

## TLC WATERFRONT REVITALIZATION PRIORITIES 11-09

Of primary concerns are the prevention of flooding and icing of TLC building, before plans can be entertained for a future River Walk across TLC property.

The restoration and adaptive re-use of the Tahawus Lodge Building and its Waterfront Site are in the interests of Municipalities and Counties, as well as the Adirondack Park and the State of New York. Therefore encouragement, financial support, physical improvements, and community involvement shall all play important roles and must have relationship(s) with TLC.

We hope for consensus and agreement between TLC and the Town of Jay-Au Sable Forks on its plans connecting Main Street and the River Front Park to the east of the Tahawus Lodge Center, and changes to the municipal parking.

Areas that have been under discussion include:

1. **FLOOD PROTECTION** –is under discussion. The concept of a descending dike with an artistic, sculptural natural looking, manipulation of native stones that result in flood and ice protection while also functioning as a recreational amenity i.e. a River Walk. This is as an alternative to an engineered rip-rapped solution.
2. **RIVER WALK** on North Face of TLC is under discussion. Whatever plans result, they must be integrated into to TLC flood protection. In the existing "green zone" along the north flank of TLC, there needs to be a hardened flood/ice control structure. If a River Walk is to be located along river edge and within a "green" zone (planted areas), it should be noted that the existing riparian growth is of little value and is basically in a dynamic regenerative state due to the rise and fall of the river and the scouring effects of flooding and icing. Once a protection and stabilization project is implemented, then Native Riparian Woody Shrubs & Trees & Perennials could be planted as the more permanent landscape of the south side of the stone protection structure, as it will not become prone to the devastating forces of flowing water and the freezing and flowing forces of ice. The TLC River Walk would connect to points beyond and provides accessible route from bridge to riverside park area.
3. **THE POCKET PUBLIC GREEN ROOF PARK**, on south side of TLC is under discussion, and is likely to become an exterior basement room for TLC, with street level use for short term unloading, or passage, but not as primary pedestrian circulation route, to be determined.
4. **FLEX PARK IN PARKING LOT** (TLC rear parking area is under discussion) TLC will want a plan for its own parking / loading area to mesh with the Town's plan to provide pedestrian-friendly hard-scape surface which can be used as event/program space OR parking, and with an expansion of the existing Park. We would hope the surface will be able to withstand flooding and be greener than asphalt. In terms of materials and energy. TLC priorities are spending what limited money and resources there may be on TLC, safe guarding and improving the property.

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