

Interactive Public Meeting #2 Summary: Concept Development Session

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On December 13, 2011 the Village of Celoron held a public meeting as part of the Waterfront Revitalization Plan. The meeting began with an introduction to the project by the Village Mayor John M. Keeney, followed by a presentation by the project consultants, peter j. smith & company, inc. The presentation provided an update on input received during the November focus groups and public meeting, the vision and goals developed based on public input and the economic strategy for waterfront revitalization.

Draft Vision & Goals

The vision and goals, presented as part of the meeting, will help to guide plan development and project implementation. The draft vision for the Waterfront Revitalization Plan is as follows:

The gateway to recreation and entertainment opportunities on Chautauqua Lake, Celoron welcomes families and friends from near and far to enjoy the variety of waterfront activities found in this vibrant historic village.

Five goals further this vision, they are as follows:

- 1. Maintain and expand waterfront access.*
- 2. Enhance the recreation and entertainment opportunities on the Lake.*
- 3. Preserve the quality of the Lake.*
- 4. Link to the regional development opportunities.*
- 5. Encourage economic development opportunities in the Village.*

Draft Economic Strategy

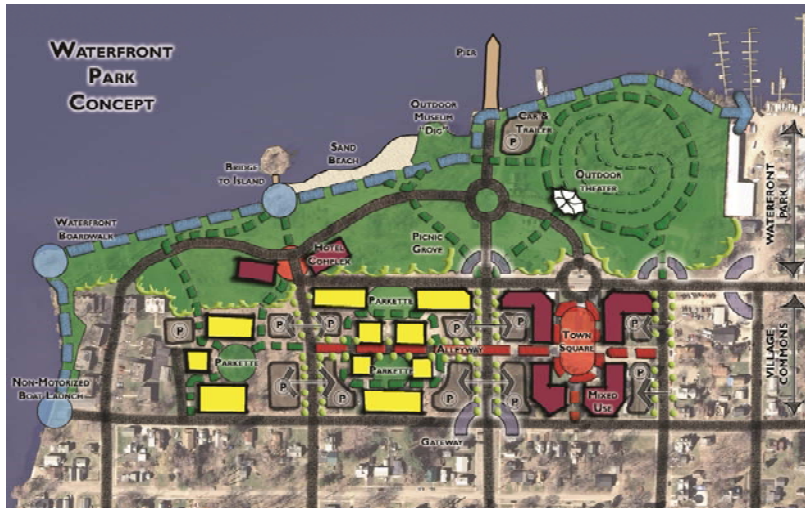
The economic strategy presented for the Village is a two part strategy: immediate and long term. The immediate economic strategy looks to provide activities, services and goods to the many visitors that pass through the Village already. The long term strategy looks to create a regional entertainment and recreation draw in the Village, complete with retail establishments, housing rehabilitation, increases in second homes and a destination hotel.

Potential Waterfront Concepts

Two waterfront concepts were presented at the meeting in order to demonstrate different approaches to waterfront development. Each concept identifies a long term physical design structure for the Village's waterfront. The concepts presented are as follows:

Waterfront Park Concept: Focuses on maintaining a park-like atmosphere in the Village. Key components of the concept include: a large green space along the waterfront; a large-scale open amphitheater; a town square south of Boulevard Avenue; and treed-boulevards with access to parking lots.

Urban Village Core Concept: Focuses on developing an urban atmosphere in the Village. Key components of the concept include: a mix of park and plaza space along the waterfront; a water theme park; traditional "main street" with buildings lining Boulevard Avenue and alleyway entrances to the waterfront; and restoration of a grid pattern streetscape.



By highlighting differences in development techniques, the concepts provide the community an opportunity to respond to long term approaches to waterfront development. The final concept will combine the best elements of each potential concept for a long term development strategy that is supported by the community.

Interactive Session

The interactive Concept Development Session conducted during the meeting looks to identify what participants like or dislike about each approach. The results of the session will be used to develop a final waterfront concept that combines the best elements of each approach.

During this session meeting participants responded to a series of workbook questions and gathered in groups to identify what they liked best about each waterfront concept. The respondent results from the workbooks are identified in the following tables.

During the group session the participants identified the key elements they liked about each concept. Both the workbooks and the group session identified two key preferred elements:

- Respondents preferred the green space presented in the Waterfront Concept.
- Respondents preferred the “main street” concept presented in the Urban Village Concept.

Other comments discussed during the group session include the following:

- Participants liked the Outdoor Theater, Boardwalk, Picnic Grove and Parkettes and Gazebo on the Island identified in the Waterfront Park Concept.
- Participants did not like the Water Theme Park in the Urban Village Concept.
- Participants raised concerns about the Lake’s strong current and shallow water conditions in regard to the location of items such as the non-motorized boat launch.
- Participants preferred the location of the hotel closer to the Lake.

Public Input Workbook Results				
	Strongly Agree	Strongly Agree or Agree	Strongly Disagree	Strongly Disagree or Disagree
Option A: Waterfront Park Concept				
Option A has an appropriate amount of green space.	75%	100%	0%	0%
Option A has an appropriate amount of development.	13%	50%	0%	13%
The treed boulevard in Option A enhances the streetscape.	50%	75%	0%	0%
The street fronting parking lots in Option A provides appropriate parking facilities.	57%	71%	0%	14%
The amphitheater in Option A provides an appropriate destination feature for the waterfront.	50%	63%	13%	13%
Option A has a clear organization system for an improved waterfront experience.	14%	86%	0%	0%
Option A has an appropriate mix of water-related activities.	29%	57%	0%	0%
Option A enhances the walking and biking experience in the Village.	88%	100%	0%	0%
The beach in Option A enhances the waterfront experience.	38%	63%	13%	25%
The hotel and waterfront center in Option A are appropriately located in the park area.	43%	71%	0%	0%
The parkettes located throughout the development sites in Option A improve the quality of the community.	29%	71%	0%	0%
The outdoor museum within the waterfront park enhances the waterfront.	57%	71%	0%	0%
The bridge to the island enhances the waterfront.	67%	89%	11%	11%
The pier/dock feature appropriately serves the Village.	71%	86%	0%	0%

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Public Input Workbook Results				
	Strongly Agree	Strongly Agree or Agree	Strongly Disagree	Strongly Disagree or Disagree
Option B: Urban Village Concept				
Option B has an appropriate amount of green space.	13%	13%	25%	38%
Option B has an appropriate amount of development.	13%	88%	0%	0%
The building on both side of Boulevard Ave in a traditional “Main Street” design in Option B enhances the streetscape.	25%	50%	13%	13%
The parking lots behind the buildings in Option B provides appropriate parking facilities.	38%	88%	0%	0%
The water theme park in Option B provides an appropriate destination for the waterfront.	13%	25%	38%	50%
Option B has a clear organization system for an improve waterfront experience.	0%	57%	0%	14%
Option B has an appropriate mix of water-related activities.	14%	14%	0%	14%
Option B enhances the walking and biking experience in the Village.	38%	63%	13%	25%
The plaza in Option B enhances the waterfront experience.	17%	33%	17%	33%
The hotel and waterfront center in Option B are appropriately located in the park area.	14%	71%	14%	14%
The separation into waterfront districts (entertainment, waterfront residential, downtown retail) in Option B is appropriate for the waterfront site.	14%	14%	14%	29%
The waterfront pavilion enhances the waterfront.	14%	43%	0%	0%
The pier/dock feature appropriately serves the Village.	14%	29%	0%	29%

Participants also responded to several open ended questions. The following summarizes these responses:

Please provide any additional comments or questions regarding the potential concepts for the waterfront.

- The boardwalk should be 12’ so that snow may be cleared
- Look at providing development opportunities along Dunham Ave.
- Provide a mixed use development concept throughout the waterfront
- Integration of both waterfront concepts with development on both east and west sides
- More historical interest incorporated into the concept (look at the past structures)
- Like the green spaces
- Like the “main street” concept
- The Boardwalk (with wooden walkway) going the whole distance along the lake is important
- Keeping the Grove area (with lots of green space and shade trees) is very important for a unique park on Chautauqua Lake
- Suggest not infringing so much with asphalt parking and retail shops into that green space
- Boardwalk to change to asphalt in areas where natural viewing of the lake could be maximized