning for future development. The following describes the proposed changes.

- Former Augsbury Corporation tank farm. The parcel is currently in the process of being sold to new owners, and future use is uncertain. The city does not want to see the land used for industrial purposes in the future but would like to leave the options available for private commercial and/or residential development. A combination of commercial and/or residential land uses is therefore proposed.

- Waterfront parcel east of Morissette Park between Caroline and Franklin Street (Randall property). The waterfront half of this parcel is proposed as public-recreational and would reflect future plans to develop this site as an extension of the Greenbelt Park as a public recreation area. Categorization of the inland half of this parcel remains the same (Commercial).

- Vacant downtown block at Riverside Avenue, Isabella and Washington Streets (Shurtleff Block). The city intends to land-bank this site for future commercial development. Due to its proximity to the Greenbelt area, compatible recreational uses should also be considered in future development of this site. At the time the Shurtleff Block is developed for commercial uses, there may be traffic congestion and parking problems in association with park and recreational use of the Greenbelt Park facilities, particularly the municipal boat ramp. Because it is not possible to identify the exact type of commercial development that may take place

within the Shurtleff Block at this time, the extent and type of traffic and parking problems created in this area cannot be specifically addressed. At the time development of the Shurtleff Block takes place, the city will analyze the specific traffic and parking needs of the area and will pursue appropriate solutions.

- East bank of Oswegatchie River from twin bridges south to Ogdensburg Dam. Proposed improvements to expand recreational use of this area involves designation of this area as public-recreational.
- Crescent Street waterworks and Ogdensburg Dam. Electric generation/distribution is proposed for this area.
- West bank of Oswegatchie River (shoreline area) from the Ogdensburg Dam to the Lake Street Bridge. Proposed improvements to develop the shoreline for recreational uses involves designation of this area as public-recreational.
- Lighthouse Point. Lighthouse Point currently contains several land use classifications, most notably public-vacant and residential. It is recommended that the vicinity of the historic Fort LaPresentation be maintained for future public access. Since the exact location of fortification is not known, the area delineated on Plate 13a is an approximation and will remain so until archaeological research provides evidence of the fort's exact location. The remainder of Lighthouse Point is proposed for commercial development and public and private waterfront recreational uses.
- Proposed St. Lawrence County solid waste disposal facility. It is proposed that land use categorization at the location of this facility in the heavy industrial park be identified for utilities-solid waste management and utilities-electric generation and distribution.

Water uses are proposed to remain the same as current classifications.

PROPOSED PROJECTS

The following projects have been identified for implementation in the coastal area. Inclusion of these projects in this LWRP entitles the project proponents to apply for NYS Department of State implementation funds. The grant funds are limited to 10% of the total project cost, or no more than \$50,000 per project. The following list does not imply project priorities. Additional program refinement actions, such as zoning revisions, are discussed in Section Five - Techniques for Local Implementation of the Program.

- (1) Randall property
- (2) Oswegatchie shoreline (east) recreational improvements

- (3) Oswegatchie shoreline (west) rehabilitation projects
- (4) Lake Street Bridge improvements
- (5) Ogdensburg Dam renovation
- (6a and 6b) Lighthouse Point projects
- (7) St. Lawrence County solid waste disposal facility
- (8) Ogdensburg Bridge and Port Authority development projects

(1) Randall property. As described in Section Two, p. 64, the former Randall property on Caroline Street is owned by the city and has been subdivided into two parcels. The waterfront lot has been designated for recreational use and will provide an adjunct to the Greenbelt Park. The city intends to sell the inland lot, for possible residential or commercial development.

Costs for this project could vary greatly depending on the scale of development and if municipal employees provide some of the design and labor tasks. Particular consideration should be given to implementing this project in a manner consistent with Policies 13, 14, 16, 17, 33 and 37. An estimate of project cost is listed below. A conceptual sketch of proposed improvements is shown on Plate 14.

| | |
|---|------------------|
| Design/Engineering (10%) | \$ 4,000 |
| Rough grade and scarify subgrade, furnish topsoil (6") from stockpile, and fine grade | 2,000 |
| Pruning existing trees and shrubs | 700 |
| Landscaping | |
| - Norway Maple, 3 @ \$210 (2" caliper) | 630 |
| - Eastern White Pines, 6 @ \$150 (5' height) | 900 |
| - Shadblow Serviceberry, 6 @ \$50 (4' height) | 300 |
| - Hydroseed lawn grass seed, fertilizer and mulch (15,000 sq. ft. @ \$40 per 1,000 sq. ft.) | 600 |
| - Bollards, 6 @ \$104 6"x6"x36" high, pressure-treated wood | 624 |
| Lighting, 5 15' high plain steel poles @ \$2,470 complete | 12,350 |
| Paved Walkway (2,600 sq. ft.) with handicapped access | 7,400 |
| Benches, 8 @ \$540 | |
| Redwood 6', surface mounted | 4,320 |
| Trash receptacles, 5 @ \$175 | |
| 24 gal. cylindrical painted metal | 875 |
| Overlook deck (1,000 sq. ft.) - redwood includes bulk fill, wood fabrication and railings | <u>11,500</u> |
| TOTAL | <u>\$ 46,200</u> |

(2) Oswegatchie shoreline (east) recreational improvements. As described in Section Two, pp. 35 and 64-65, the east bank of the Oswegatchie River shoreline is currently utilized for recreational purposes such as walking, jogging and fishing. Steep topography in some places and excessive vegetative growth currently limit public access to this scenic area. Improvements to the existing stairway and construction of a paved pathway will greatly enhance public access at this site. Additions or improvements of bulkhead or other shoreline stabilization measures should be studied further before construction. Particular consideration should be given to implementing this project in a manner consistent with Policies 13, 14, 16, 17, 33 and 37. A conceptual sketch of proposed improvements is shown on Plate 15. Preliminary costs estimates are as follows.

| | |
|---|-------------------|
| Design/Engineering (10%) | \$ 13,700 |
| Pruning Existing Trees/Shrubs | 2,000 |
| Paved Walkway (92,000 sq. ft.) Includes excavation, 3" thick asphalt concrete paving on 4" primed granular base, compacted subbase; handicapped access | 15,300 |
| Railing on shoreline pathway (1,300 linear feet) @ \$29.70/LF | 38,600 |
| Benches, 15 @ \$540 Redwood 6' long, surface mounted | 8,100 |
| Trash Receptacles, 15 @ \$175 24 gal. cylindrical painted metal | 2,600 |
| Lighting, 24 @ \$2,470 15' high plain steel poles | 59,000 |
| Stairway Repair (500 sq. ft.) | 2,000 |
| Overlook deck (1,000 sq. ft.) - redwood includes bulk fill, wood fabrication and railings | <u>11,500</u> |
| TOTAL | \$ <u>151,000</u> |

(3) Oswegatchie shoreline (west) rehabilitation projects. Section Two, p. 65 describe the variety of land uses located on the west bank of the Oswegatchie River in the area bounded by Lake and Main Streets and the river. This section of the city contains the largest concentration of deteriorated and underutilized land uses in the city's coastal area. The city designated this section of the city (plus additional surrounding area) as a target area for a \$750,000, 1982 Community Development Block Grant. The grant has been utilized largely for housing rehabilitation, rental rehabilitation and conversion, and public improvements. The remaining funds will be spent in 1985 and 1986. Projects remaining to be carried out, and the funds for each respective project include: street improvements (\$24,500); park and playground improvement (\$6,300); building acquisition and demolition (\$30,000); and sewer installation (\$1,000). This work is carried out under the auspices of the Planning and Development Office

with assistance from the City Office of Rehabilitation and Development (CORD), the Department of Public Works (DPW), and the Parks and Recreation Department. Particular consideration should be given to implementing the remainder of these projects in a manner consistent with Policies 13, 14, 16, 17, 33, and 37.

(4) Lake Street Bridge improvements. The Lake Street Bridge was closed to vehicular traffic at the time the new arterial was constructed. Studies investigating the possibility of removing the bridge and replacing it with a smaller pedestrian bridge have shown the project is not financially feasible. Since the bridge carries utility lines across the river, it cannot be replaced without great cost. It should therefore be maintained as a pedestrian link between the east and west sides of the Oswegatchie River. Continued maintenance and further aesthetic improvements are needed. Benches, additional lighting, landscaping and trash receptacles would add to the pedestrian flavor of the bridge. Improvements to the bridge should be consistent with recreational improvements along the Oswegatchie River.

(5) Ogdensburg Dam renovation. The city is currently studying the possibility of renovating the Ogdensburg Dam for hydroelectric power generation. A preliminary feasibility study has indicated the project could be a viable undertaking. The existing dam dates from 1910 and is a solid gravity-type reinforced concrete dam approximately 19 feet high and 400 feet long. The dam has a northerly exposed spillway which is ogee in shape. The Oswegatchie River has a drainage area of approximately 1,600 square miles upstream of the dam. Impoundment behind the dam at the spillway crest is approximately 1,400 acre feet of water. The proposed project would entail the construction of a new headrace, penstock and powerhouse. Power generation is expected to equal 2.2 megawatts. Preliminary cost estimates total \$7 million. The city's final decision will be based on the outcome of future studies. Questions yet unanswered include exact power projection, public versus private ownership, water rights, and licensing from the Federal Energy Regulatory Commission. The city engineering office has recently hired an intern to conduct a longitudinal study of potential electric consumption and a study on water flows. Recreational improvements totalling approximately \$350,000 are included in the cost estimate for the dam project. The exact nature of these improvements will depend in part on which side of the river houses the power generation equipment.

(6a and 6b) Lighthouse Point projects. Lighthouse Point is largely owned by the St. Lawrence Industrial Development Agency which currently has the property up for sale to help defray a \$675,000 debt to the Farmers Home Administration (FmHA). The remainder of the 38 acre point is owned by three private landowners. These circumstances make it difficult to determine the feasibility of specific projects for this area. Coordination of LWRP policies with plans of current and future owners is necessary to attain the best use for this area. Further market analysis is needed for this area and careful consideration should be given to proposed projects as they arise. In addition, the city is currently considering two studies dealing with

specific uses of the area: (a) an aquarium/nature center; and (b) an archaeological study.

(a) A \$51,000 feasibility study and site analysis is currently being conducted under the auspices of a seven-member executive committee and the State University College at Potsdam. Lighthouse Point, along with seven other St. Lawrence River sites, is being considered as a possible location for this facility. The city has contributed \$5,000 to this study. Study completion and site selection is expected by December, 1985.

(b) The intent of an archaeological study is to locate the exact site of Fort LaPresentation. Additional research and an archaeological dig of at least one summer's duration would be necessary to accomplish this purpose. Further work would depend on the success of the summer project. Assistance to determine a cost estimate for this project could be acquired from local colleges. It is also likely that the dig could be conducted as a college student project, thereby greatly reducing the cost. Existing landowners in the project area should be given careful consideration in project planning.

(7) St. Lawrence County solid waste disposal facility. Due to the fact that the majority of St. Lawrence County's landfills are under DEC consent orders to close, the county established a Solid Waste Disposal Authority (SWDA) and they are now in the process of planning for a solid waste disposal facility. A 23-acre site in the heavy industrial park in Ogdensburg's coastal area has been selected as the location for this facility (see Plate 13b). The land has been purchased by SWDA from the Ogdensburg Bridge and Port Authority. The plant will produce electricity and steam which will be purchased by Niagara Mohawk and the St. Lawrence Psychiatric Center respectively. Capacity will be 225 tons of garbage/day. To date, a construction firm and plant operator have been chosen and the draft environmental impact statement is now being written. It is estimated the plant will cost \$14 million, with additional funding needed for transfer stations and an ash landfill. New York State has committed \$6 million in bond money for this project. The county has voted to support a \$1 million loan to SWDA to assist in the planning stages of this project. The remaining financial package is now being negotiated by SWDA and the county.

(8) Ogdensburg Bridge and Port Authority development projects. Facilities of the Ogdensburg Bridge and Port Authority and their current \$6.5 million expansion project were described in detail in Section Two, pp. 29-31, and on Plates 5 - 8. The Ogdensburg Port Master Plan and Development Study outlined a three-phased, ten year development plan for port marine-related facilities. Funding for Phase I, totalling \$6.5 million is being provided through a NYS transportation bond issue. Funding for Phases II and III will be sought if and when these phases are implemented.

Other ongoing projects by the Port Authority include rehabilitation and leasing of the grain elevator, application for and approval of a Foreign Trade Zone designation and continued work, along with the city, on Commerce Park industrial development. Consideration should be given to all applicable waterfront policies, in particular Policies 13, 14, 16, 17, 33 and 37 in implementation of OBPA projects.

CITY OF OGDENSBURG

PLATE 13a

Proposed Land and Water Uses



PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

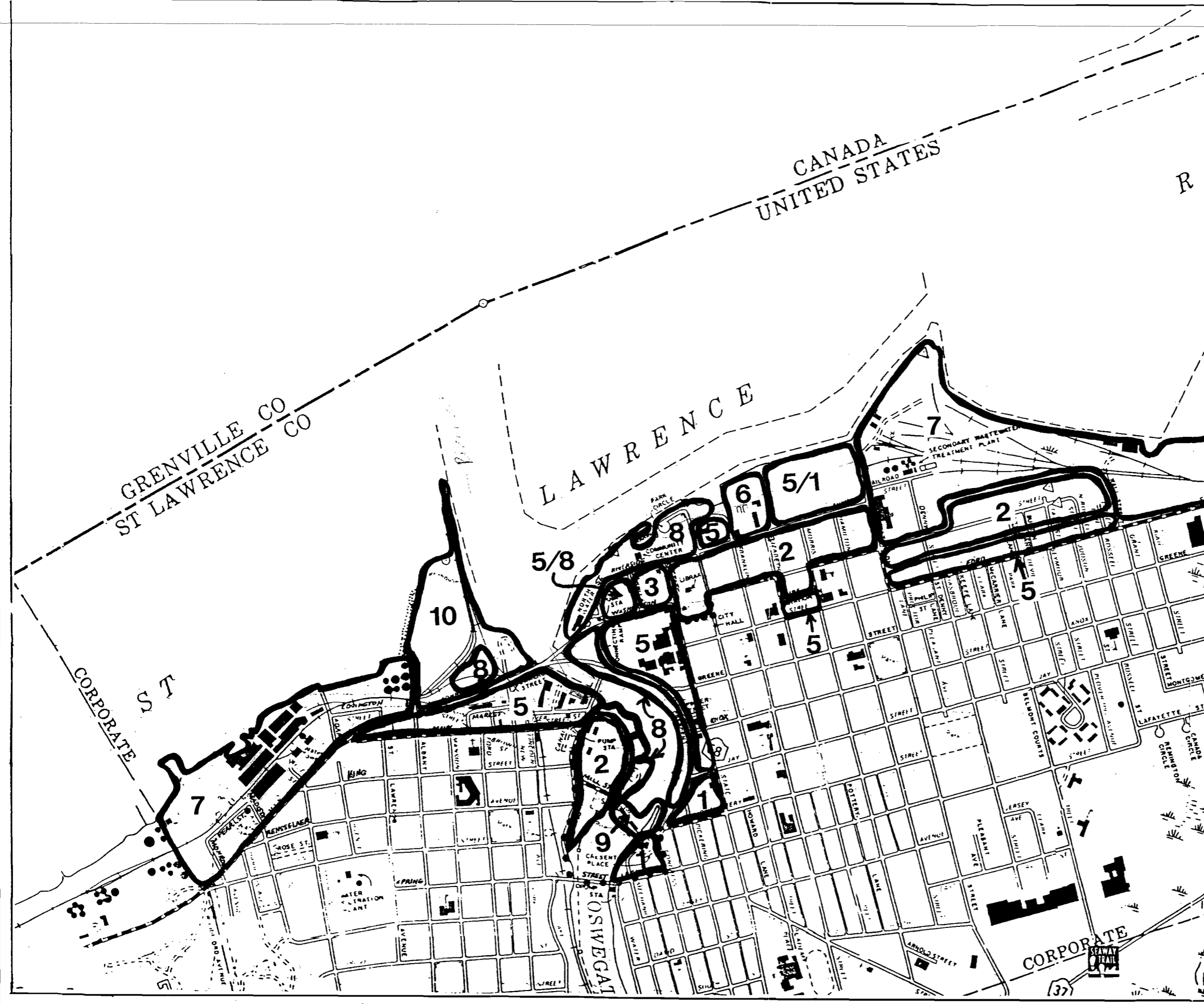


Scale
1" = approximately 1000'

LEGEND

- 1** Low-Density Residential
One and Two Family Homes
- 2** Medium-Density Residential
Multi-Family Housing
Mobile Homes on Individual Lots
and Mobile Home Parks
- 3** High-Density Residential
Up to 12-Story Building
- 4** Public and Quasi-Public Institu-
tional and Office
- 5** General Commercial and Neighbor-
hood Retail
- 6** Heavy Commercial and Light
Industrial
- 7** Heavy Industrial
- 8** Public and Private Parks and
Waterfront Recreational
Facilities Including
Marinas and Open Space
- 9** Utilities/Electric Generation/
Distribution
- 10** Commercial/Light Industrial/
Public and Private
Waterfront Recreational

-  N.Y.S. Coastal Area Boundary
-  Revised Additions to Coastal Boundary



CITY OF OGDENSBURG

PLATE 13b

Proposed Land and Water Uses

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM

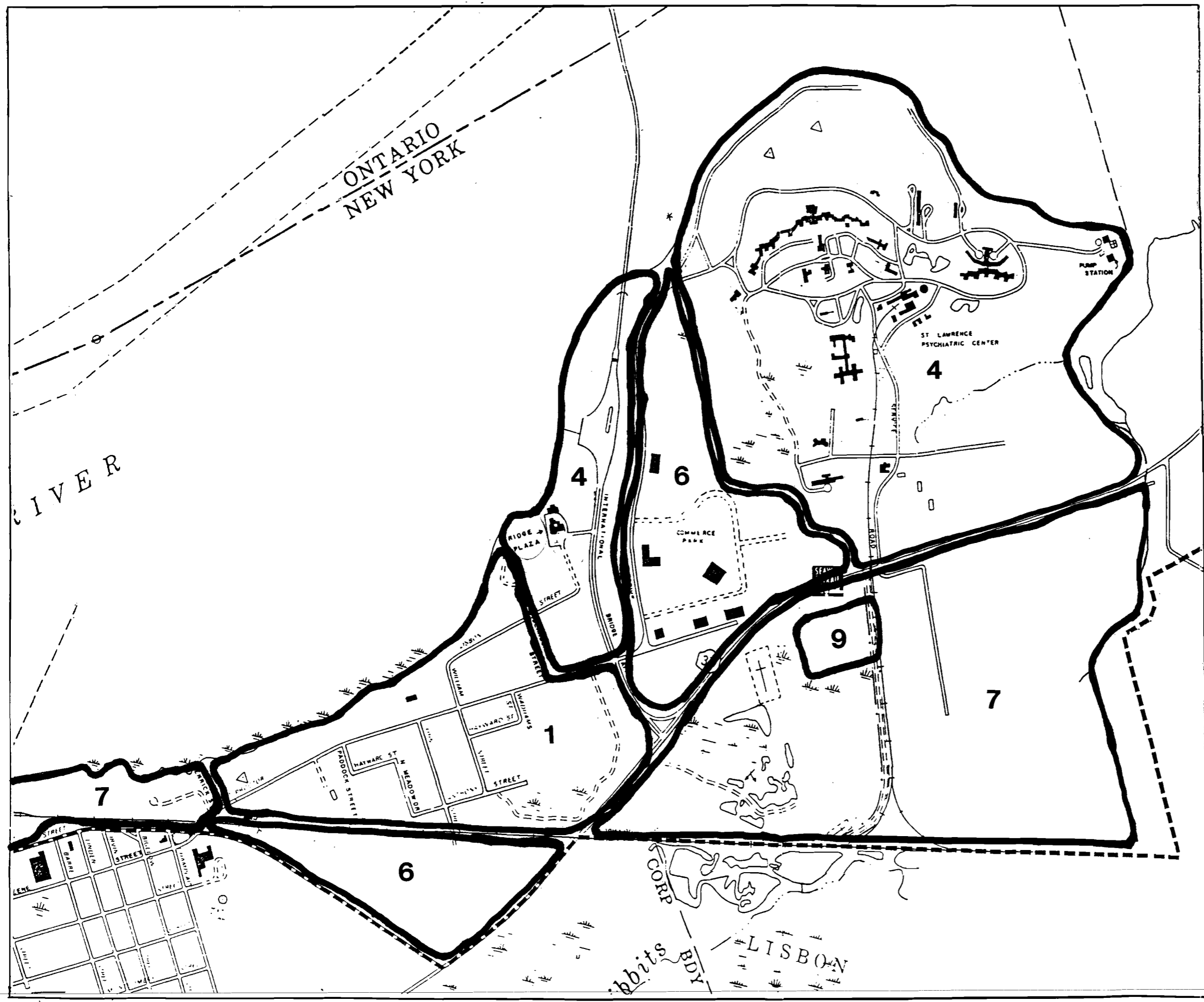


Scale
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LEGEND

- 1** Low-Density Residential
One and Two Family Homes
- 2** Medium-Density Residential
Multi-Family Housing
Mobile Homes on Individual Lots
and Mobile Home Parks
- 3** High-Density Residential
Up to 12-Story Building
- 4** Public and Quasi-Public Institu-
tional and Office
- 5** General Commercial and Neighbor-
hood Retail
- 6** Heavy Commercial and Light
Industrial
- 7** Heavy Industrial
- 8** Public and Private Parks and
Waterfront Recreational
Facilities Including
Marinas and Open Space
- 9** Utilities/Electric Generation/
Distribution

----- N.Y.S. Coastal Area Boundary
●●●●● Revised Additions to Coastal Boundary



CITY OF OGDENSBURG

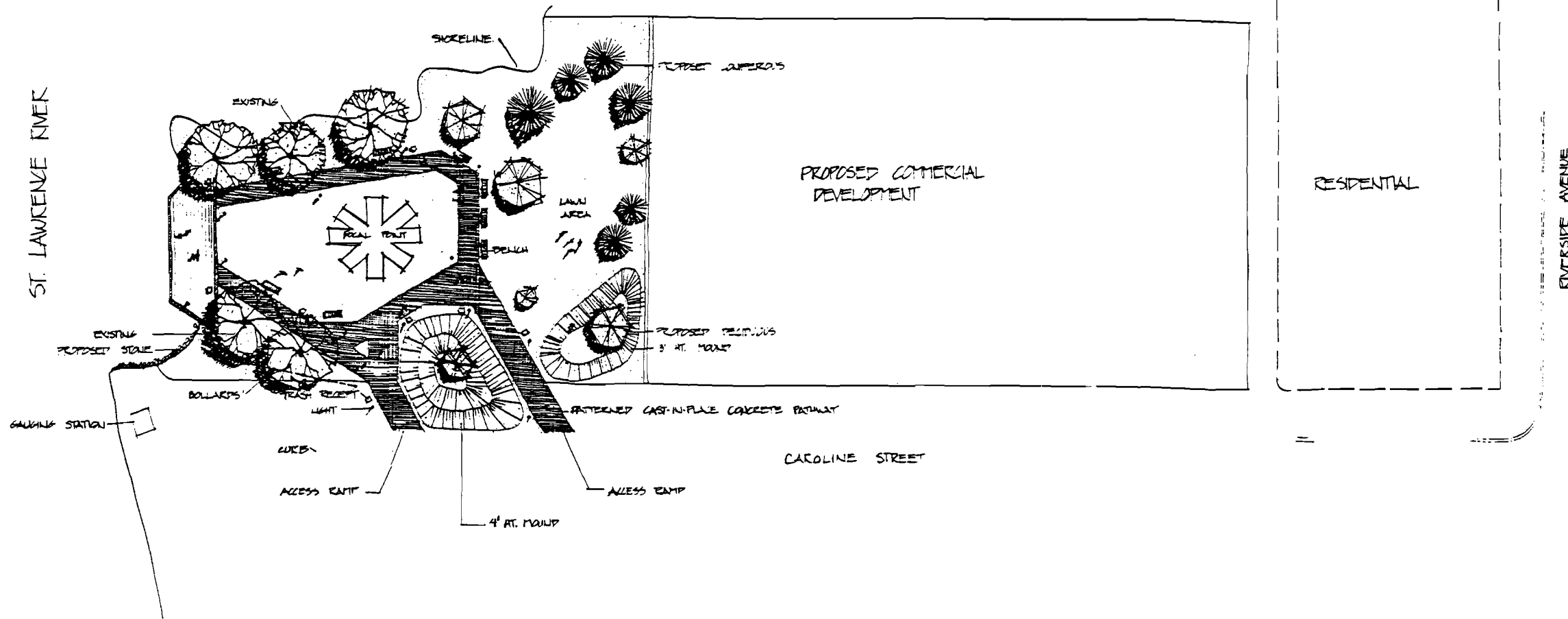
PLATE 14

Randall Property

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM



Map Not To Scale



LEGEND

CITY OF OGDENSBURG

PLATE 15

Oswegatchie Shoreline Trail (east bank)

PREPARED BY THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION
LOCAL GOVERNMENT ASSISTANCE PROGRAM



Map Not To Scale

LEGEND

