

Overview

Located in the famed Thousand Islands, Clayton, New York has long been a tourist destination that offers numerous opportunities for cultural, recreational and scenic experiences. To achieve its goals for the future, Clayton has turned its energy and resources to one of the region's most unique and valuable assets—its broad and diverse waterfront. From its passive recreation opportunities available at Frink Park to its active recreational boating and island-supporting industries, from its downtown commercial areas to its unique cultural institutions, Clayton is reconnecting with its roots as a community that caters to the needs of visitors while at the same time developing into a highly desirable place to live and work.



The remediation and reuse strategy for the Frink America property located at the northeast corner of the Village of Clayton is the single-most important opportunity that will influence reinvestment in the community for the foreseeable future and have the greatest impact on Clayton's vision of a renewed and inspiring waterfront. This property will attract new business and residential development ventures in Clayton as well as attract new residents and retain existing residents.



Land Plan

The plan shown to the right is intended to guide endeavors, both public and private, of the redevelopment of the critically important Frink America property. The plan strives to strike a balance—ensuring above all that the Village's waterfront is publicly accessible, while also providing important new places and opportunities for innovative residential, commercial and professional activities. In general, streetscape design is addressed, parking strategies are recommended, an approach to heritage protection is outlined and a connection to regional trail systems is proposed.



Planning Principles:

- Proactively attract developers committed to the community's overall waterfront vision. Developers must embrace the principles of the plan.
- Leverage public investment to attract complementary private development.
- Maximize public access to the waterfront. The RiverWalk-Frink Segment Phase 1 is the first step, as this will attract multiple users. Additional amenities, such as benches and interpretive signage, will enhance the experience.
- Establish architectural standards to ensure successful, quality redevelopment with the greatest positive impact for the community and region as a whole.
- Include green building techniques in compliance with the U.S. Green Building Council's LEED rating system or similar certification standards.

Plan Attributes:

- An integrated connection to the commercial core with an extension of Riverside Drive.
- Multi-story (two to four stories) buildings located close to the street and close to each other with traditional frontage types.
- A mixed-use area, with ground floor retail and upper floors for office and residential uses.
- A prominent hotel site with landmark qualities.
- A residential use area scaled to complement adjoining neighborhoods.
- A public right-of-way along the waterfront for pedestrians and vehicles to maximize views, recreation, and access to and from the water.
- The RiverWalk, a pedestrian walkway along the entire site shoreline with a connection to adjoining Frink Park and a planned connection to a broader trail network along abandoned rail lines.
- Historic elements in architecture and design.
- Interpretation of site-specific historic elements, including St. Lawrence Seaway stories, and the railroad, snow plow manufacturing and lumber industries.

Water Plan

Clayton has a long-time reputation of being a community that meets the needs of a varied population, including island residents and the boating community. With this reputation also came a significant number of boaters visiting the community. More recent years have shown increasing competition for both short-term and extended stay dockage. In addition, as Clayton continues to attract new residents, many of which are coming to the village with both cars and boats, the increased competition for boat dockage will continue to rise. The Frink America property provides a very practical solution to the need to enhance boat docking and services in Clayton.

Planning Principles:

- Proactively attract developers committed to the vision to accommodate a variety of boaters and boat sizes.
- Leverage public investment to attract complementary private development.
- Provide the community a first class transient docking system that is in walking distance of almost all the major attractions in the Village, including the Handweaving Museum & Arts Center, the Thousand Island Museum, the Antique Boat Museum and the Clayton Opera House, and the commercial core.
- Continue to make Clayton a more attractive stop for cruise ship companies and large private yachts.

Plan Attributes:

- A breakwater system that would facilitate docking and protect boats in all weather conditions.
- A floating dock system extending from the RiverWalk on the north east point of the peninsula toward Washington Island.
- Private seasonal docking space for individual owners of the adjacent condos or hotel guests.
- Transient docking space with electricity and water hook-ups and an adjacent toilet/shower.
- Infrastructure and amenities necessary for cruise ship and mega-yacht docking.
- A Welcome Center for boaters coming off the St. Lawrence Seaway.



Legend

- ① Planned Frink Park enhancements: special events plaza and lawn
- ② Hotel
- ③ Riverwalk with pedestrian amenities
- ④ Breakwall system with pavilion
- ⑤ Mixed-use building
- ⑥ Public walkway
- ⑦ Transient & private docks
- ⑧ Residential: multi-family
- ⑨ Two-story parking structure (Potential Location)
- ⑩ Piers for ship tie-up

On-Street Parking	Off-Street Parking
Webb Street: 12	Total Without Structure: 200
Riverside Drive: 82	Additional with Structure: 100
Hugunin Street: 36	Approximate Total: 300
Franklin Street: 14	
Approximate Total: 144	Total Potential Parking: 444

	GSF	Parking Required
Mixed Use		
Commercial	45,000	135 spaces
Residential	80,500 (55 Units)	82 spaces
Residential	44,200 (44 units)	66 spaces
Hotel	40,000 (50 rooms)	50 spaces
Marina (Private)	90 +/- slips	90 spaces
		Total: 423 Spaces



Mixed-Use

The primary intent of this zone is to extend and foster a vibrant, pedestrian-oriented character along Riverside Drive. The physical form, architectural detail and allowed mixed-uses are intended to enhance the mixed-use character of the historic commercial core, while encouraging amenities to residents and a range of housing options and commercial opportunities. There is on- and off-street parking dedicated for visitors and residents. There is also space for a parking garage to be developed at the rear parking area. Consideration is given to buffering a parking structure with a double row of trees along the north side of Hugunin Street.



Hotel

The hotel is envisioned as the anchor destination on the east side of the Village peninsula. The building form and architectural detail are reminiscent of the historic hotels that once existed in the area. A grand front porch welcomes guests and there is a direct visual connection to the RiverWalk and boat docking facilities. The building interior is expected to have the very best of modern amenities. Parking dedicated for guests is located adjacent to the facility. The footprint of the hotel is sited to capture the panoramic view to and from the peninsula.



Residential

The residential area provides the opportunity to bring additional vibrancy to the historic commercial core. Multi-level condominium type structures with sensitivity to historic Clayton architecture are proposed. Views to the water are maximized with balconies and roof top gardens. The scale of the residential area should complement the adjacent single-family residences located south of the Frink America property. On- and off-street parking is available. Residents would also be provided access to adjacent boat slips.



Land



Water

Clayton RiverWalk

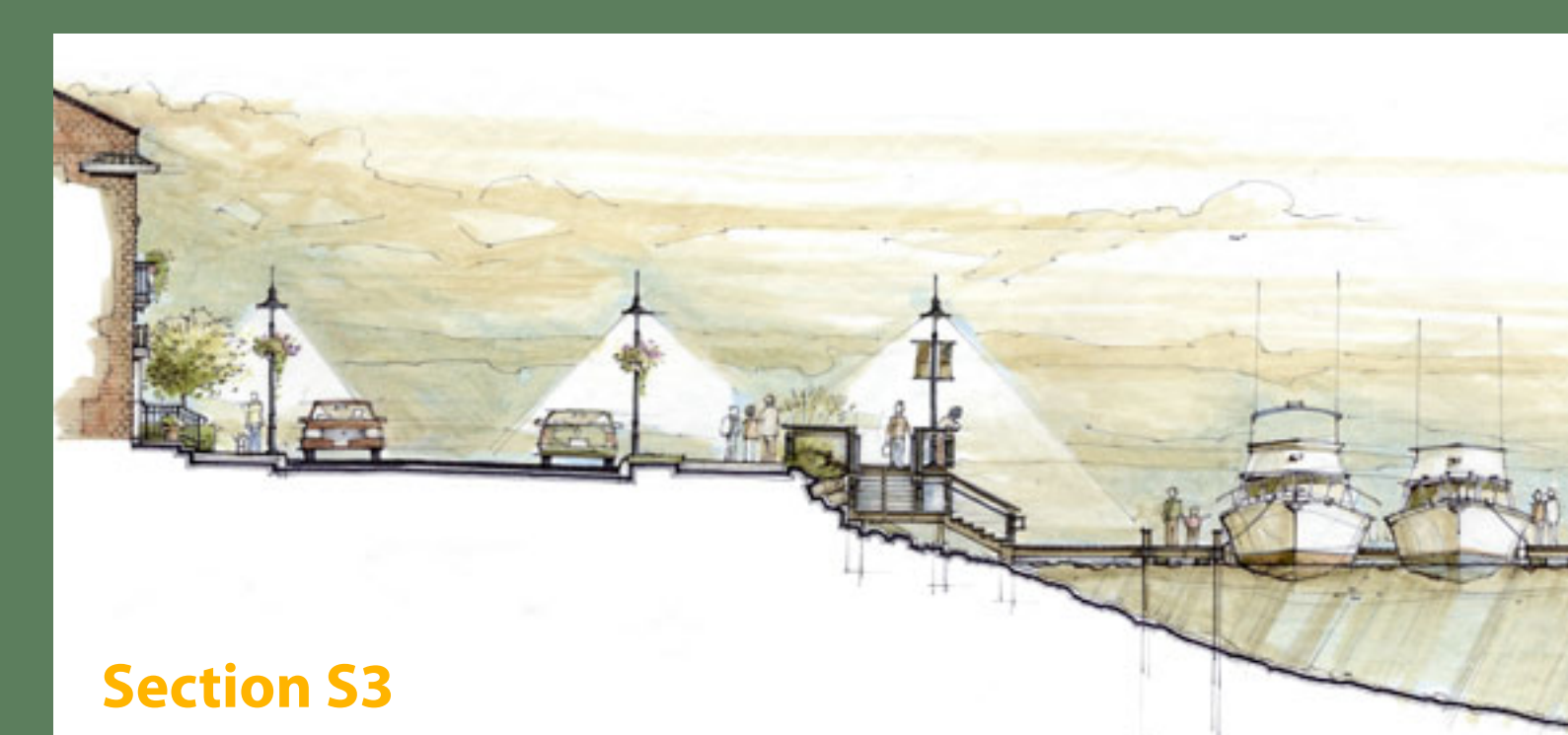
The Clayton RiverWalk is a key component of the revitalization of Clayton's peninsula that creates unity and focus by integrating the water's edge with the community. The RiverWalk connects neighborhoods, cultural institutions and commercial establishments, all while forming the framework around which high quality public and private development will be organized. The RiverWalk is intended to bring together key destinations within Clayton while conveying the Village's history and traditions through common paving materials, lighting, plaques, banners and interpretive resources. The RiverWalk is divided into three thematic segments: a Time-Honored segment, a Downtown segment and the Frink segment. Each district reflects its own character, but all are unified under the theme of the RiverWalk. The Frink segment is envisioned to add to the success of both the commercial core and Clayton's neighborhoods. This segment will evolve with new commercial establishments, a hotel and residential development on the Frink America property.



Section S1



Section S2



Section S3