



# DURAND EASTMAN PARK BEACH: PUBLIC PRESENTATION

A portion of this project is being funded with a grant under Title 11 of the New York State Environmental Protection Fund Local Waterfront Revitalization Program. Funding for master plan design, site improvements design, and construction are provided by the American Rescue Plan Act of 2021 (ARPA).



# INTRODUCTION

## ATTENDANCE:

- In person attendees please sign in on the Attendance sheet in the back of the room
- Virtual meeting participants please use the “chat” feature to provide your name and address

QUESTIONS: Meeting participants will be muted during the presentation. At the end of the presentation:

- In person attendees will be able to visit stations in the back of the room to view poster boards, ask questions, and continue the discussion with project team members
- Virtual meeting participants will be provided a link to view the poster boards virtually and then will be asked to complete a short survey to provide their feedback and leave questions for the project team

AUDIO/VIDEO RECORDING CONSENT: All attendees consent to the audio and video recording of this meeting for project documentation purposes.

# PROJECT TEAM

CITY OF ROCHESTER | OWNER, CLIENT, PROJECT FUNDING



NEW YORK STATE DEPARTMENT OF STATE | PROJECT FUNDING



POPLI DESIGN GROUP | PRIMARY DESIGN CONSULTANT



ENVIRONMENTAL DESIGN AND RESEARCH | DESIGN CONSULTANT



ATLANTIC TESTING LABORATORIES | GEOTECHNICAL AND HAZARDOUS MATERIALS TESTING



TROPHY POINT | COST ESTIMATING SERVICES



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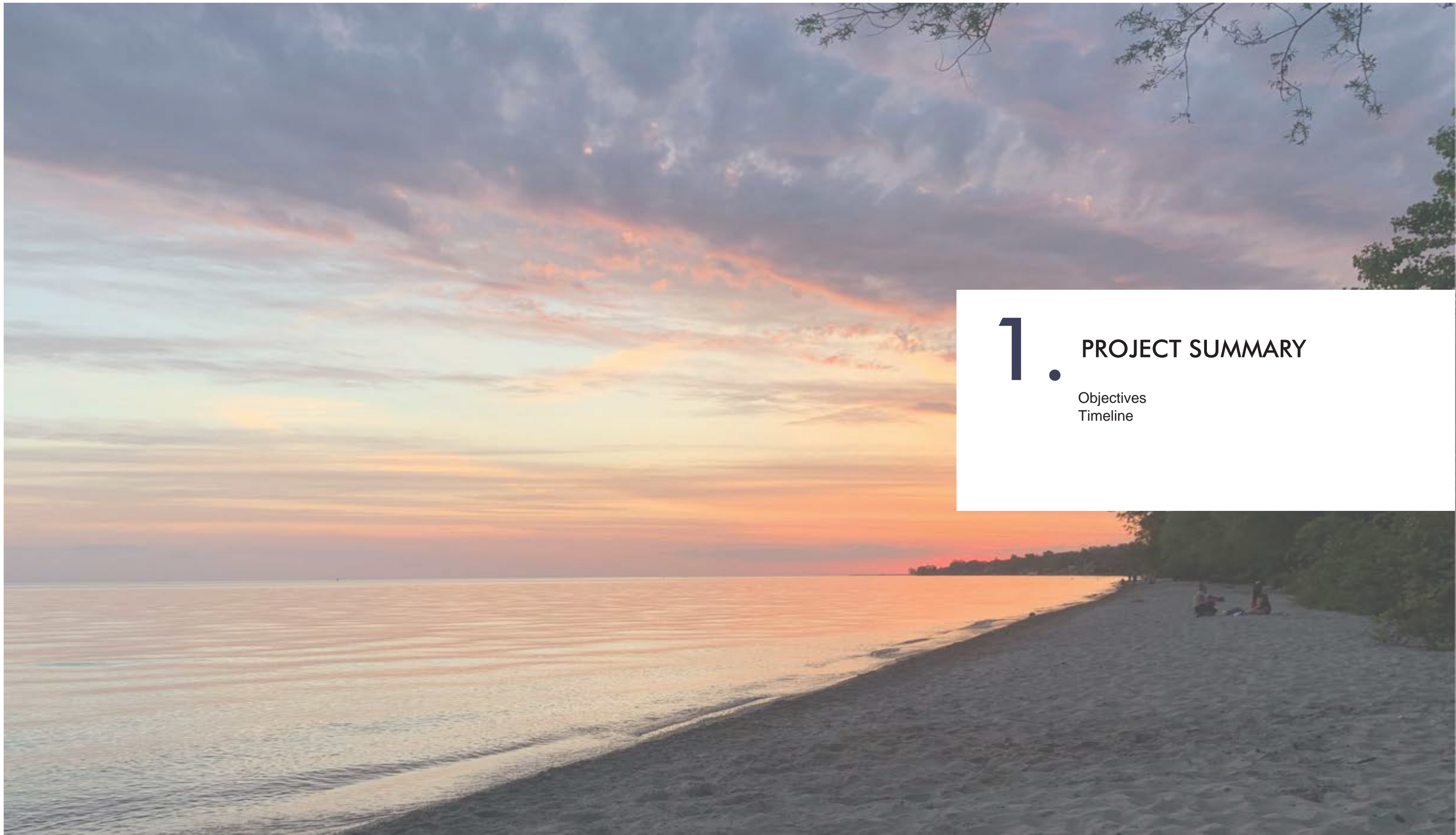
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# 1. PROJECT SUMMARY

Objectives  
Timeline

# PROJECT SUMMARY: OBJECTIVES

## MASTERPLAN THEMES:

### Accessibility and Circulation:

- Improve beach access
- Upgrade parking and circulation
- Support alternate means of transportation

### Improved User Experience:

- Improve views and trails
- Green space
- Provide for user amenities and public facilities

### Park Maintenance:

- Preserve natural environment
- Storm water drainage
- Erosion and sediment control
- Increased resiliency

FLOODED PARK



BEACH ACCESS



PARKING DAMAGE



TRAIL DAMAGE



# PROJECT SUMMARY: OBJECTIVES

## BEACH HOUSE THEMES:

- Create a permanent public facility
- Meeting NYSBC requirements and State Sanitary Code
- Provide restrooms, changing rooms, and showers to support beach patrons
- Provide facilities for use by lifeguard staff
- Provide a garage and storage for the parks department to maintain the park
- Provide an accessible route to the beach

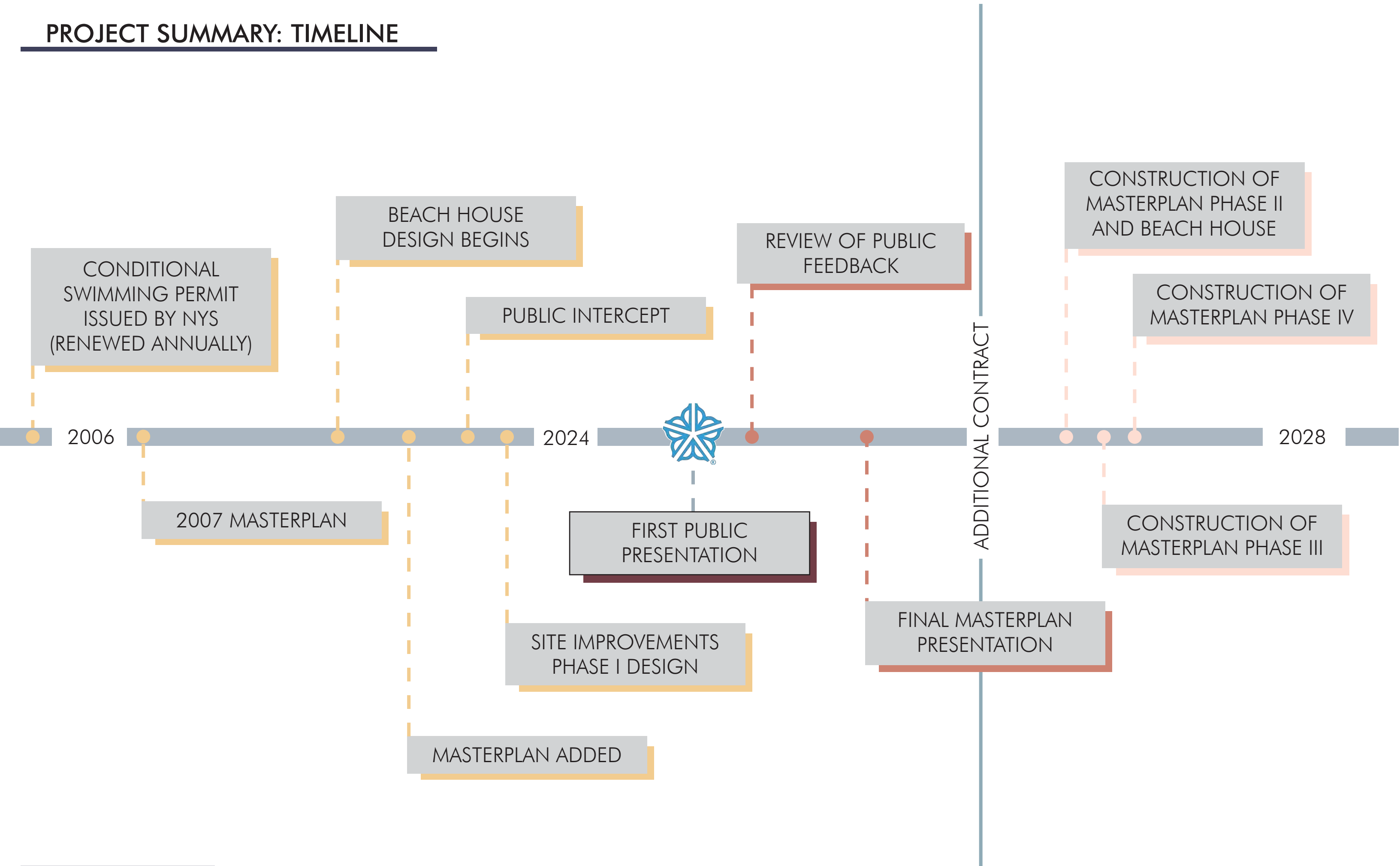
SWIMMING AREA



PARK TRAILERS



# PROJECT SUMMARY: TIMELINE



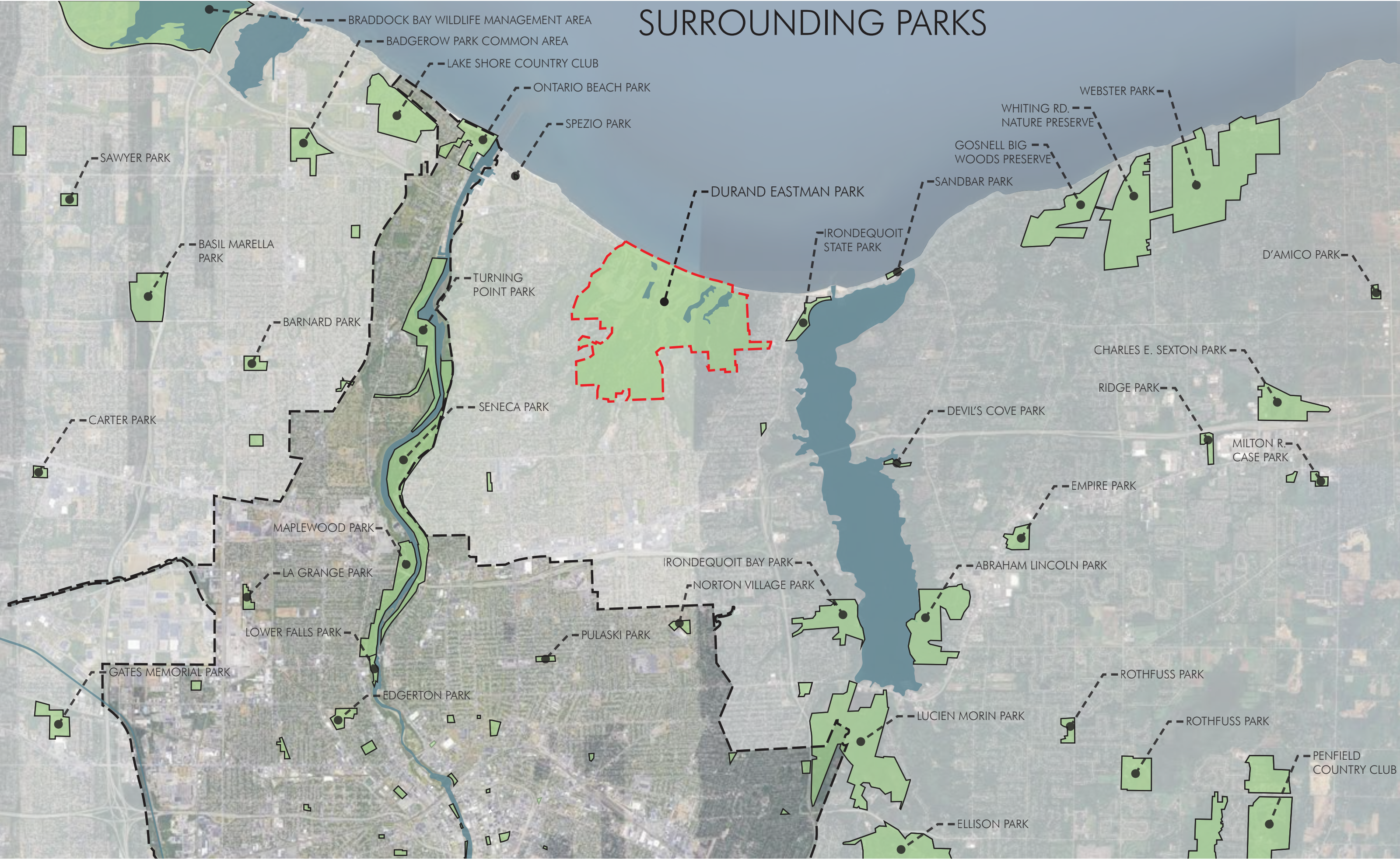




# 2. PROJECT CONTEXT

City of Rochester Outline  
Access Routes and Highways  
Monroe County Trails  
Regional Parks

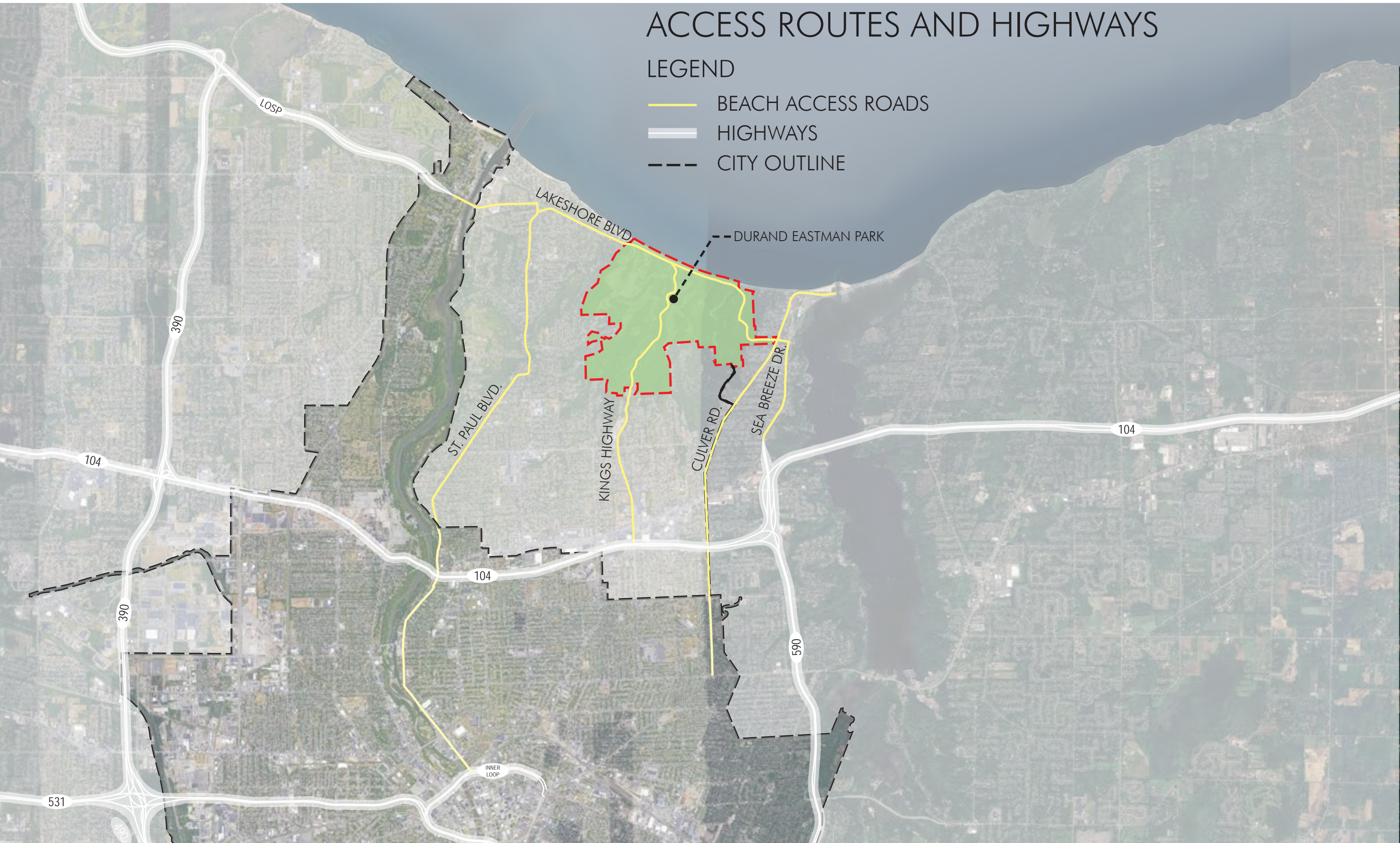
# SURROUNDING PARKS



# ACCESS ROUTES AND HIGHWAYS

## LEGEND

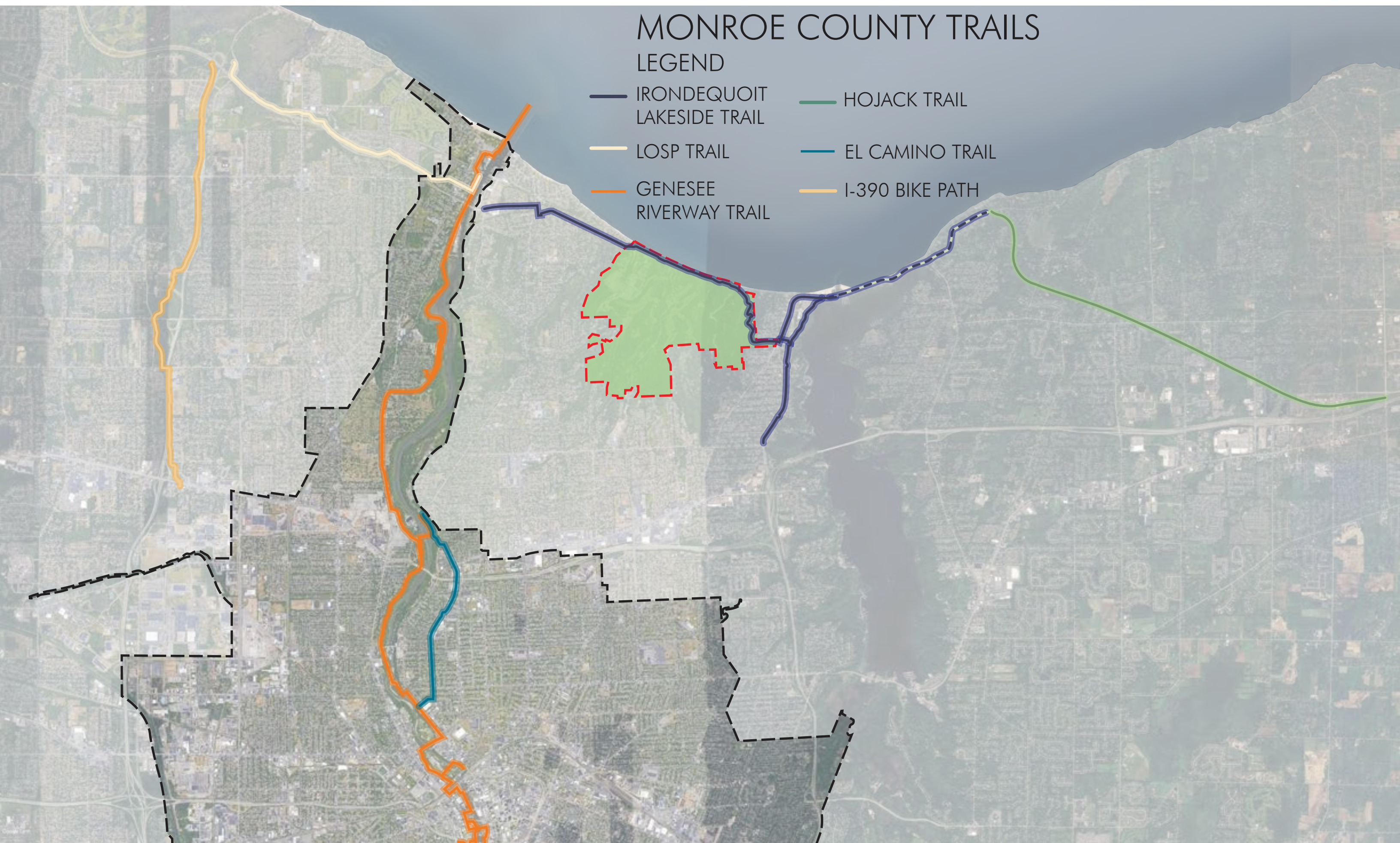
- BEACH ACCESS ROADS
- HIGHWAYS
- CITY OUTLINE



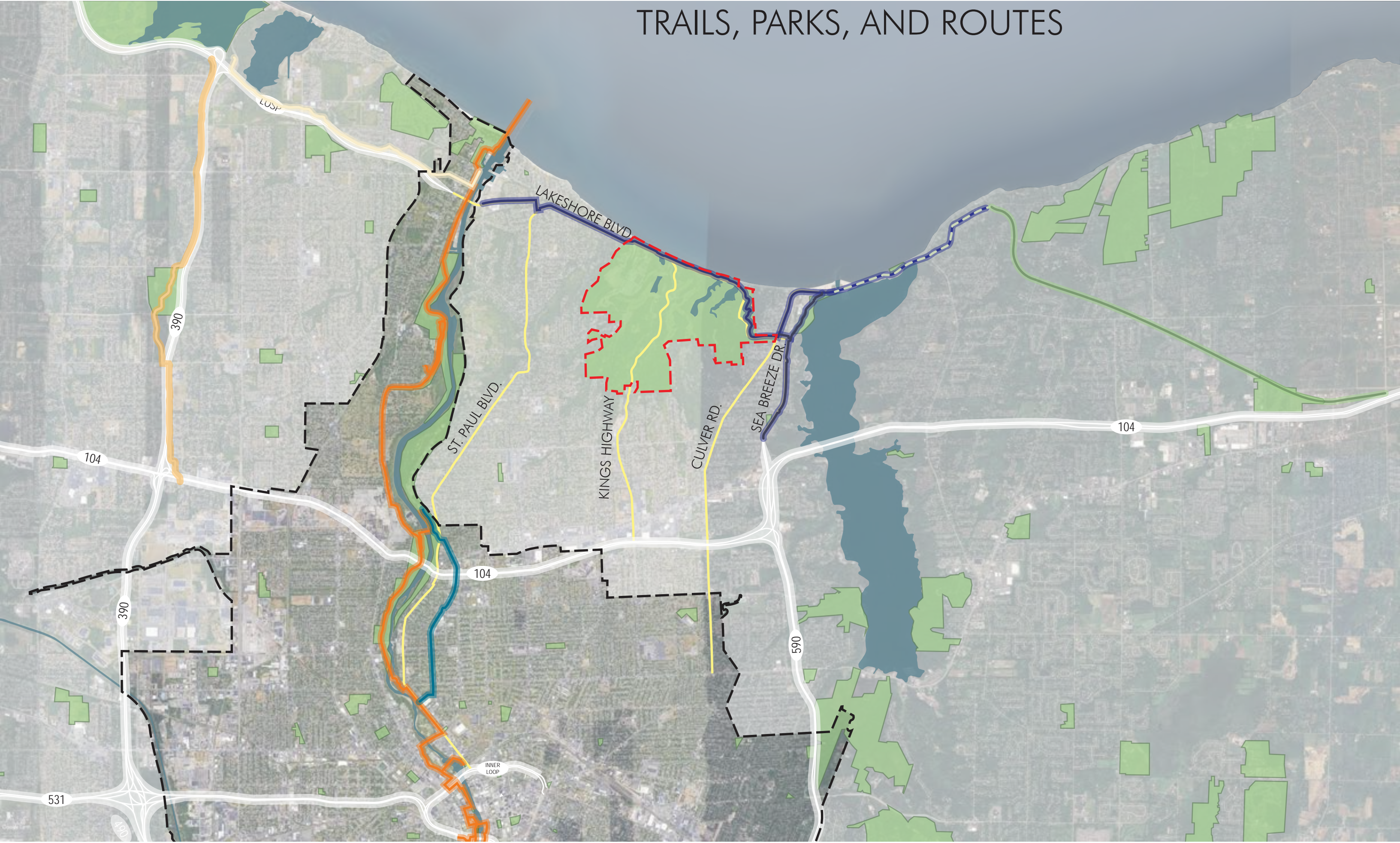
# MONROE COUNTY TRAILS

## LEGEND

- IRONDEQUOIT LAKESIDE TRAIL
- LOSP TRAIL
- GENESEE RIVERWAY TRAIL
- HOJACK TRAIL
- EL CAMINO TRAIL
- I-390 BIKE PATH



# TRAILS, PARKS, AND ROUTES





# 3.

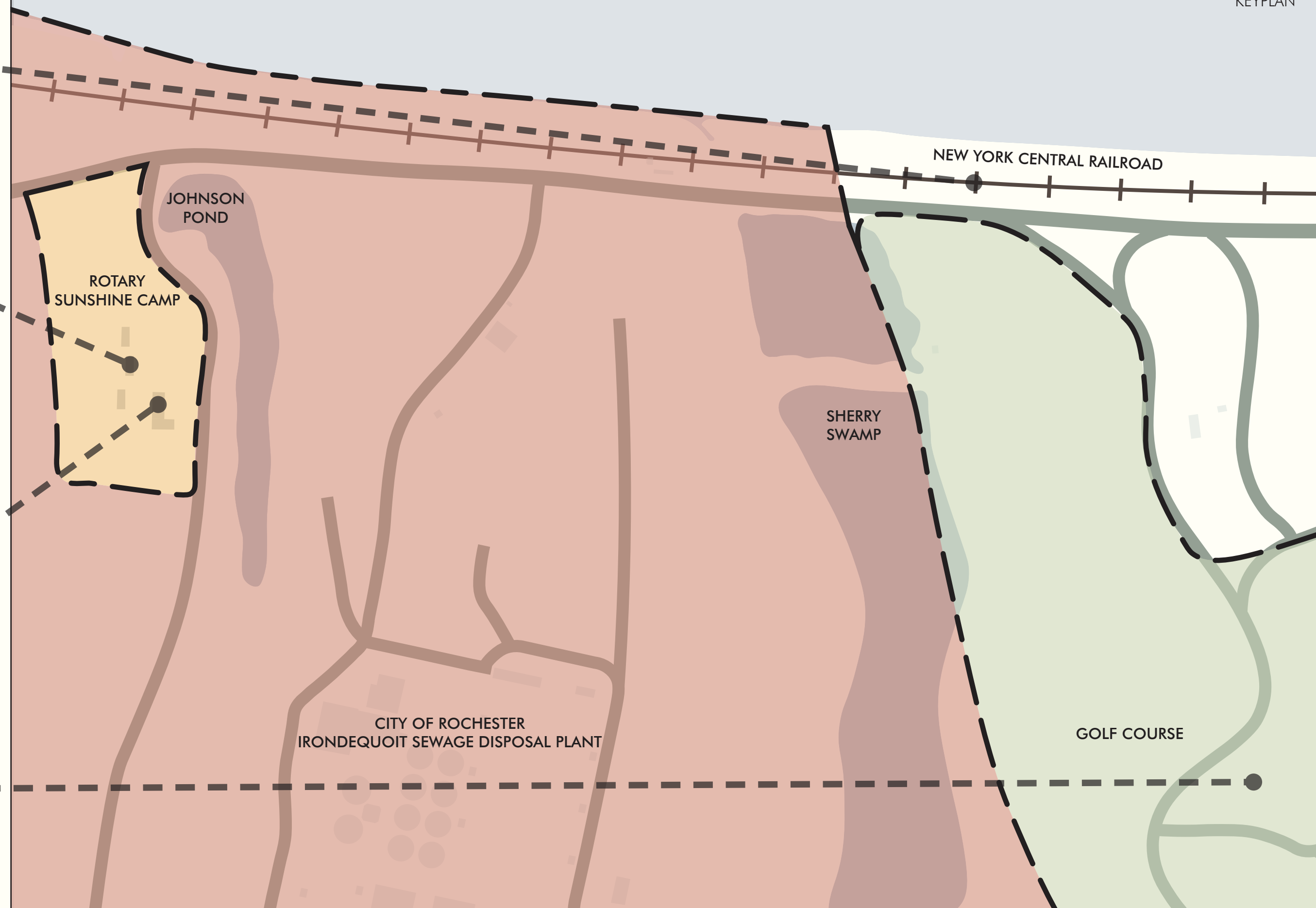
## PROJECT HISTORY

History of Durand Eastman Park and Beach  
Previous Projects and Plans  
2007 Masterplan  
Park Context in 1936

# PARK CONTEXT IN 1936



KEYPLAN



NEW YORK CENTRAL RAILROAD

JOHNSON POND

ROTARY SUNSHINE CAMP

SHERRY SWAMP

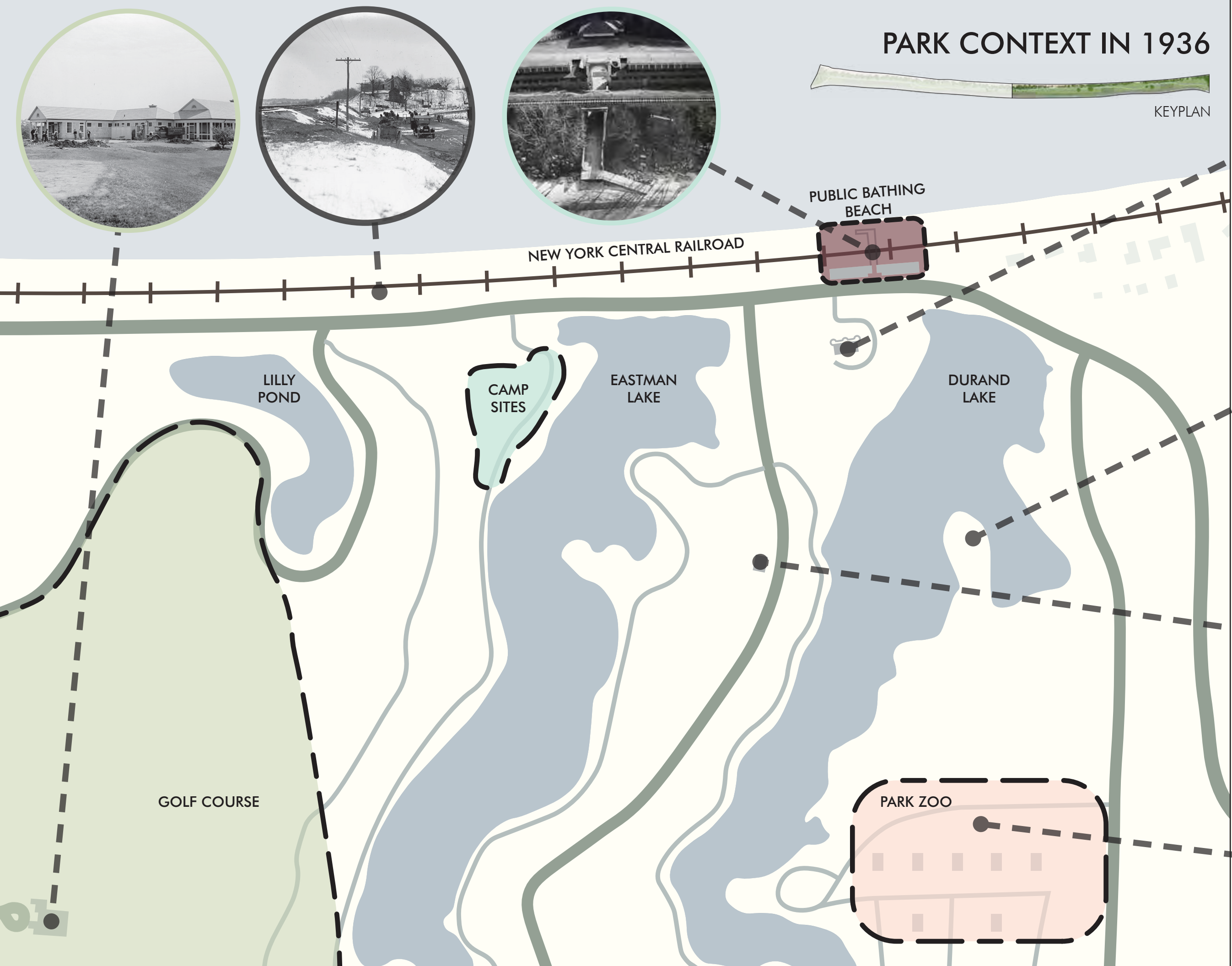
CITY OF ROCHESTER IRONDEQUOIT SEWAGE DISPOSAL PLANT

GOLF COURSE

# PARK CONTEXT IN 1936



KEYPLAN



PUBLIC BATHING BEACH

NEW YORK CENTRAL RAILROAD

LILLY POND

CAMP SITES

EASTMAN LAKE

DURAND LAKE

GOLF COURSE

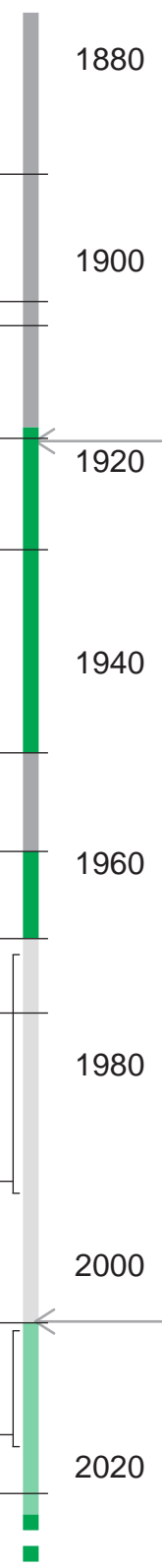
PARK ZOO



# PROJECT HISTORY

## History of Durand Eastman Park & Beach

- Pre 1900s - The site is comprised of swamp and farmland
- **1907 - Henry Durand and George Eastman donate land to the City of Rochester**
- 1909 - Park Dedication
- **1919 - Durand Bathhouse Opening**
- 1933 - Robert Trent Jones designs 18-hole Durand Golf Course
- 1949 - 1958 - Water levels caused flooding and forced the beach to close.
- 1959 - 1966 - Water levels improved, beach reopened
- 1966 - 1967 - Pollution levels force permanent closure
- **1974 - Bathhouse is torn down**
- **1970s - Feasibility study reports the beach is not suitable for swimming, cites lack of infrastructure, pollution, poor access**
- 1970 - 1990 - Sewer, wastewater and other infrastructure projects in the area improve conditions in the lake
- **2006 - Conditional permit for swimming approved, Lakeside Trail begins construction**
- 2007 - 2017 - Major water quality improvement projects focusing on the immediate area of Durand Eastman Beach
- **2021 - RFP and Award of Beach House and Masterplan**



Durand Eastman park in the early 1900s. View looking over Durand Lake. Lake Ontario, the Bathhouse, and Refectory can all be seen in the background.



Fall colors and the Lakeside Trail show the yearly, and historical, transition of Durand Eastman Park.

# PROJECT HISTORY

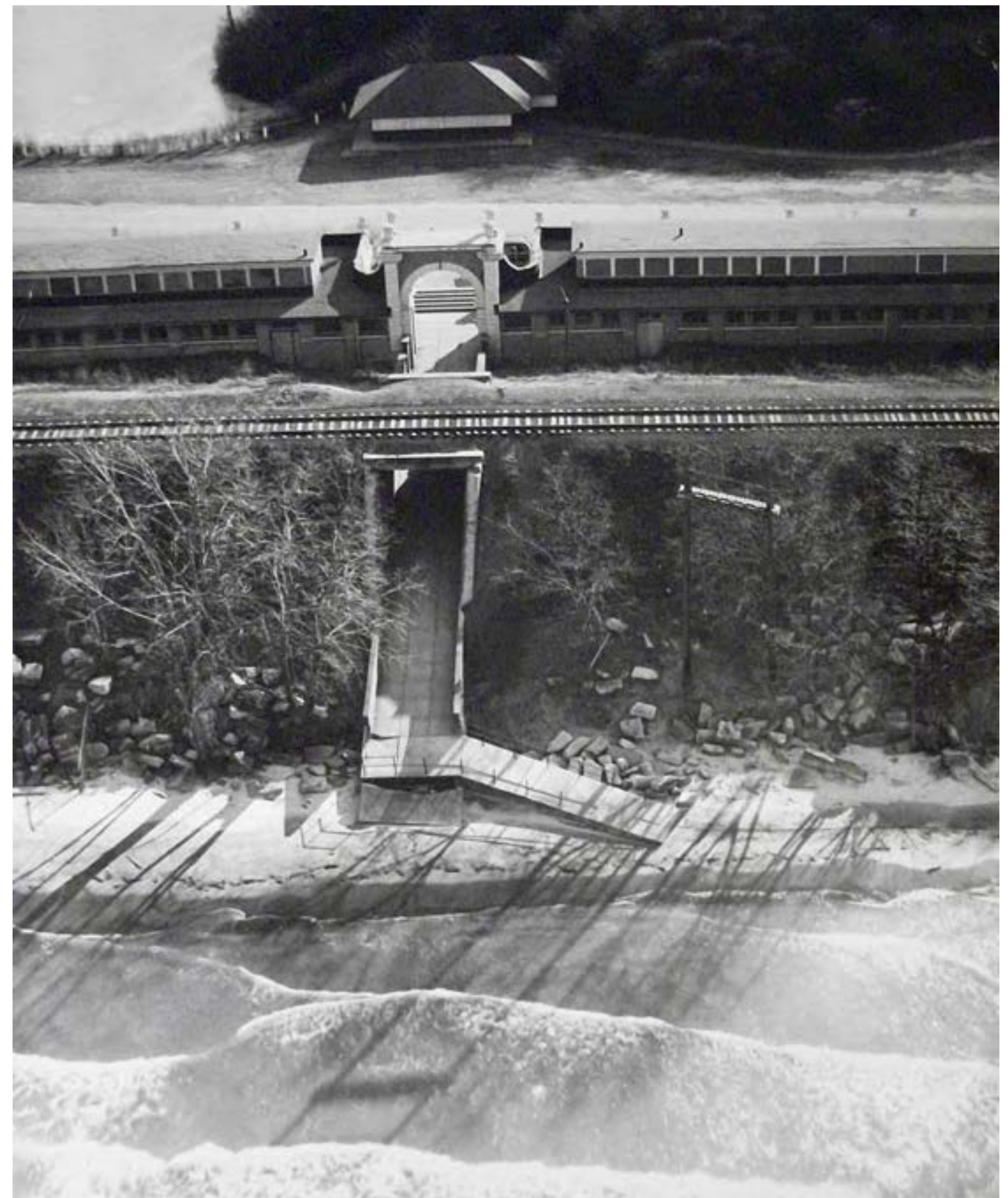
## History of Durand Eastman Park & Beach

Use of the original bathhouse peaked during the 1920s with more than 50,000 visitors during the summer.

In 2015, the beach experienced over 165,000 visitors that had no access to on site facilities.



The Refectory was used by guests as a point to get refreshments. The patio foundation still stands today as “White Lady’s Castle.”



Visitors would walk the central corridor of the bathhouse and down through the tunnel to access the beach.

# PROJECT HISTORY

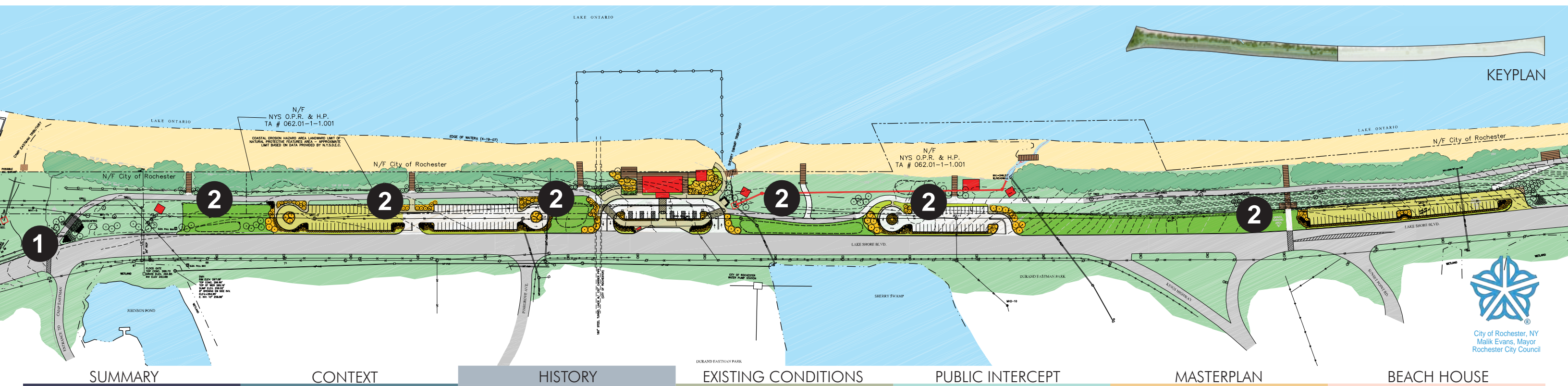
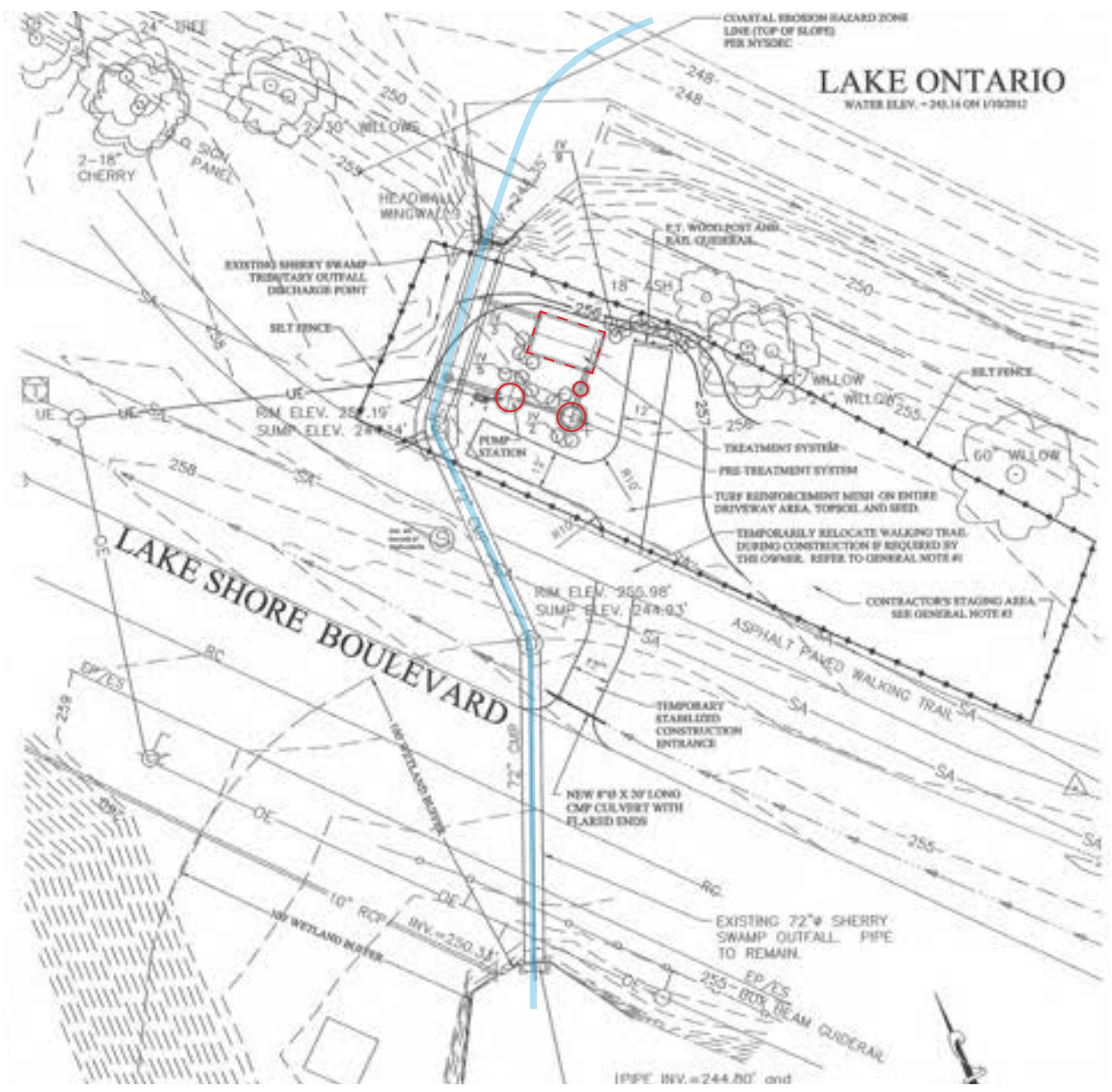
Water Quality Improvement - Projects in 2012 and 2016 address the outfall of water bodies adjacent to the beach.

## 2007 Masterplan

- Address water quality issues
- Create safer bathing conditions
- Establish permanent infrastructure
- Bring park to compliance with code
- Maintain existing character and natural features of the Park and beach

## Recent Projects

- 2012
- Outflow Water Quality Improvement
- 2016
- Outflow Water Quality Improvement
  - Utilities Upgrades to support future beach house



City of Rochester, NY  
Malik Evans, Mayor  
Rochester City Council



# 4.

## ANALYSIS OF EXISTING CONDITIONS

- Park Context
- Existing Conditions
- Site Circulation and Travel Time
- Parking Area
- Surface Types
- Slope Analysis
- Site Sections
- Buildable Area
- Trail System

# PARK CONTEXT

## LEGEND

- BATHROOMS
- PLAYGROUND
- SPORTS FIELDS
- PEACE SIGN GARDEN
- CLUB HOUSE
- SHELTER
- PARKING
- PARK OFFICE
- OLD REFECTORY
- BOUNDARY



KEYPLAN



# EXISTING CONDITIONS



KEYPLAN

## LEGEND

- ① LAKESHORE BOULEVARD
- ② KING'S HIGHWAY NORTH
- ③ HORSESHOE ROAD
- ④ LOG CABIN ROAD
- ⑤ CAMP EASTMAN WAY
- ⑥ JOHNSON POND
- ⑦ SHERRY POND
- ⑧ EASTMAN LAKE
- ⑨ DURAND LAKE
- ⑩ SHERRY OUTFALL
- ⑪ VANLARE TREATMENT PLANT
- ⑫ ACCESSIBLE PARKING SPOTS
- ⑬ STORAGE / TOILET FACILITIES
- ⑭ DURAND EASTMAN GOLF COURSE
- ⑮ PROPOSED BEACH HOUSE LOCATION
- ⑯ HIGHLANDS OUTFALL
- ⑰ CAMP EASTMAN OUTFALL
- ⑱ MULTI-USE TRAIL
- ⑲ PEACE SIGN GARDEN
- ⑳ OLD REFECTORY
- ㉑ SWIM AREA
- ㉒ PARKING LOT A
- ㉓ PARKING LOT B
- ㉔ PARKING LOT C
- ㉕ PARKING LOT D



# EXISTING CONDITIONS



## LEGEND

- 1 LAKESHORE BOULEVARD
- 2 KING'S HIGHWAY NORTH
- 3 HORSESHOE ROAD
- 4 LOG CABIN ROAD
- 5 CAMP EASTMAN WAY
- 6 JOHNSON POND
- 7 SHERRY POND
- 8 EASTMAN LAKE
- 9 DURAND LAKE
- 10 SHERRY OUTFALL
- 11 VANLARE TREATMENT PLANT
- 12 ACCESSIBLE PARKING SPOTS
- 13 STORAGE / TOILET FACILITIES
- 14 DURAND EASTMAN GOLF COURSE
- 15 PROPOSED BEACH HOUSE LOCATION
- 16 HIGHLANDS OUTFALL
- 17 CAMP EASTMAN OUTFALL
- 18 MULTI-USE TRAIL
- 19 PEACE SIGN GARDEN
- 20 OLD REFECTORY
- 21 SWIM AREA
- 22 PARKING LOT A
- 23 PARKING LOT B
- 24 PARKING LOT C
- 25 PARKING LOT D



# EXISTING CONDITIONS



KEYPLAN

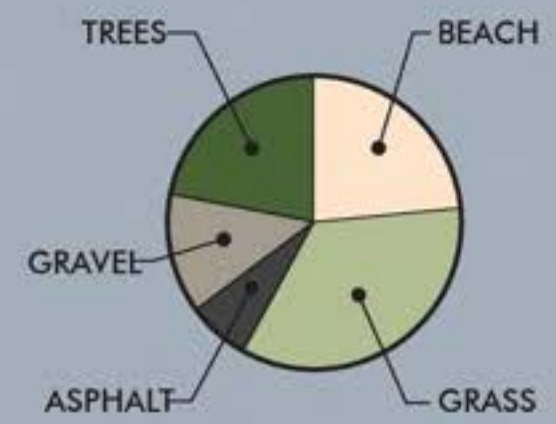
## LEGEND

- 1 LAKESHORE BOULEVARD
- 6 JOHNSON POND
- 11 VANLARE TREATMENT PLANT
- 16 HIGHLANDS OUTFALL
- 21 SWIM AREA
- 2 KING'S HIGHWAY NORTH
- 7 SHERRY POND
- 12 ACCESSIBLE PARKING SPOTS
- 17 CAMP EASTMAN OUTFALL
- 22 PARKING LOT A
- 3 HORSESHOE ROAD
- 8 EASTMAN LAKE
- 13 STORAGE / TOILET FACILITIES
- 18 MULTI-USE TRAIL
- 23 PARKING LOT B
- 4 LOG CABIN ROAD
- 9 DURAND LAKE
- 14 DURAND EASTMAN GOLF COURSE
- 19 PEACE SIGN GARDEN
- 24 PARKING LOT C
- 5 CAMP EASTMAN WAY
- 10 SHERRY OUTFALL
- 15 PROPOSED BEACH HOUSE LOCATION
- 20 OLD REFECTORY
- 25 PARKING LOT D

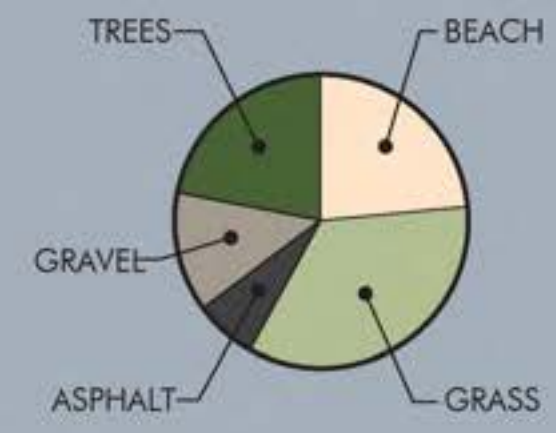




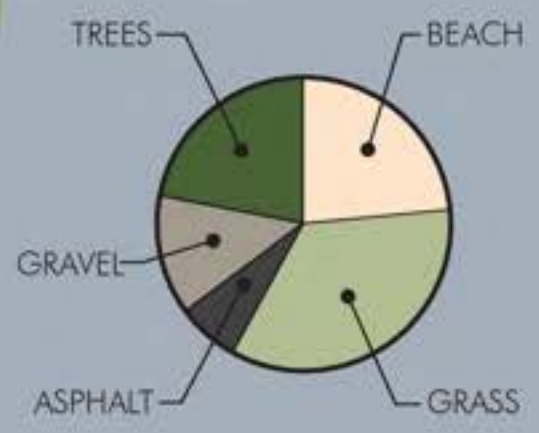
# SURFACE TYPES



# SURFACE TYPES



# SURFACE TYPES



# PARKING AREA



## LEGEND

- INFORMAL OVERFLOW ROADSIDE PARKING
- SEMI-FORMAL ROADSIDE PARKING
- FORMAL PARKING LOT

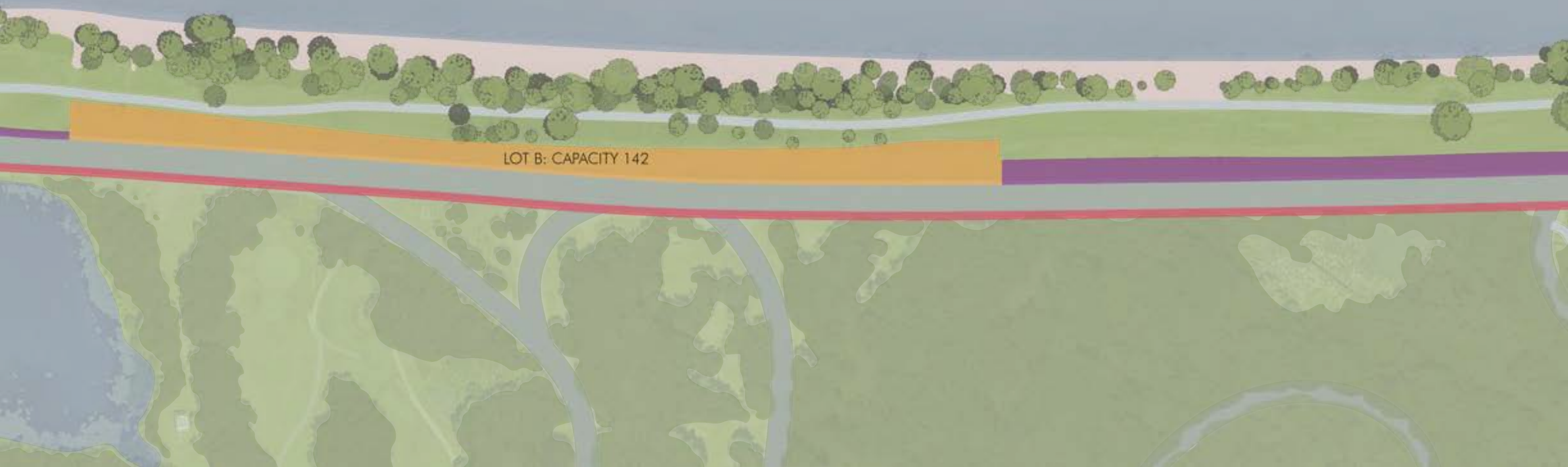


# PARKING AREA



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# PARKING AREA



## LEGEND

- INFORMAL OVERFLOW ROADSIDE PARKING
- SEMI-FORMAL ROADSIDE PARKING
- FORMAL PARKING LOT





KEYPLAN

# SITE CIRCULATION AND TRAVEL TIME

## TRAVEL TIME LEGEND

Walking - Beach	.93 mi / 30 mins (2 mph)	
Walking - Path	1.22 mi / 24 mins (3 mph)	
Jogging - Path	1.22 mi / 15 mins (5 mph)	
Biking - Path	1.22 mi / 5 mins (15 mph)	
Prop. Boat - Water	1.20 mi / 4 mins (20 mph)	
Driving - Road	1.23 mi / 2 mins (35 mph)	



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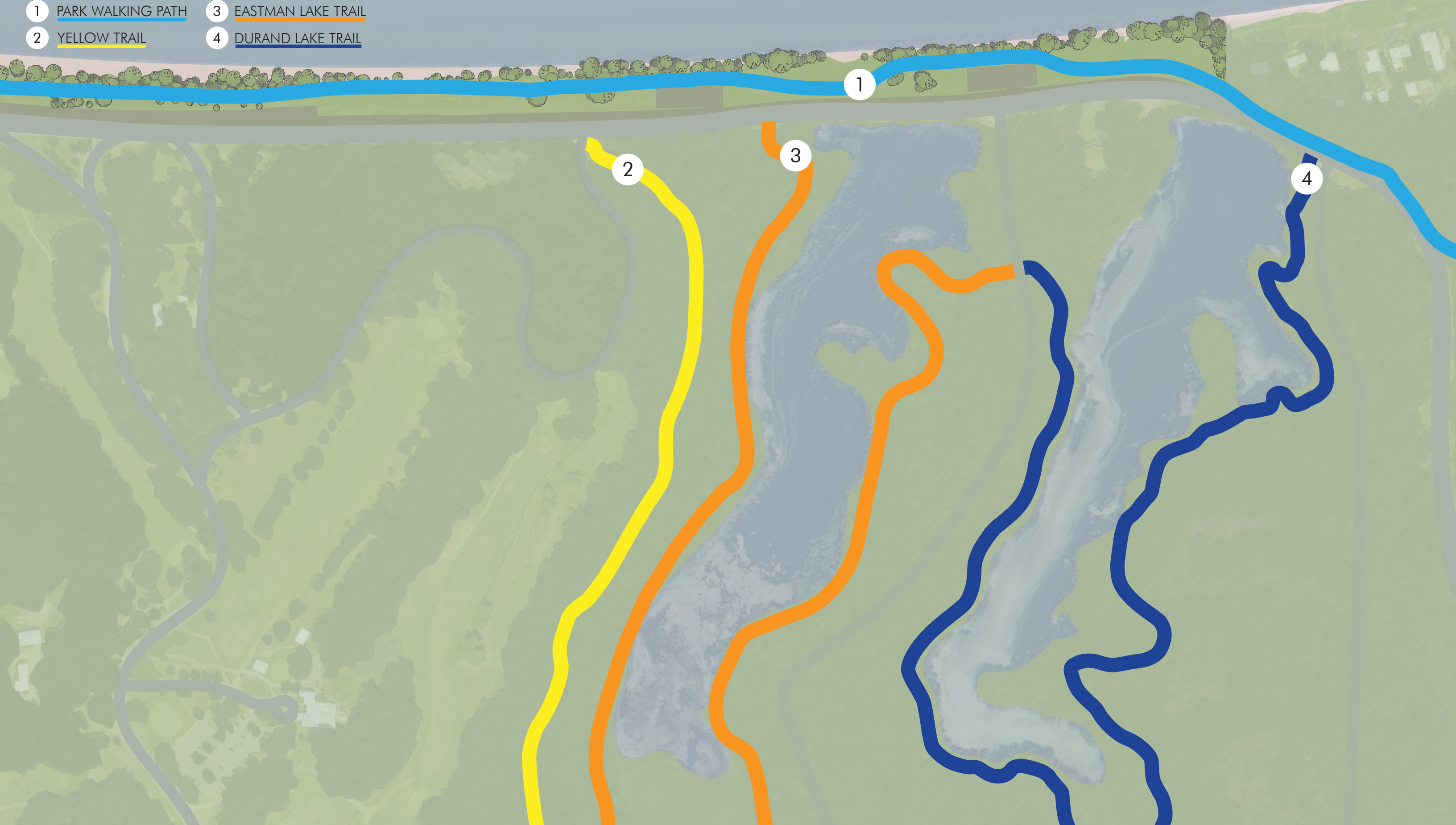
# TRAIL SYSTEM

## LEGEND

- 1 PARK WALKING PATH
- 2 YELLOW TRAIL
- 3 EASTMAN LAKE TRAIL
- 4 DURAND LAKE TRAIL



KEYPLAN

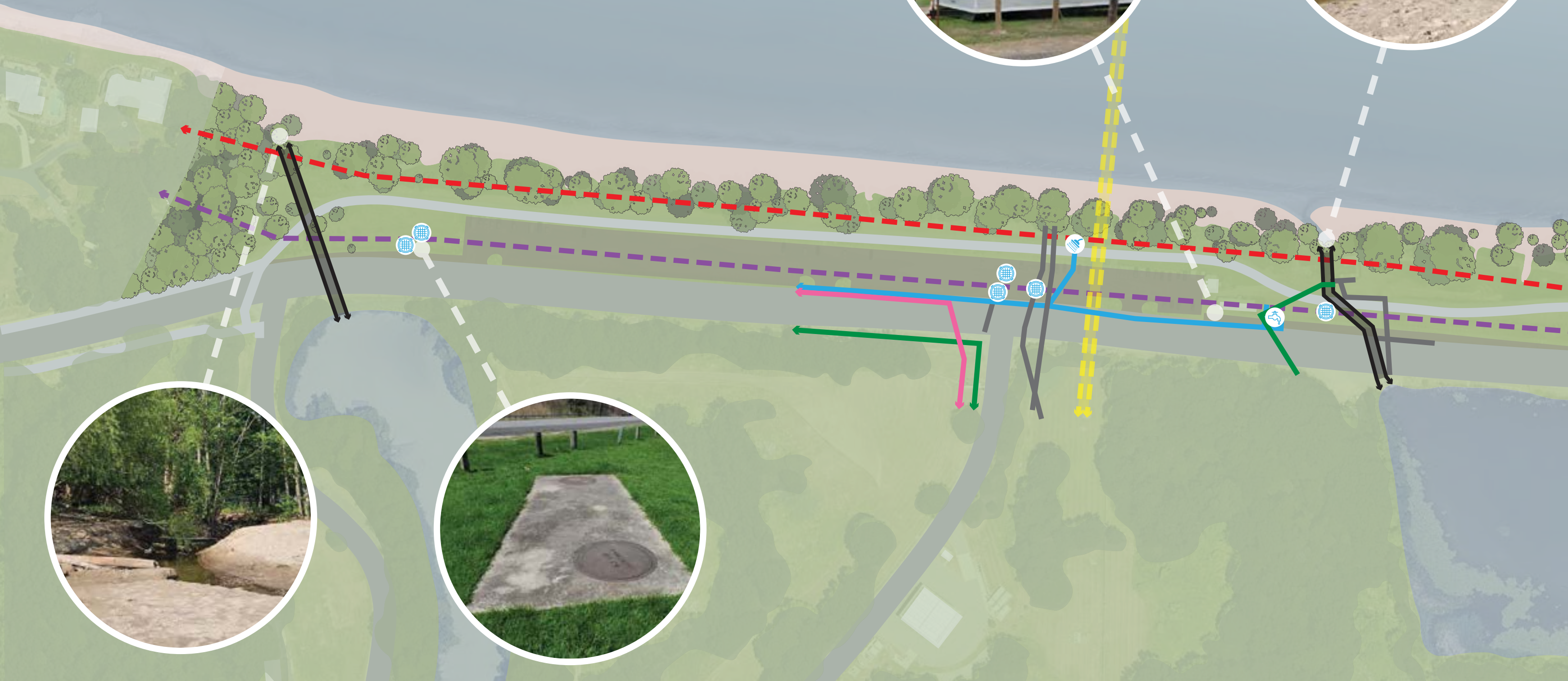
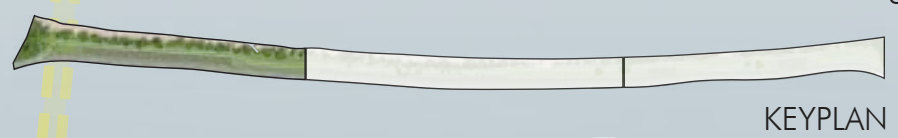


# EXISTING UTILITIES

## LEGEND




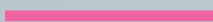
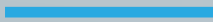

- - - COASTAL EROSION HAZARD AREA LINE
- - - STRUCTURAL HAZARD AREA LINE
- - - SANITARY PIPE
- GAS LINE
- WATER LINE
- ELECTRICAL LINE

- - - VANLARE OUTFALL
- OUTFALL
- EXISTING OLD PIPING
-  OUTDOOR SHOWER
-  WATER SPIGOT
-  MANHOLE COVER



# EXISTING UTILITIES

## LEGEND

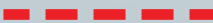
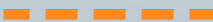


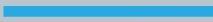

-  COASTAL EROSION HAZARD AREA LINE
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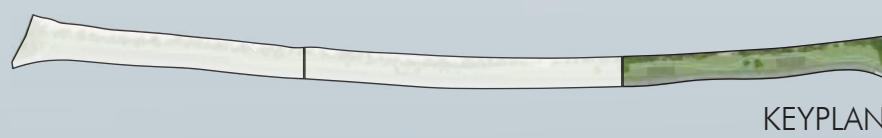


# EXISTING UTILITIES

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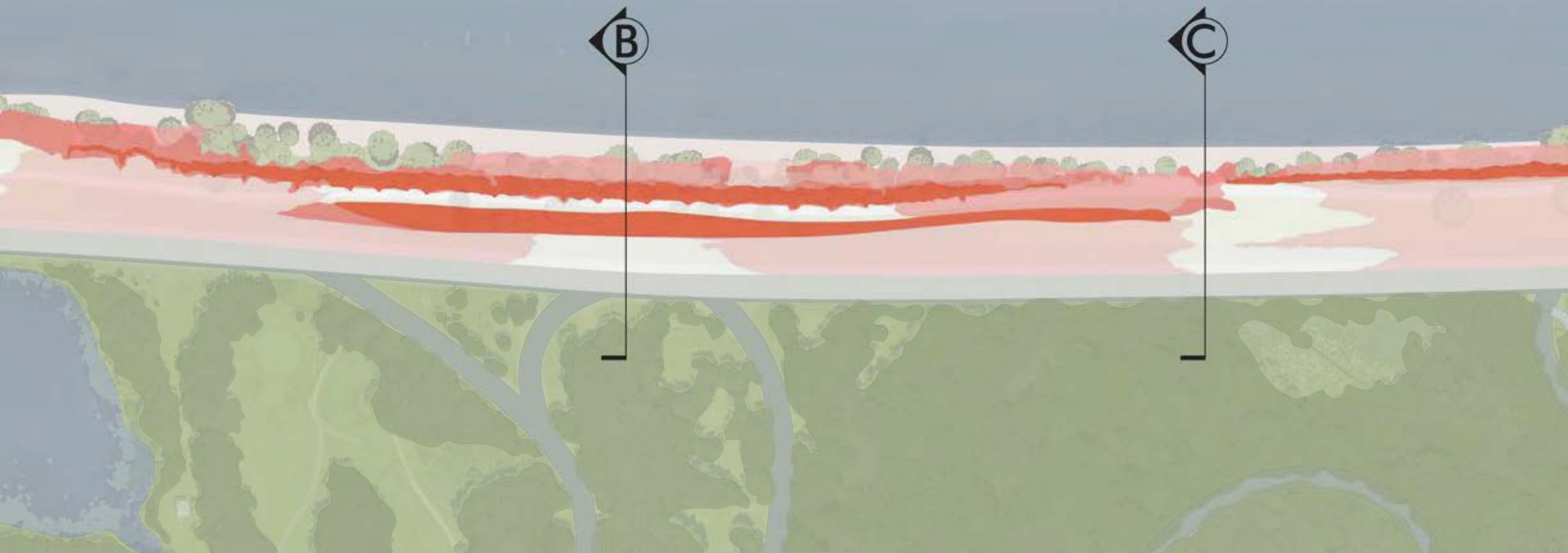


# SLOPE ANALYSIS

## LEGEND

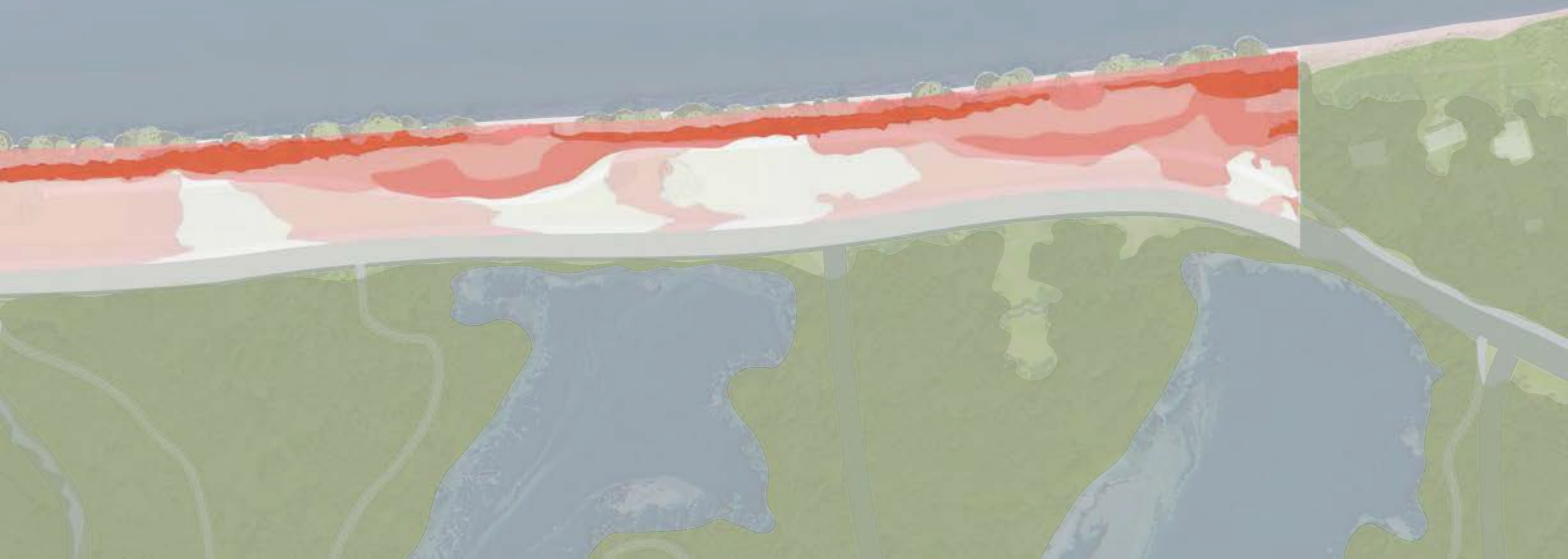


# SLOPE ANALYSIS



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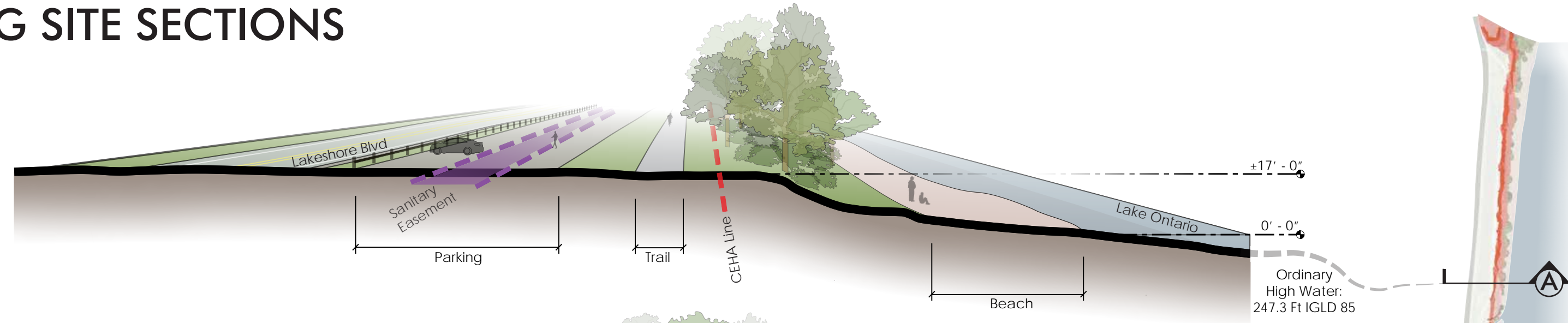
## LEGEND



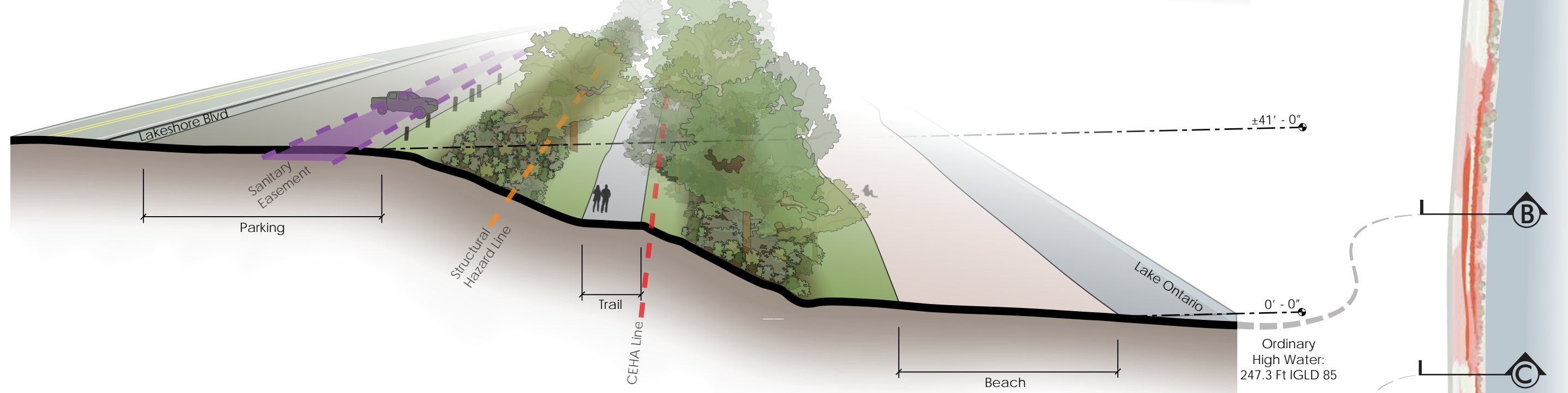


# EXISTING SITE SECTIONS

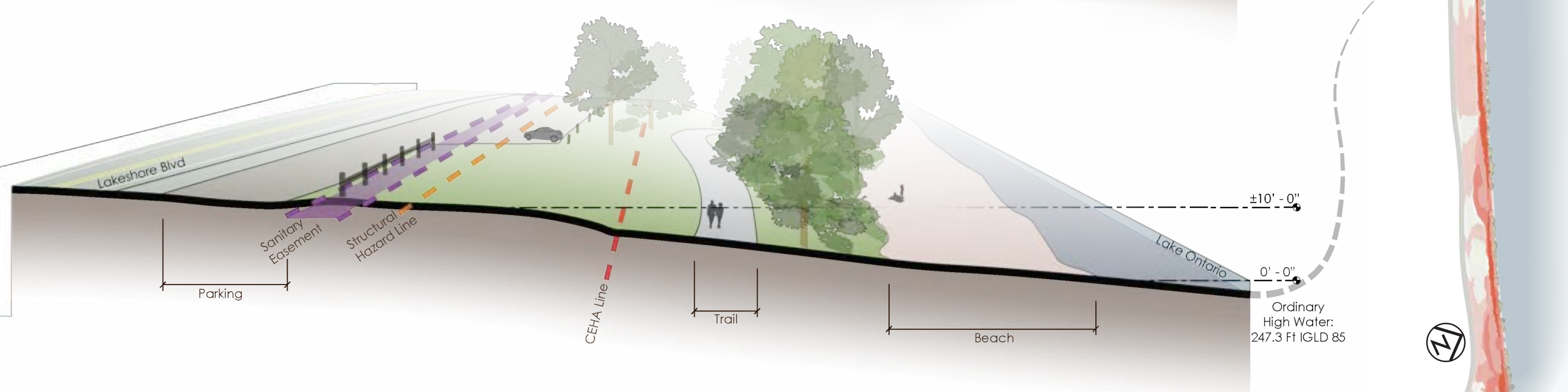
SECTION A:



SECTION B:







SECTION C:



# BUILDABLE AREA FOR STRUCTURES



## BUILDABLE AREA LIMITATIONS





-  COASTAL EROSION HAZARD AREA LINE
-  STRUCTURAL HAZARD AREA LINE
-  SANITARY EASEMENT
-  BUILDABLE AREA

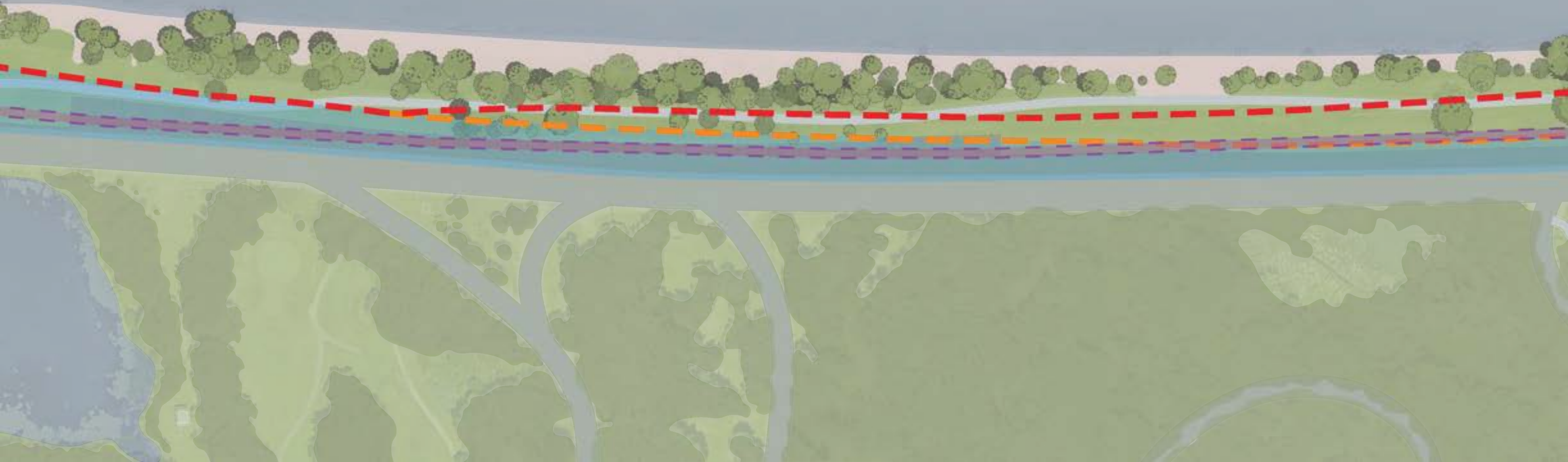


# BUILDABLE AREA FOR STRUCTURES



## BUILDABLE AREA LIMITATIONS

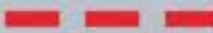


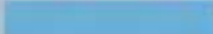
-  COASTAL EROSION HAZARD AREA LINE
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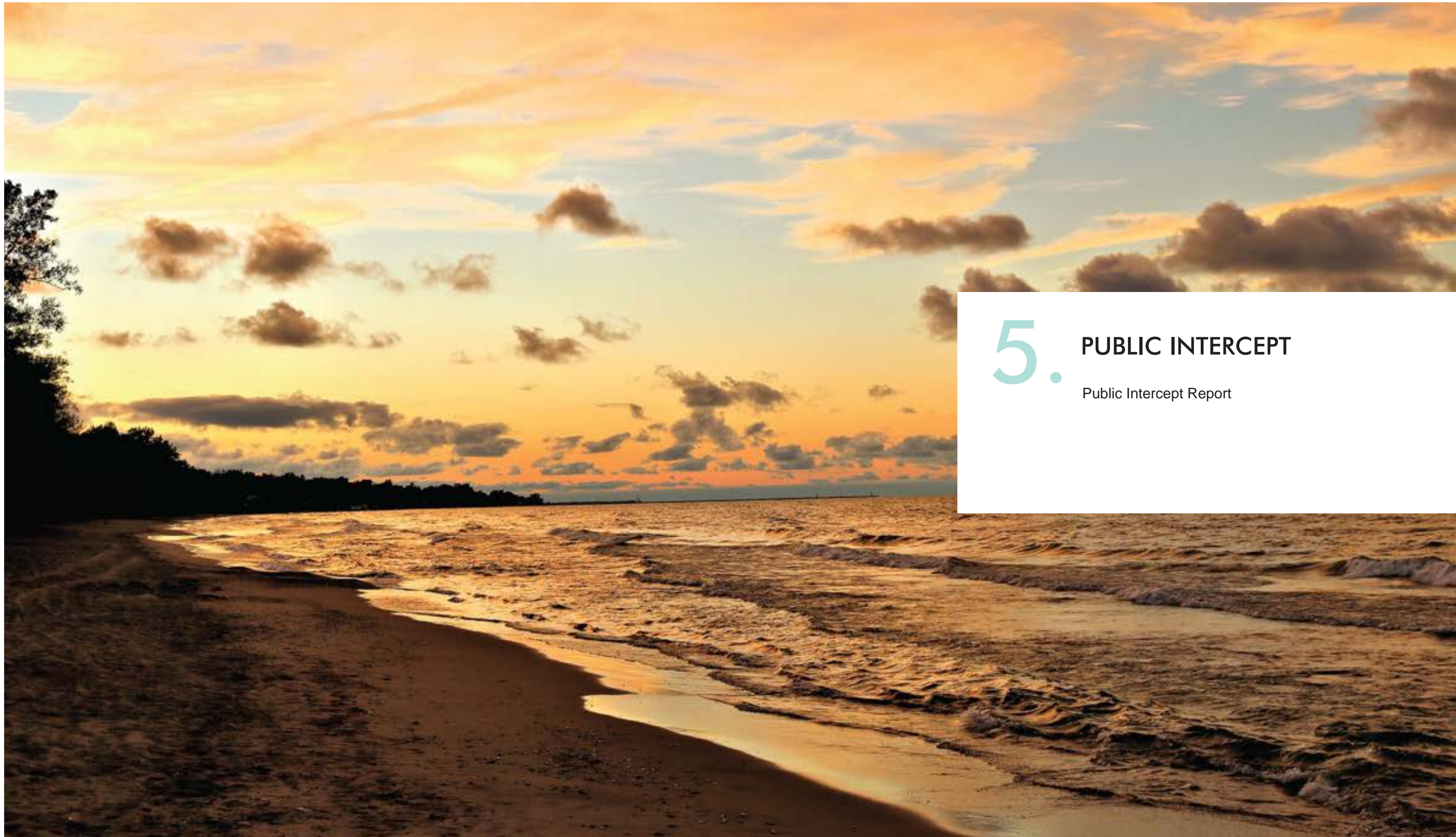
# BUILDABLE AREA FOR STRUCTURES



## BUILDABLE AREA LIMITATIONS

-  COASTAL EROSION HAZARD AREA LINE
-  STRUCTURAL HAZARD AREA LINE
-  SANITARY EASEMENT
-  BUILDABLE AREA





# 5.

## **PUBLIC INTERCEPT**

Public Intercept Report

# PUBLIC INTERCEPT REPORT

## Public Intercept Overview

### In-place Intercepts

● 8/13 - 1pm - 5pm

● 8/20 - 1pm - 5pm

### Roving Intercepts

- 8/25 - 8am - 10am

- 8/27 - 1pm - 3pm

### Intersections:

- Camp Eastman
- King's Hwy.
- ★ Log Cabin Road

**DURAND EASTMAN PARK BEACH - EXISTING CONDITIONS**

**DURAND EASTMAN PARK BEACH SATELLITE VIEW**

**2007 DURAND EASTMAN PARK BEACH MASTERPLAN**

**Durand Eastman Park Beach House and Masterplan Project:**  
 The City of Rochester is working with Popli Design Group and Environmental Design and Research to design a new public facilities building and a new masterplan for Durand Eastman Park Beach. The project focuses on the park and beach area north of Lakeshore Boulevard. This project will expand and improve upon a previous masterplan that was completed in 2007 and design a new beach house building to provide public facilities. The design process will continue into 2023, and construction is scheduled for spring of 2024.

Handout distributed to the public during public intercept.

**CONCEPT #1** \*2022 PRELIMINARY DESIGN CONCEPT

**CONCEPT #2** \*2022 PRELIMINARY DESIGN CONCEPT

**CONCEPT #3** \*2022 PRELIMINARY DESIGN CONCEPT

**CONCEPT #4** \*2022 PRELIMINARY DESIGN CONCEPT

**2007 MASTERPLAN**  
 \*PART OF THE 2007 DURAND PARK BEACH MASTERPLAN

**DURAND EASTMAN PARK BEACH HOUSE FACILITIES BUILDING**

CITY OF ROCHESTER



Site Interventions Mapping

# PUBLIC INTERCEPT REPORT

## Public Intercept Feedback

### What do you like most about the beach/park?

- Different than Charlotte (atmosphere, crowds, privacy)
- How expansive it is
- Easily accessible by boat
- Proximity to other attractions and neighborhoods
- Natural barrier from park to beach
- Beach and trail provide options for circulation
- Variety of locations for activities
- Dogs are allowed
- Peace and quiet
- Freedom to do "your own thing" (doesn't feel as regulated as other public beaches)
- No cost to enter

### What do you like least about the beach/park?

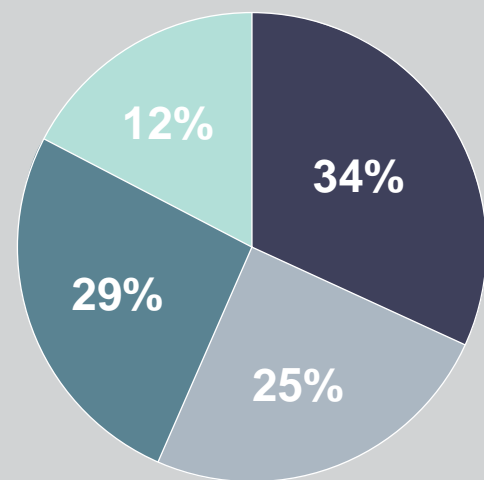
- Dirty, trash is common
- No bathrooms/changing rooms
- Hard to access
- Lack of garbage and recycling options
- Weekend atmosphere feels unfriendly for kids
- Lack of visible security, feels unsafe sometimes
- Noise from music is annoying
- On constant watch for violence



# PUBLIC INTERCEPT REPORT

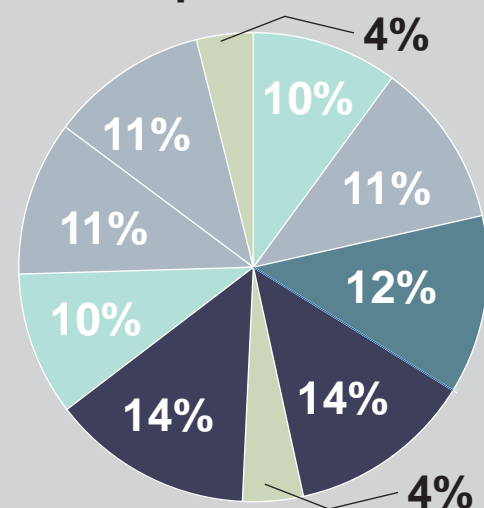
## Visitor Input:

### Beach Improvements:



- Better Beach Access (34%)**
- Larger Swim Area (29%)**
- Pedestrian Bridges (25%)
- Play Area / Playground (12%)

### Park Improvements:

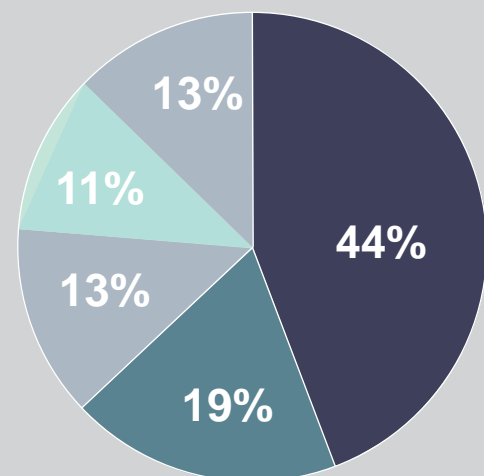


- More Lake Views (14%)**
- More Seating (14%)**
- More Picnic Areas (12%)**
- More Site Lighting (11%)
- More Crosswalks\* (11%)
- More Planting Areas (11%)

- More Park Space (10%)
- More Parking (10%)
- EV Charging (4%)
- Exercise Stations (4%)

\*3 Crosswalk options, all received equal voting. (Log Cabin Rd, Kings Hwy, Camp Eastman)

### New Beach Facilities House Amenities:



- Toilet/Changing Rooms (44%)**
- Outdoor Showers (19%)**
- Vending Area (13%)
- Event Space (13%)
- Concessions (11%)





# 6.

## MASTERPLAN RECOMMENDATIONS

Design Concepts  
Comparison Matrix

# MASTERPLAN GOALS

## BEACH ACCESS, SAFETY, & CIRCULATION:

- Stairs and ADA ramps.
- Formal parking lots with striped spaces and proper drive aisles
- Informal traffic calming on Lakeshore Drive
- Safe pedestrian crossing to rest of Park
- Aesthetic parkway-grade wood guardrail

## PUBLIC AMENITIES:

- Permanent Beach House with bathrooms for patrons and offices for staff
- Storage for park vehicles
- Bike & public transit infrastructure

## DURABILITY:

- Capture unchecked storm runoff
- Gravel parking lots with curbs

## NATURAL CHARACTER:

- Maintain vegetation and open space
- Restore damaged slopes and bluffs
- Promote natural infiltration
- Plant trees and shrubs to promote future shade and beauty



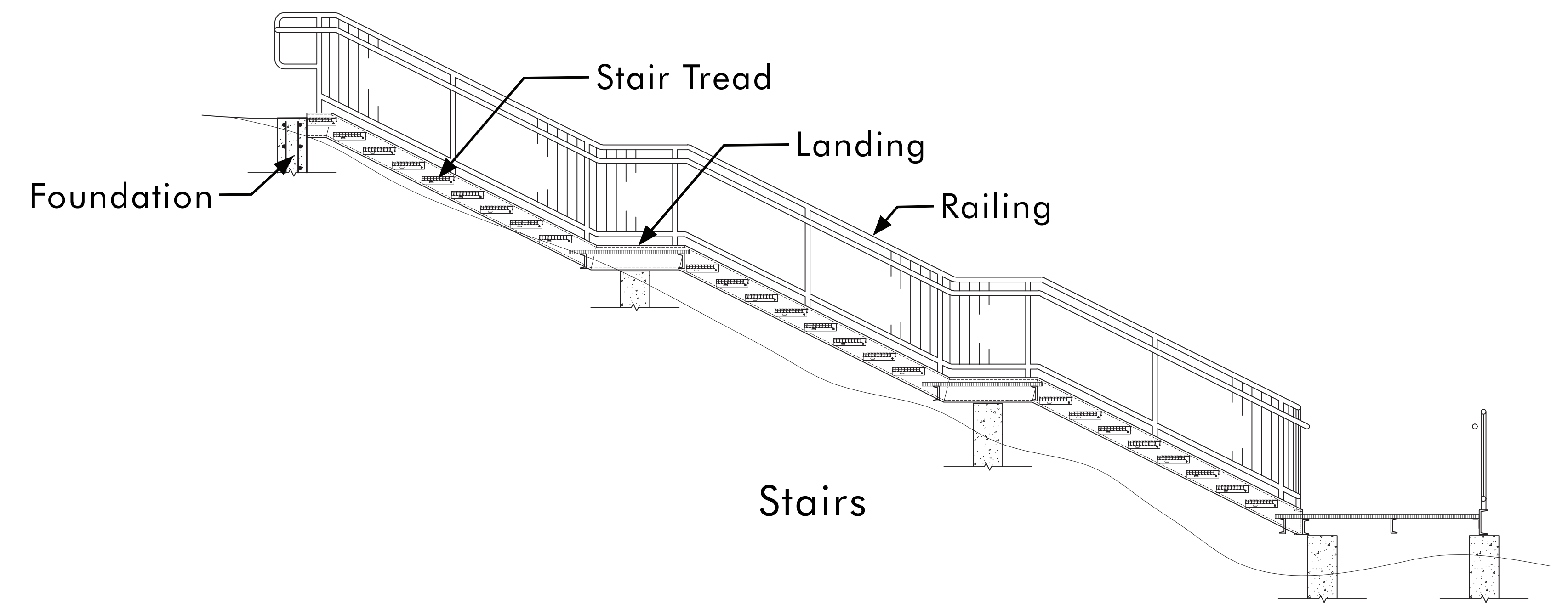
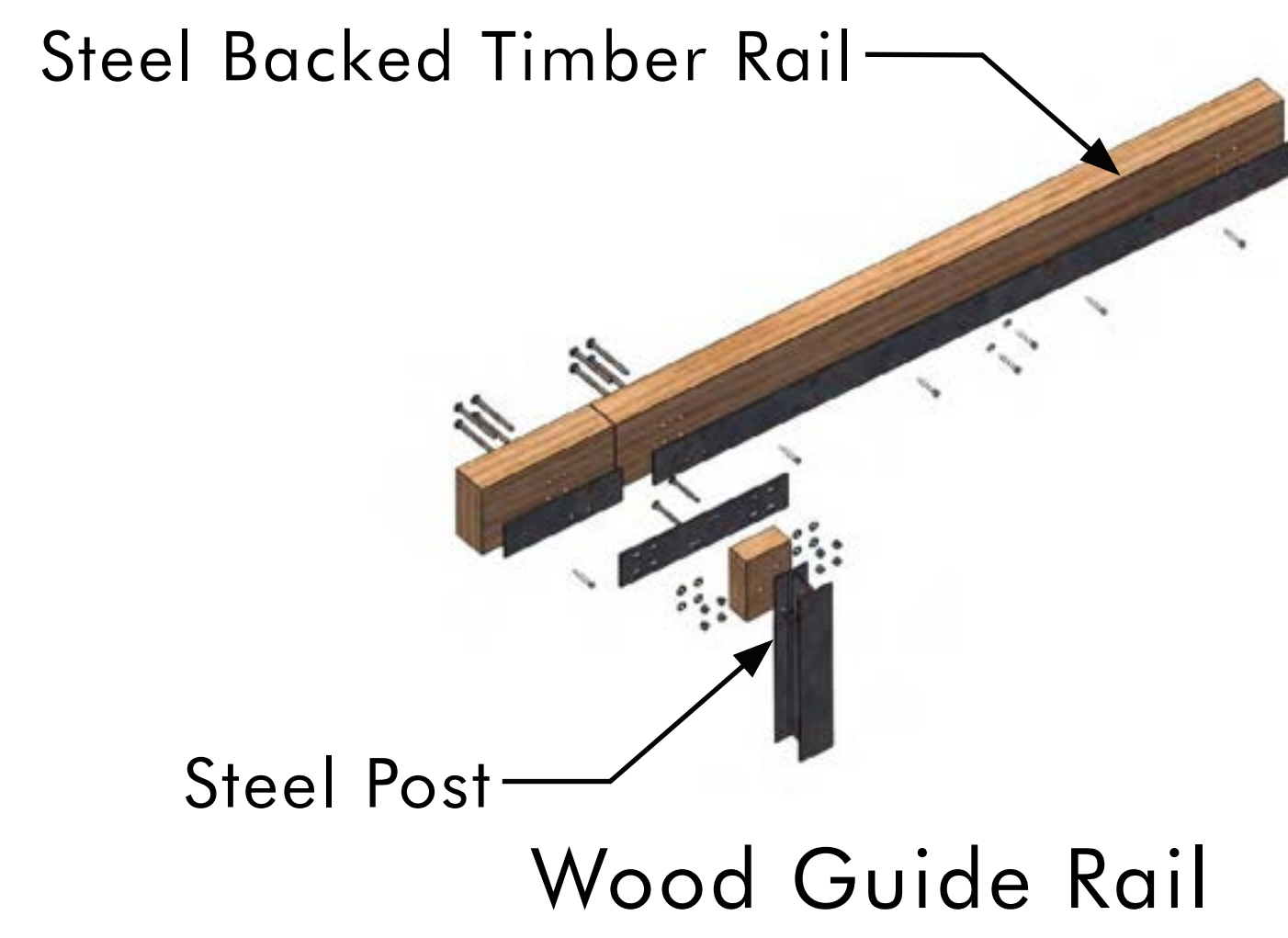
**LEGEND:**

- 1. Timber Guide Rail
- 2. Park Utility Vehicle Access
- 3. Sanitary Easement
- 4. CEHA and Structural Hazard Line
- 5. Asphalt Path
- 6. Asphalt Parking Lot
- 7. Bike Path, Typical
- 8. Concrete Median to Separate Bike Lane from Travel Lane
- 9. Bike Path Crossing, Typical
- 10. Shrub Area, Typical
- 11. Beach Access Stair or Walk, Typical

- 12. Stepped Beach Access
- 13. Boardwalk
- 14. Beach House
- 15. Monument Sign
- 16. Bus Drop Off
- 17. Concrete Walk
- 18. Bicycle Rack and Repair Station
- 19. Existing Trees, Typical
- 20. New Tree, Typical

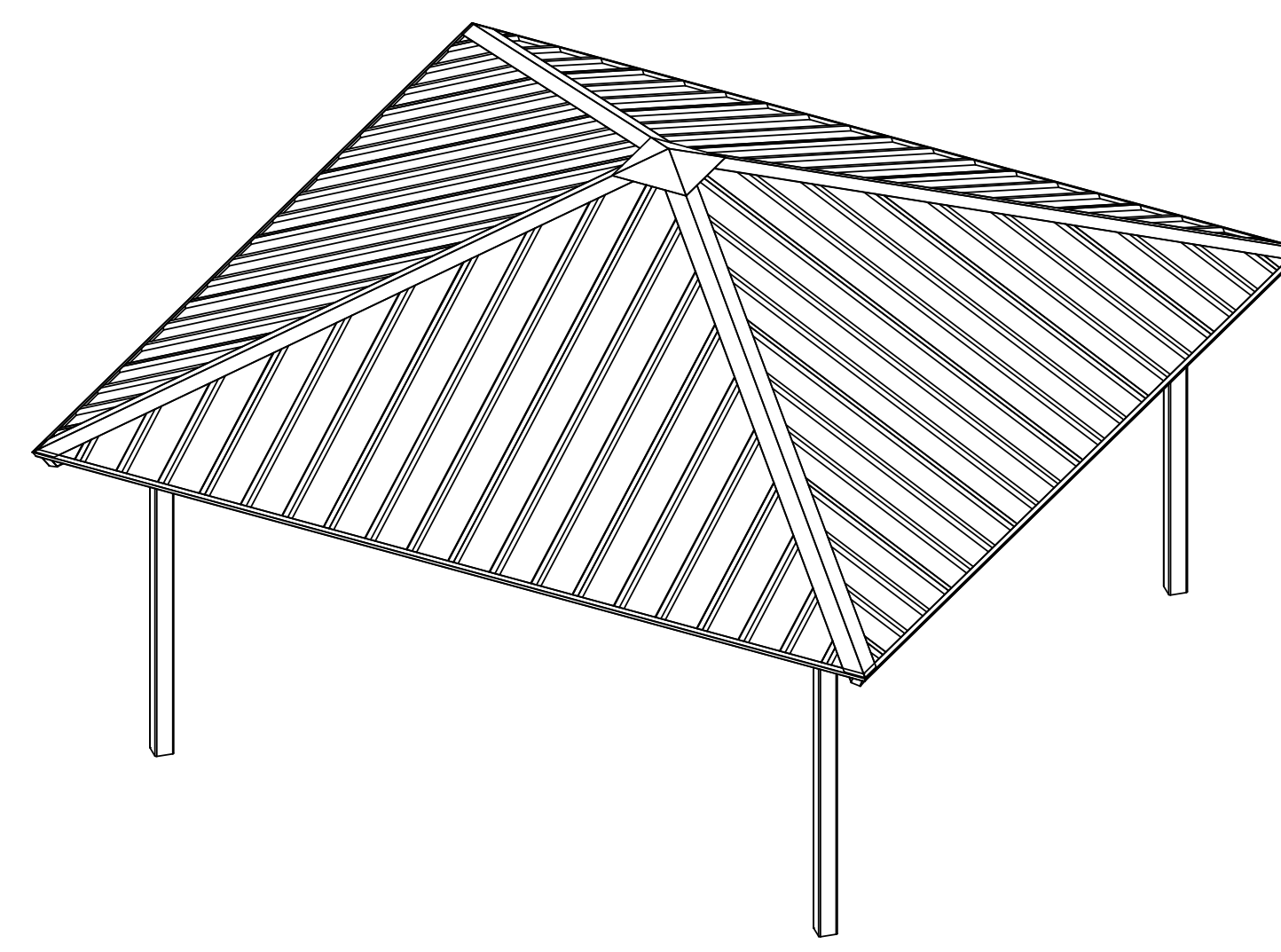
**Parking Counts:**

Parking Spaces - 377  
 Accessible Spaces - 16  
 Total Spaces - 393

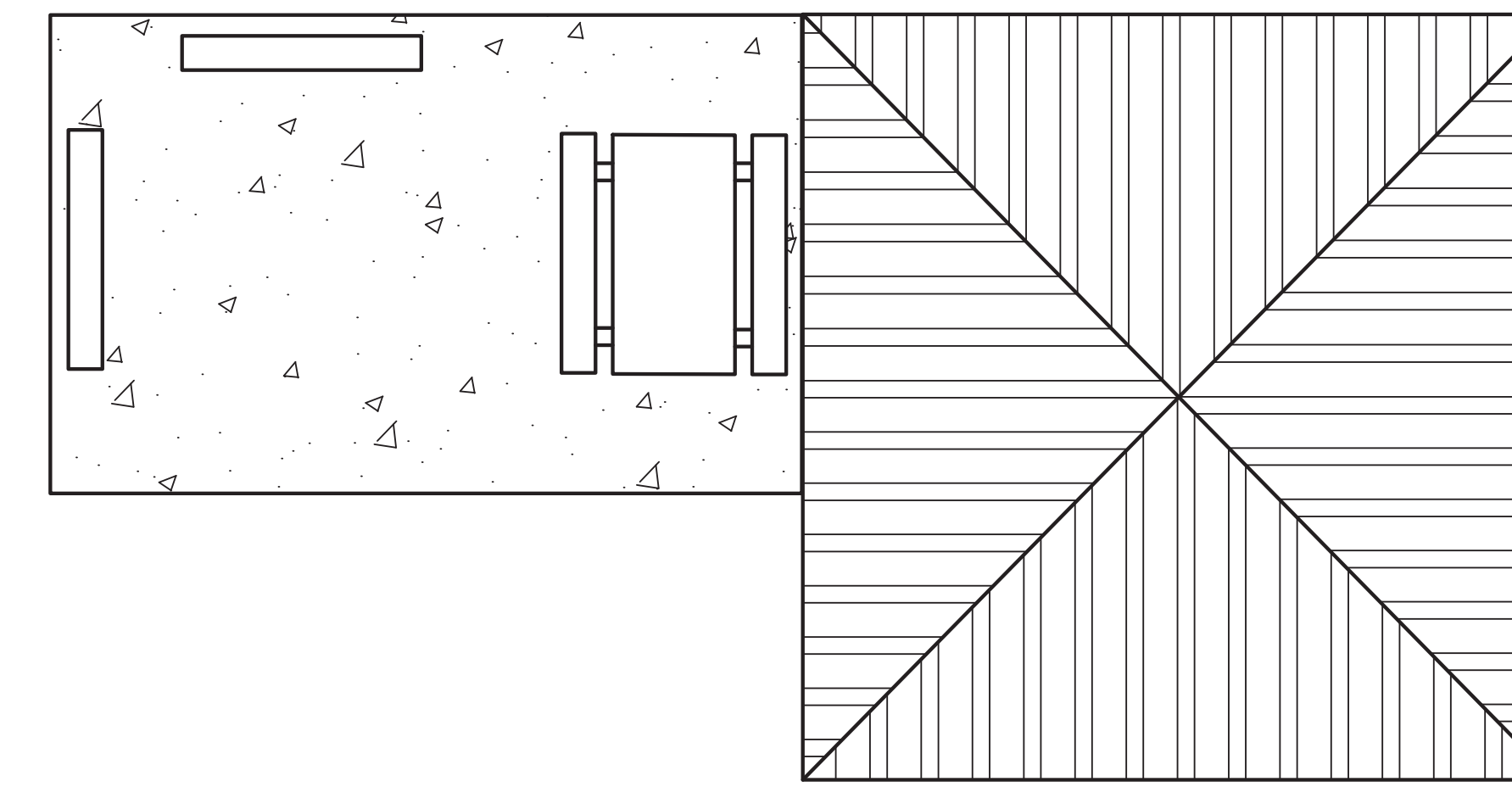


**LEGEND:**

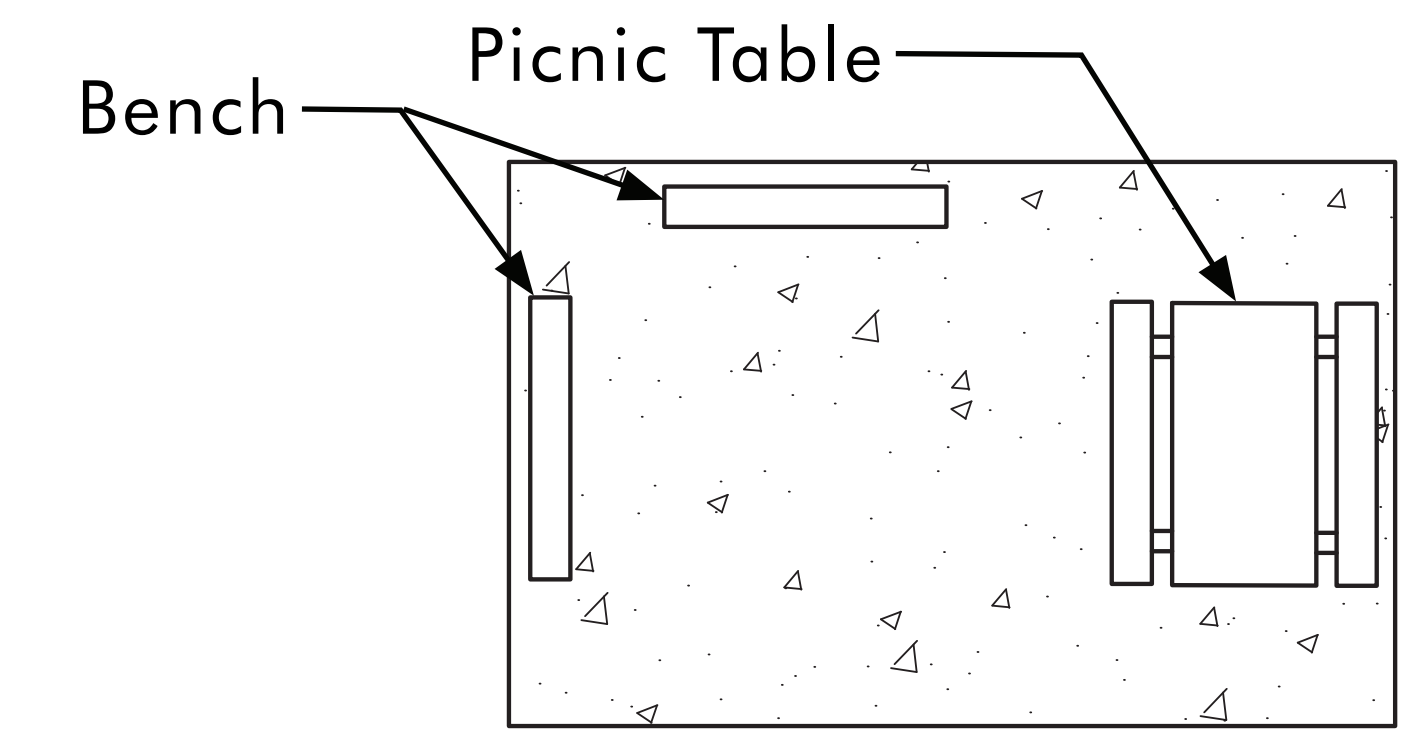
- 1. Sherry Pond Outlet
- 2. Vegetated Berm, Typical
- 3. CEHA Line
- 4. Asphalt Path
- 5. Sanitary Easement
- 6. Shrub Area, Typical
- 7. Beach Access Ramp
- 8. Shade Structure
- 9. Asphalt Parking Lot
- 10. Beach Access Stairs or Walk
- 11. Bike Path, Typical
- 12. Concrete Median to Separate Bike Lane from Travel Lane
- 13. Bike Path Crossing, Typical
- 14. North Kings Highway Realignment
- 15. Sidewalk
- 16. Pedestrian-Activated Crossing & Beacon
- 17. Timber Guide Rail
- 18. No-Mow Lawn Area
- 19. Structural Hazard Line
- 20. Existing Trees, Typical
- 21. New Tree, Typical
- 22. Disconnect Horseshoe Road from Lakeshore Boulevard



Shade Structure  
Axonometric View



Shade Structure and Concrete Pad  
Plan View

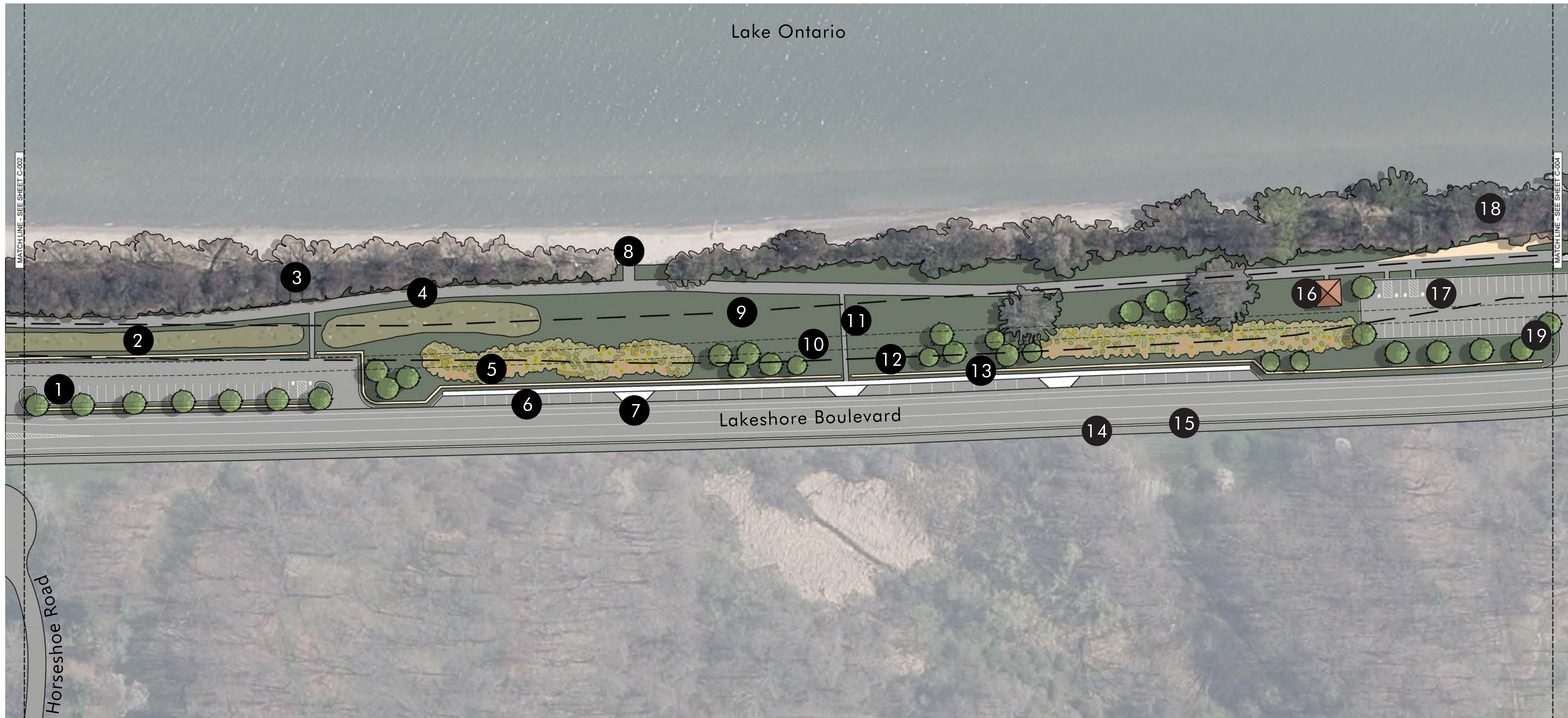
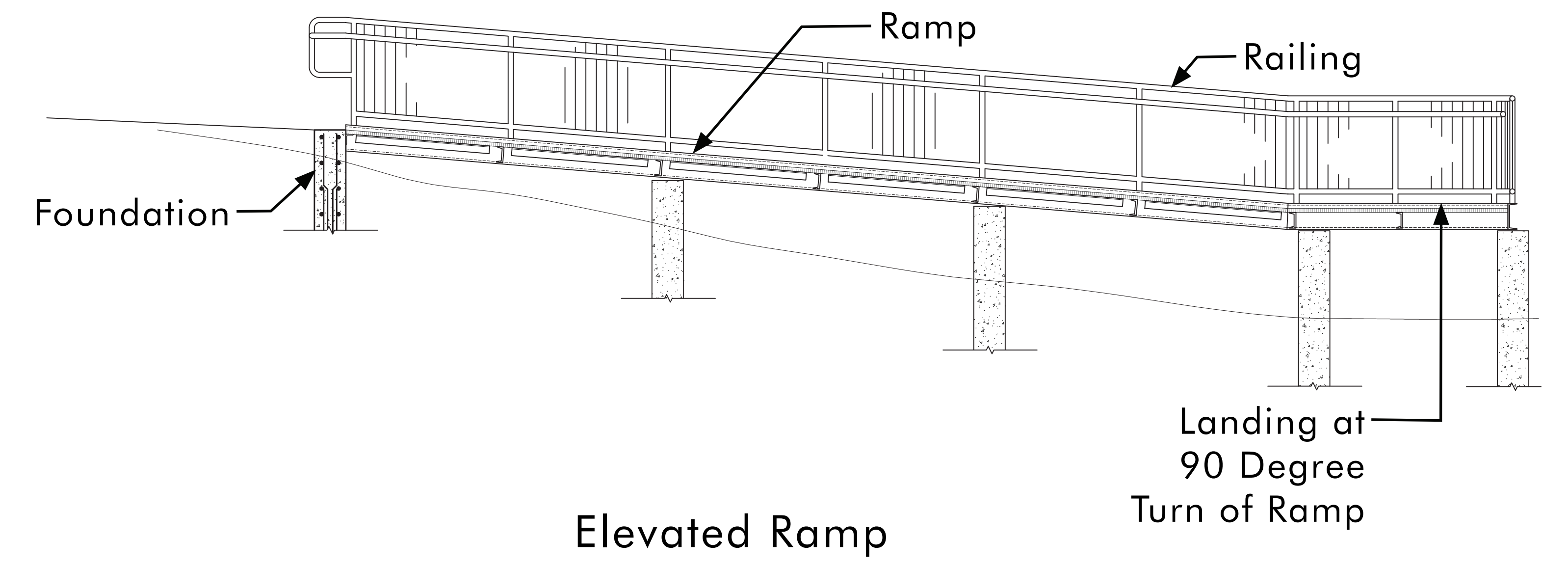
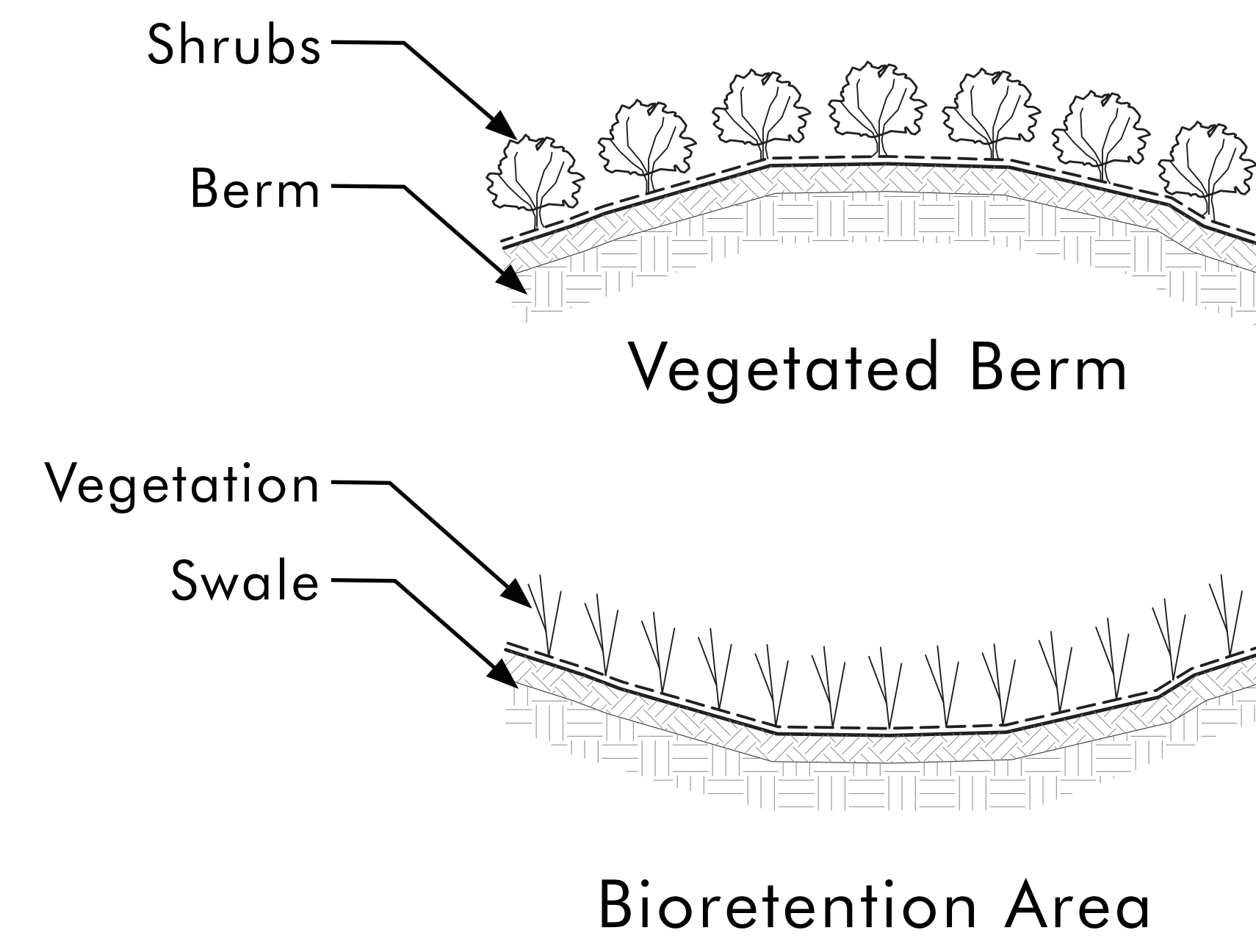


Concrete Pad  
Plan View



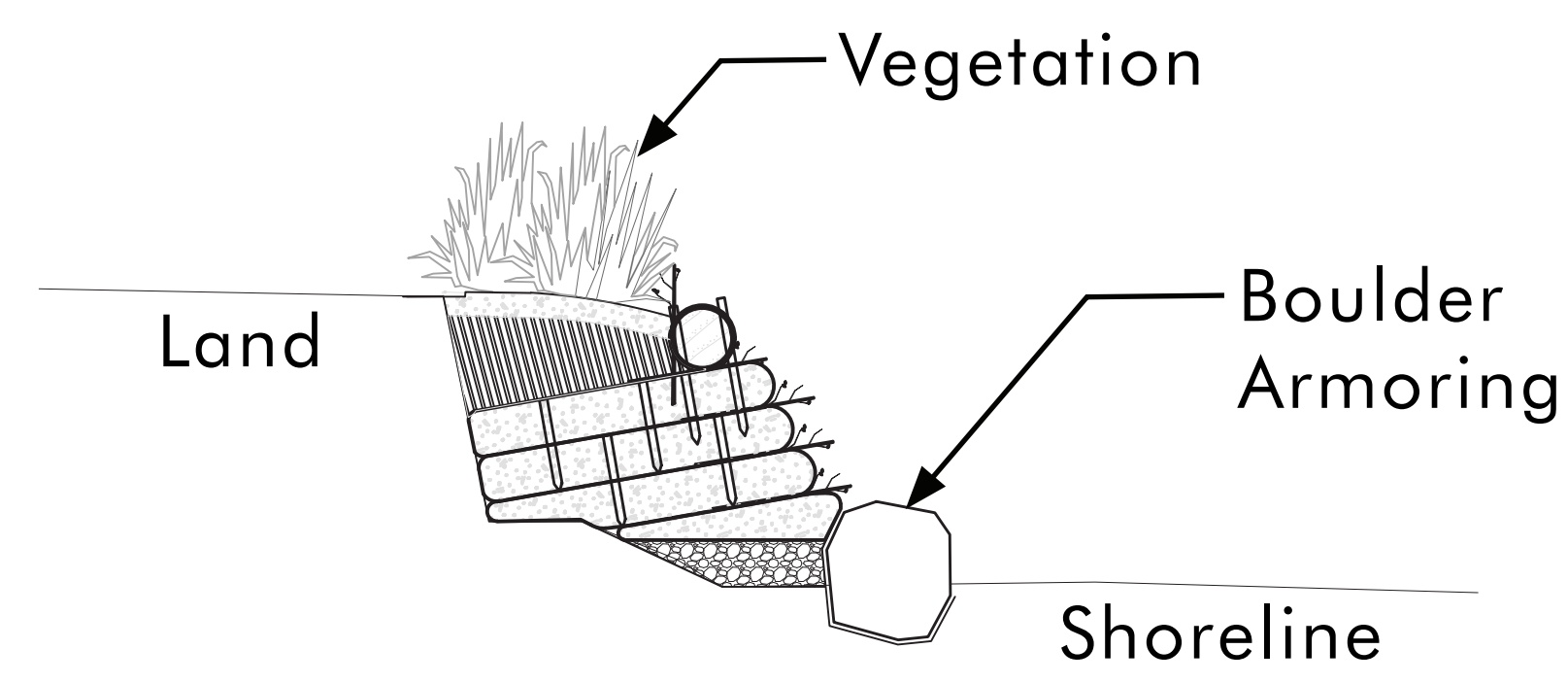
**LEGEND:**

- 1. Asphalt Parking Lot
- 2. No-Mow Lawn Area, Typical
- 3. Beach Access Elevated Ramp
- 4. Asphalt Path
- 5. Bioretention Area, Typical
- 6. Parallel Parking
- 7. Concrete Bump-Out & Sidewalk
- 8. Beach Access Elevated Ramp
- 9. CEHA Line
- 10. Sanitary Easement
- 11. Access Path
- 12. Structural Hazard Line
- 13. Timber Guide Rail
- 14. Bike Path, Typical
- 15. Concrete Median to Separate Bike Lane from Travel Lane
- 16. Shade Structure
- 17. Asphalt Parking Lot
- 18. Existing Trees, Typical
- 19. New Tree, Typical

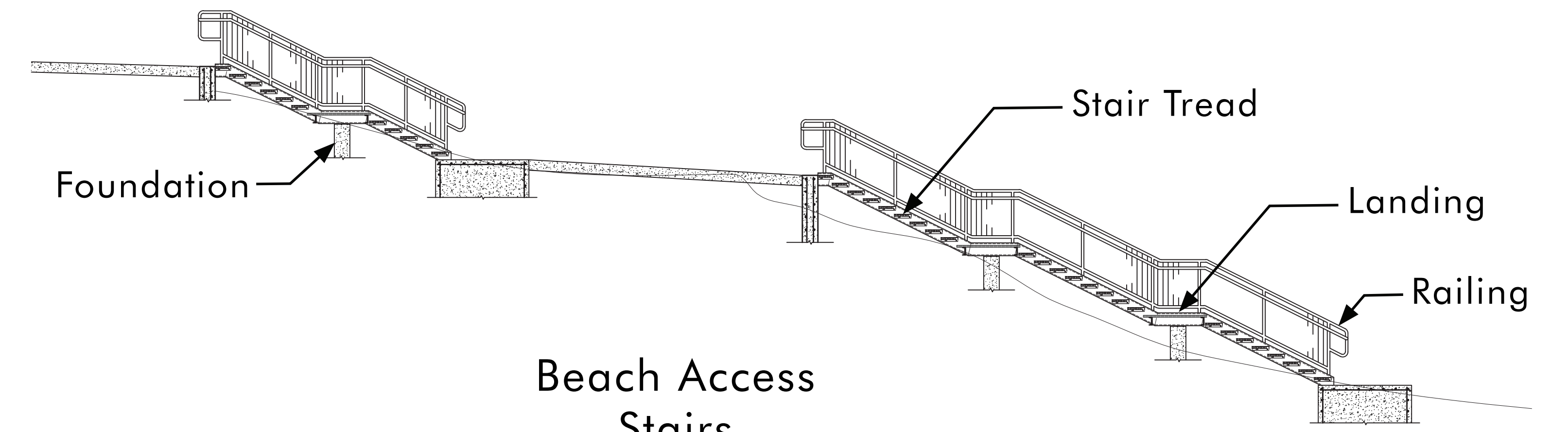


LEGEND:

- 1. Sanitary Easement
- 2. CEHA Line
- 3. No-Mow Lawn Area, Typical
- 4. Concrete Bump-Out & Sidewalk
- 5. Parallel Parking
- 6. Boardwalk Trail Spur Beach Access
- 7. Shrub Area, Typical
- 8. Vegetated Berm
- 9. Bicycle Rack and Repair Station
- 10. Shade Structure
- 11. Eastman Lake Outlet (Approximate)
- 12. Existing trees, Typical
- 13. New Tree, Typical
- 14. Asphalt Parking Lot
- 15. Bike Path Crossing, Typical
- 16. Bike Path, Typical
- 17. Concrete Median to Separate Bike Lane from Travel Lane
- 18. Temporary Trailer Concrete Pad
- 19. Beach Access Stairs
- 20. Timber Guide Rail
- 21. Bioretention Area
- 22. Structural Hazard Line
- 23. Peace Garden



Shoreline Restoration



Beach Access Stairs

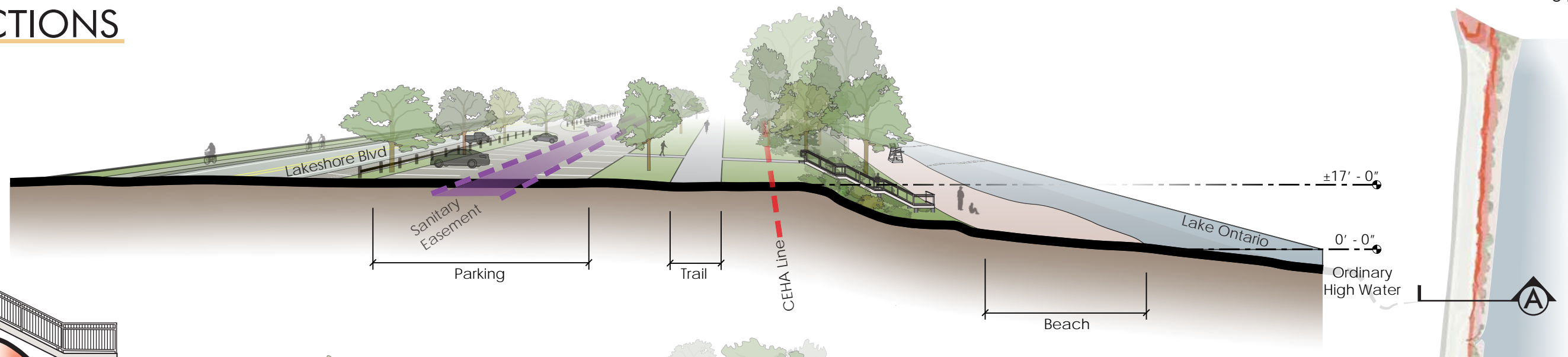


# PROPOSED SITE SECTIONS

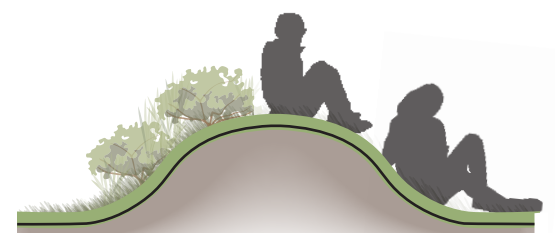
## SECTION A:



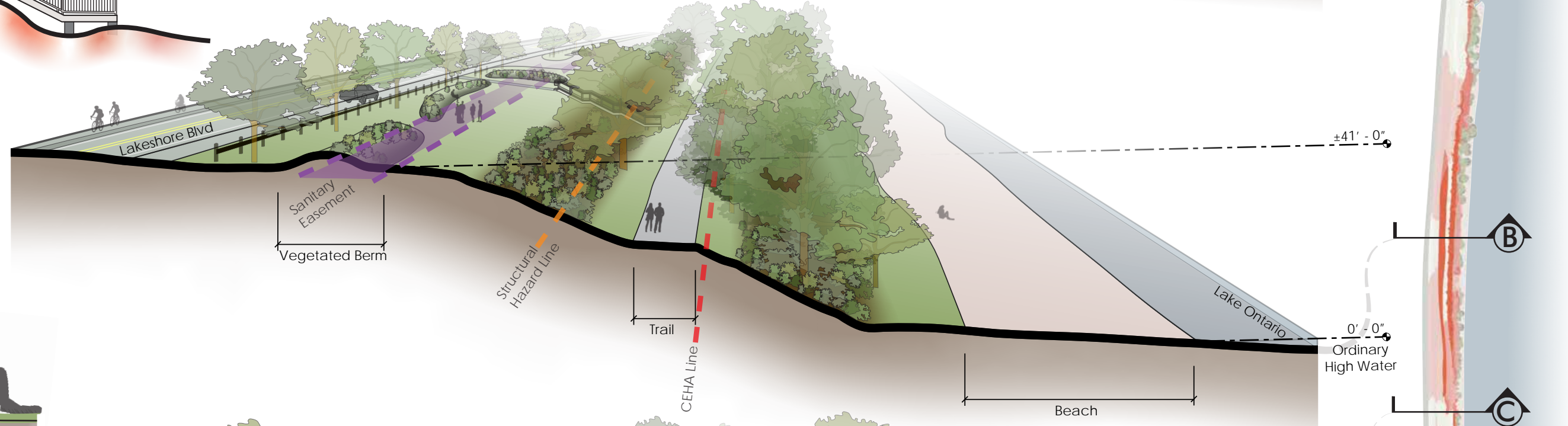
STAIRS



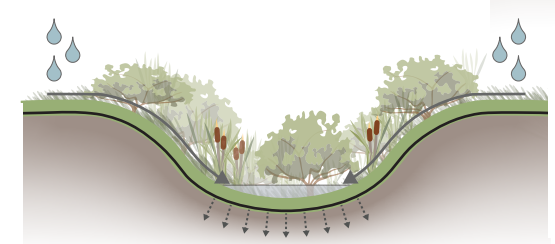
## SECTION B:



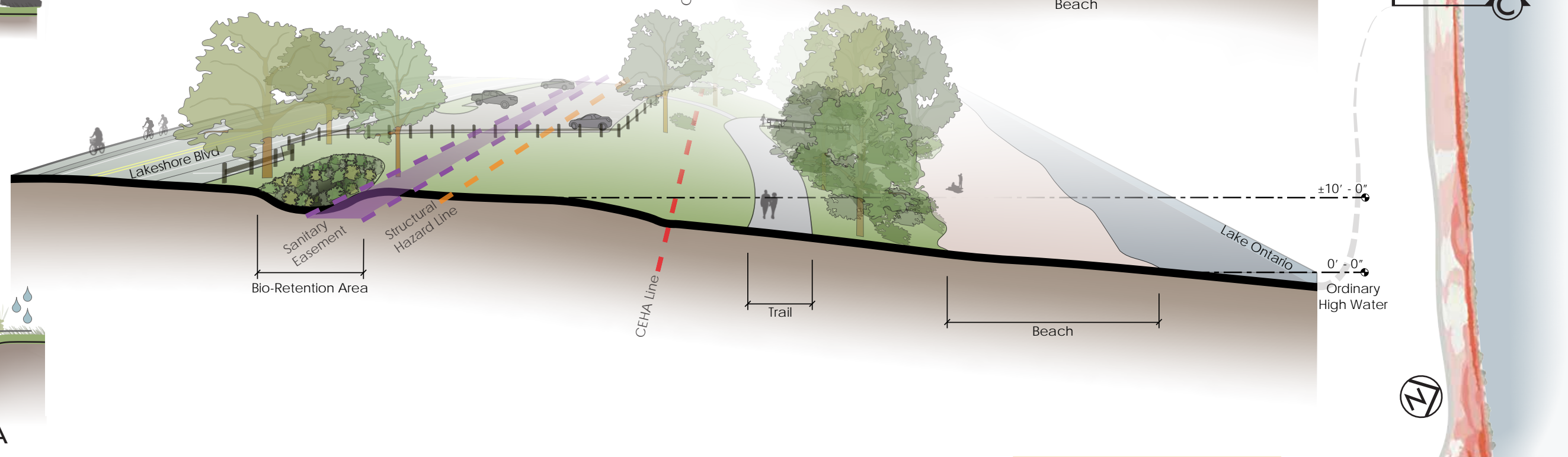
VEGETATED BERM



## SECTION C:



BIO-RETENTION AREA



# 7. BEACH HOUSE CONCEPTS

- Outline
- Canopy
- Classic
- Hill
- Comparative Matrix





# BEACH HOUSE: OUTLINE

## CODE REQUIREMENTS

- NYS Sanitary Code required public facilities to support a Type IIb Swim Area.
- Minimum four bathroom fixtures required
- Provide an emergency care room and communication with emergency services
- Storage for lifesaving equipment

## CITY OF ROCHESTER PARKS AND DEPARTMENT OF RECREATION AND HEALTH SERVICES (DRHS) GOALS:

- Provide an office for Lifeguards while not on duty at the beach
- Provide a space to house the Parks Department equipment and vehicles
- Provide an ADA accessible path from the Park to the Beach
- Single stall bathrooms and changing rooms
- Bathrooms accessible from outside the building

## ADDITIONAL GOALS

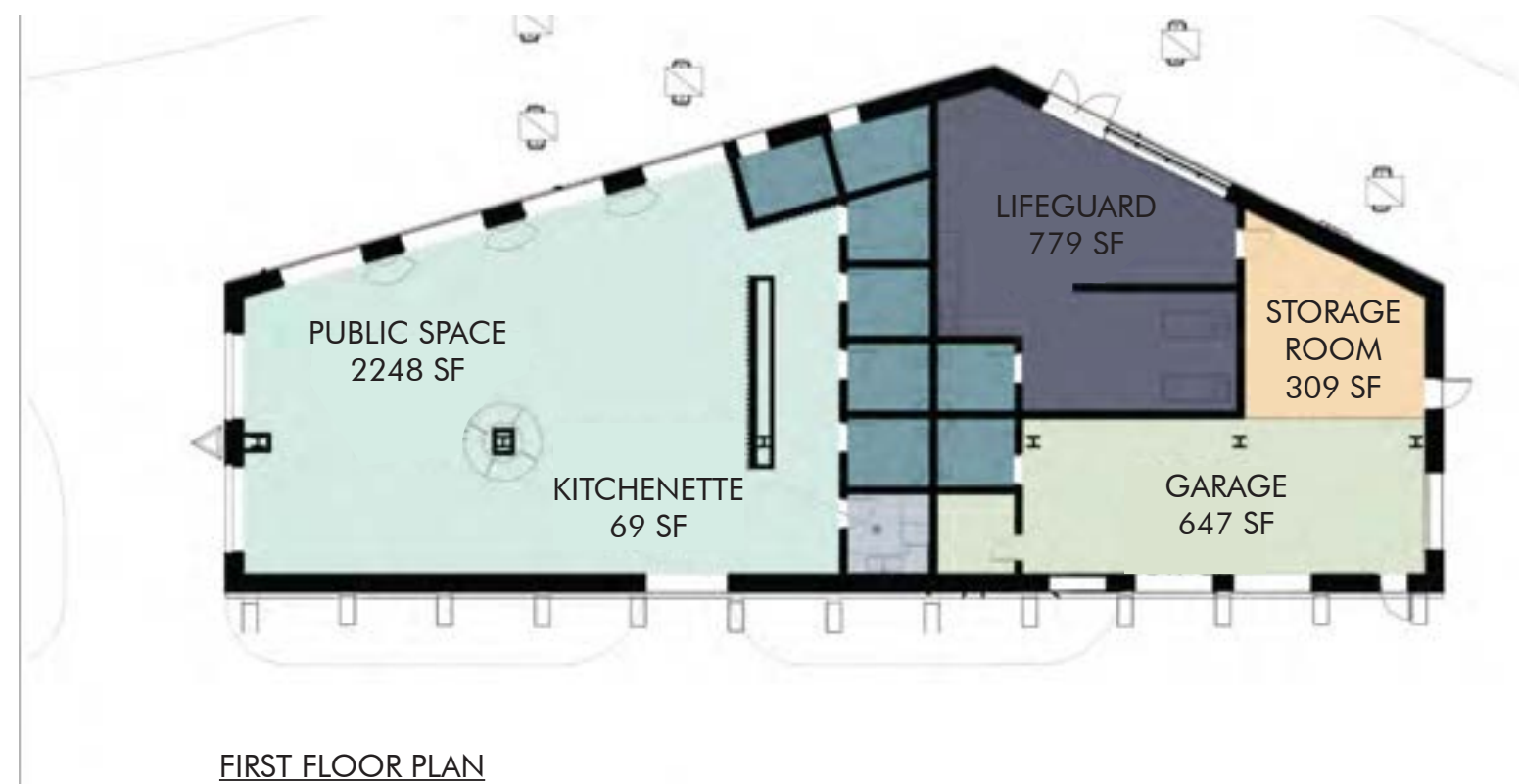
- Provide a building that complements Durand Eastman Park and Beach
- Create a connection from the Park and Boulevard to the beach below
- Support public events in and around the building



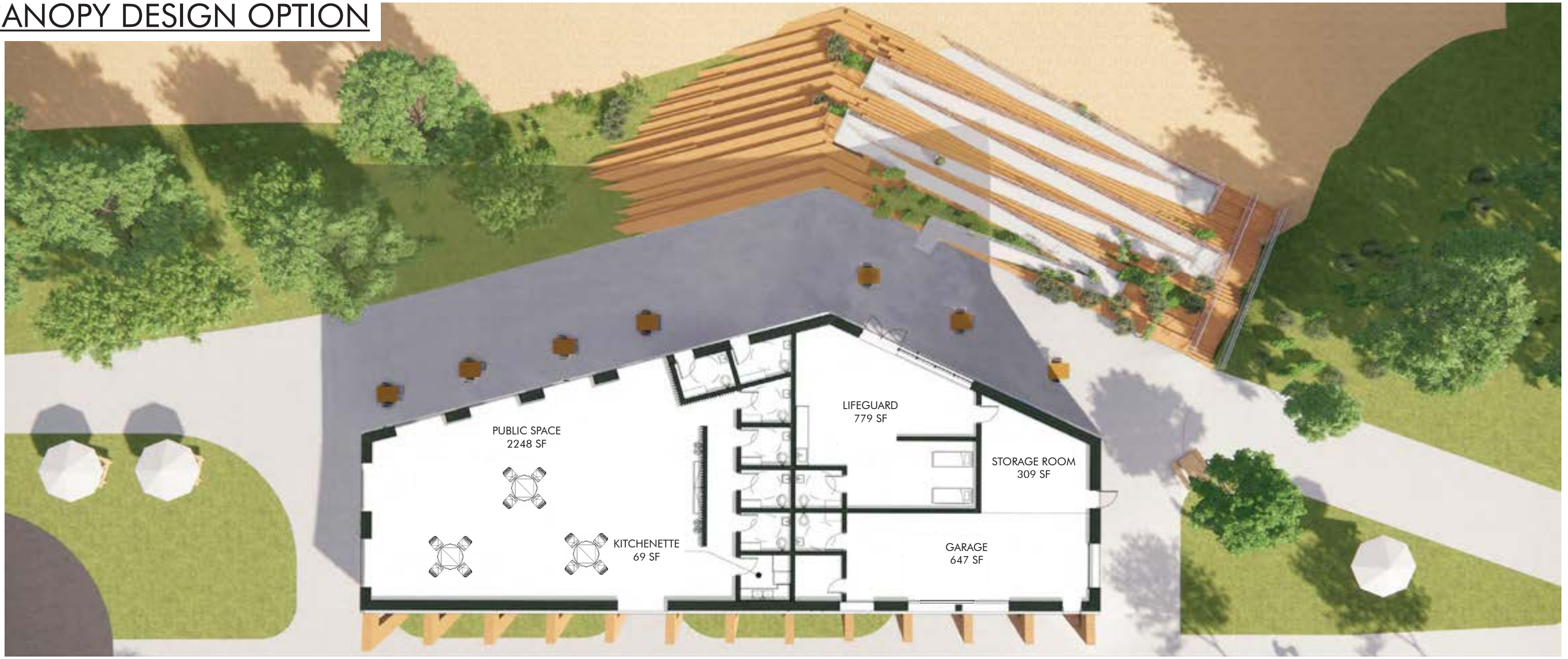
# CANOPY DESIGN OPTION

- Striking form of a large roof canopy over a smaller building construction
- Provide shade and a large covered area to shelter Park and Beach patrons from the elements
- Open clerestory under roof and slim floor plan allows air flow through public spaces for natural cooling while maintaining security
- Stairs and ramps to beach are integrated with viewing platform "steps" to create a dynamic activity space that integrates into the landscape
- Flexible covered public space transitions from indoors to outdoors

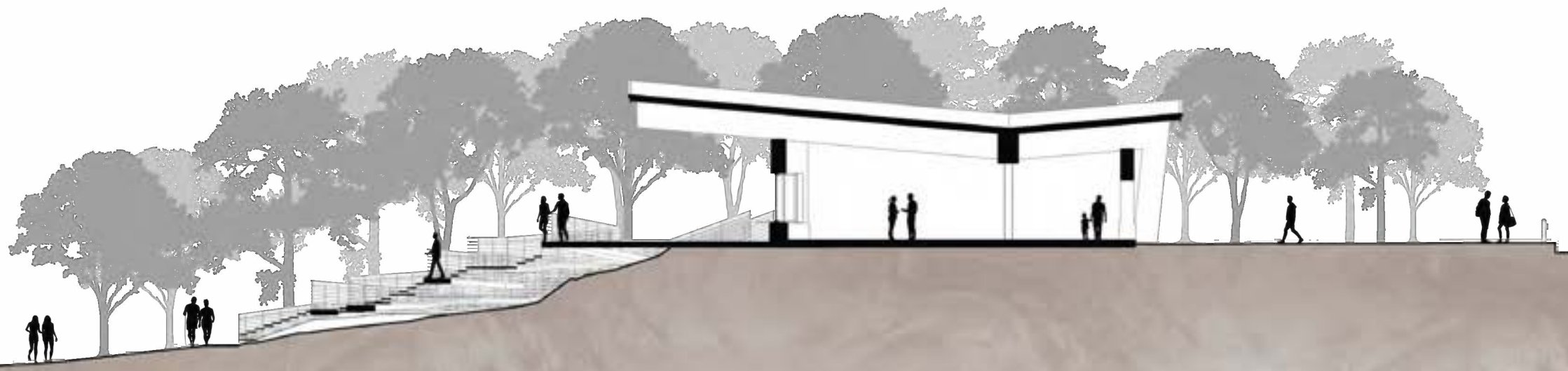
- PUBLIC SPACE
- LIFEGUARD OFFICE
- RESTROOMS
- KITCHENETTE
- GARAGE
- STORAGE ROOM
- MECHANICAL ROOM



# CANOPY DESIGN OPTION



Total Square Footage: 4,552 sq/ft



# CANOPY DESIGN OPTION



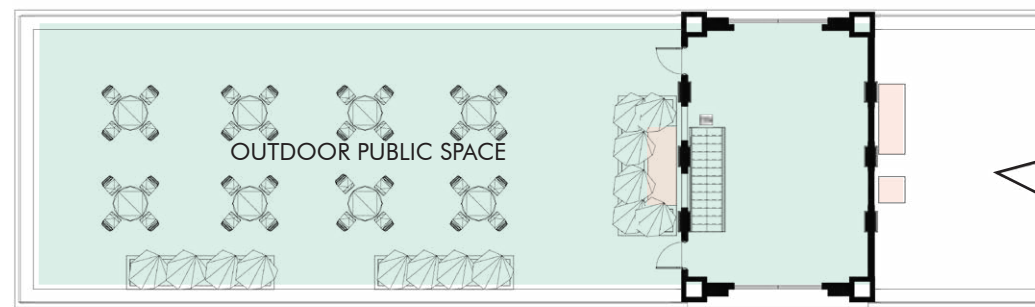
North-East Rendering



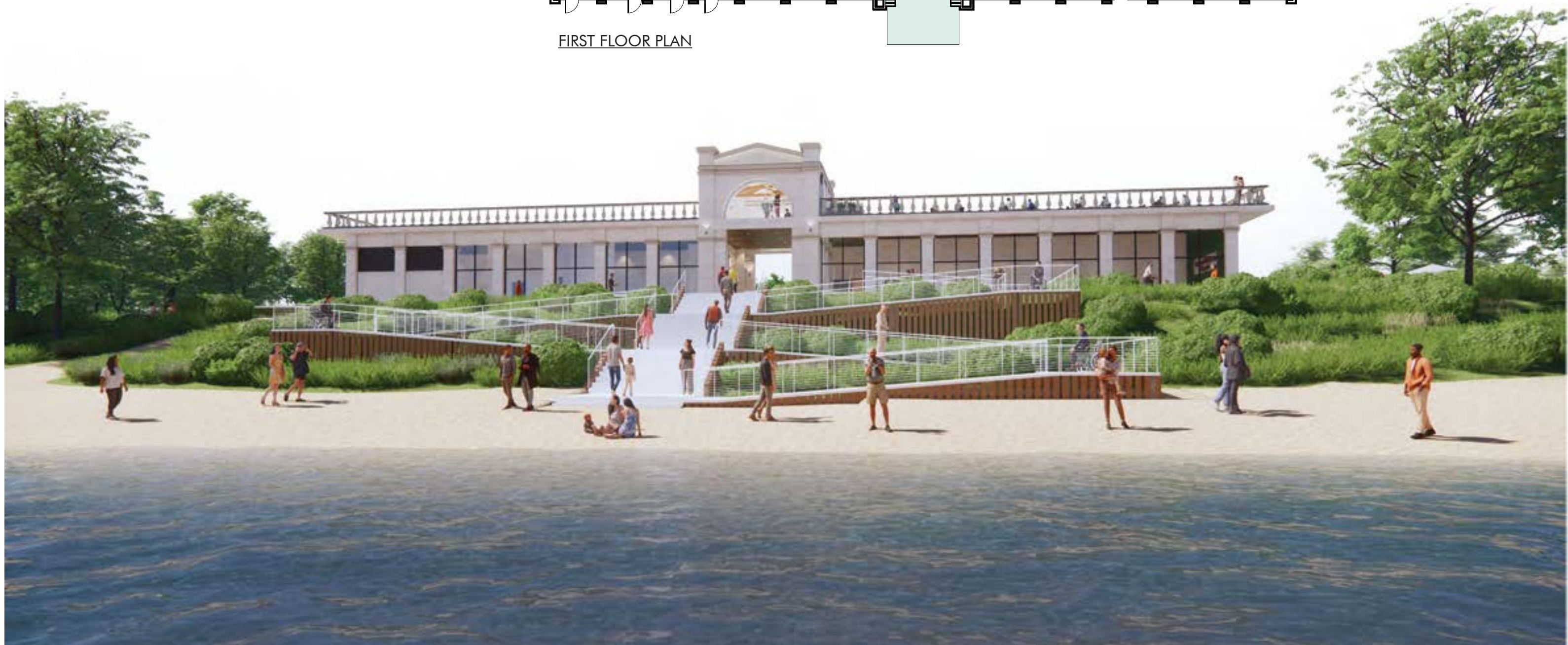
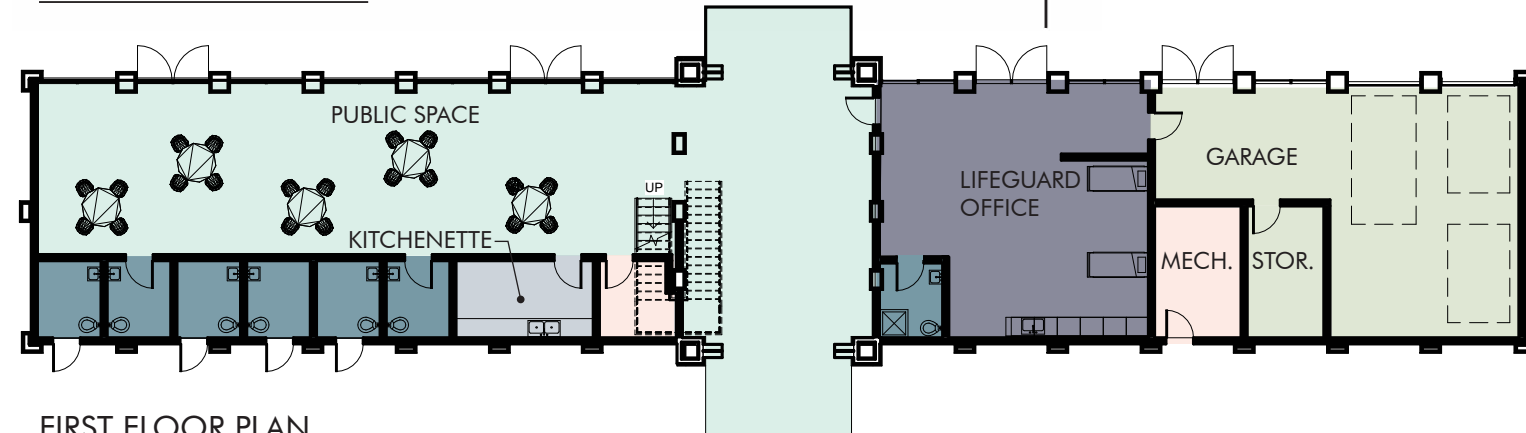
Interior Rendering

# CLASSIC DESIGN OPTION

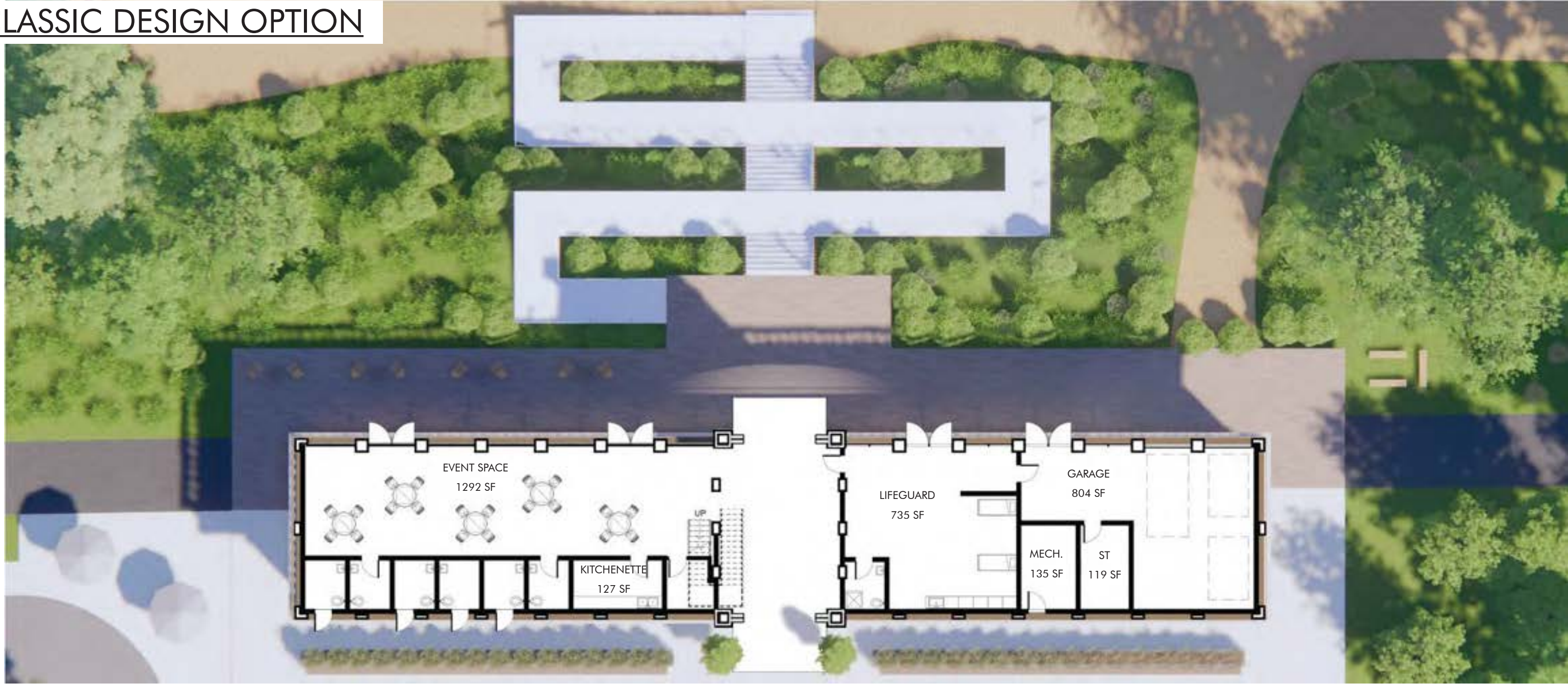
- Evokes forms and materials of the historic Durand Eastman Park beach facilities building
- Linear plan provides an expansive view of Lake Ontario
- Large central promenade frames entry to the beach from the park
- Direct access to beach through central corridor
- Rooftop deck for both lake viewing and event space
- Rooftop deck for both lake viewing and event space
- Most bathrooms accessible from the exterior
- Largest capacity for park equipment and storage



<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> PUBLIC SPACE	<span style="display:inline-block; width:15px; height:15px; background-color:#bbdefb; border:1px solid black;"></span> KITCHENETTE
<span style="display:inline-block; width:15px; height:15px; background-color:#9c27b0; border:1px solid black;"></span> LIFEGUARD OFFICE	<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> GARAGE / STORAGE
<span style="display:inline-block; width:15px; height:15px; background-color:#00838f; border:1px solid black;"></span> RESTROOMS	<span style="display:inline-block; width:15px; height:15px; background-color:#ffe0b2; border:1px solid black;"></span> MECHANICAL ROOM



# CLASSIC DESIGN OPTION



Total Square Footage: 4,545 sq/ft



# CLASSIC DESIGN OPTION



Entrance Rendering



Rooftop Rendering

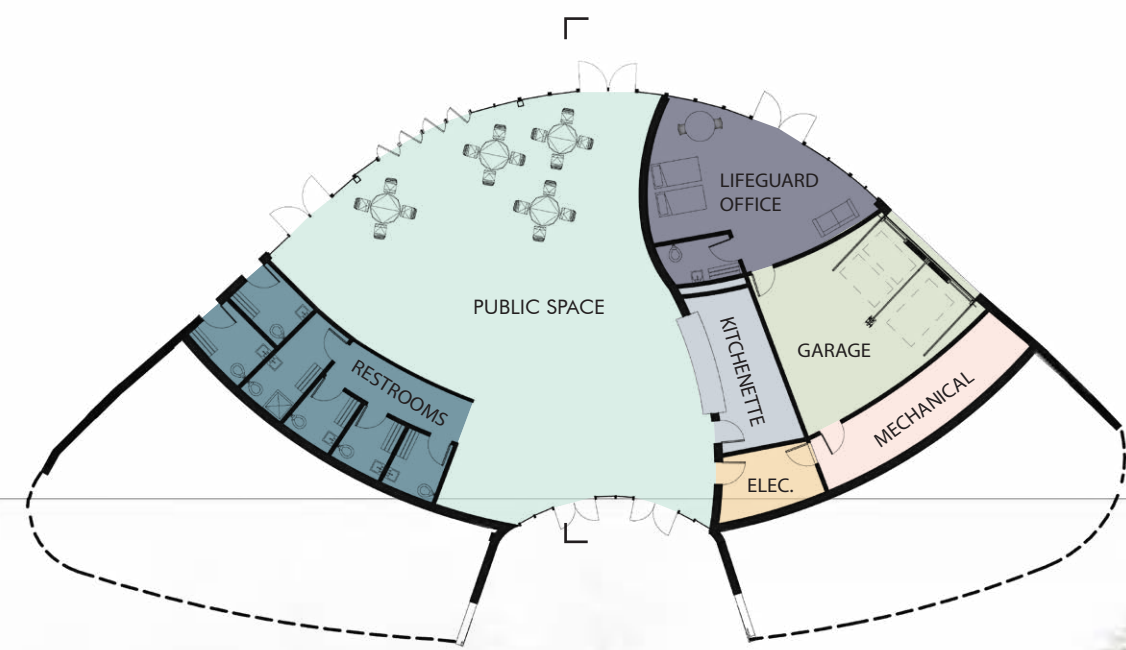


Interior Rendering

# HILL DESIGN CONCEPT

- Complements the natural flowing landscape
- Minimal visual impact maintains the open environment of the park
- Grass roof provides an overlook to view the lake, beach, and park and activity space
- Entry from the street through the interior frames an open view to the lake
- Materials and forms evoke the adjacent fields and hills, the waves of the lake to the north, and the woods to the south of the park
- Connects the Lake Ontario State Parkway Trail to both the public facilities and the beach access
- Creates a tiered seating area integrated with the beach access

- PUBLIC SPACE
- LIFEGUARD OFFICE
- RESTROOMS
- KITCHENETTE
- GARAGE / STORAGE
- ELECTRICAL ROOM
- MECHANICAL ROOM

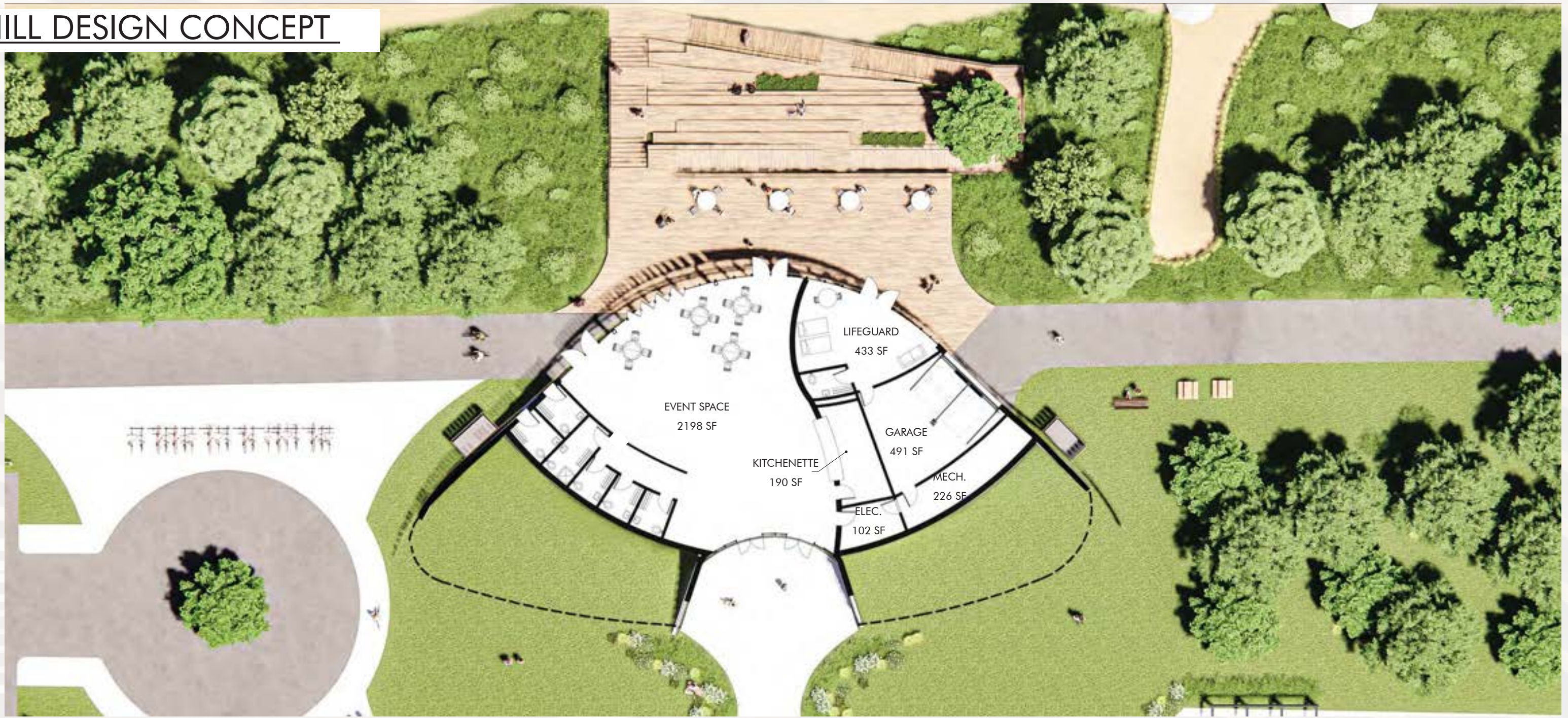


FIRST FLOOR PLAN





# HILL DESIGN CONCEPT



Total Square Footage: 4,066 sq/ft



# HILL DESIGN CONCEPT



North-West Rendering






Interior Rendering



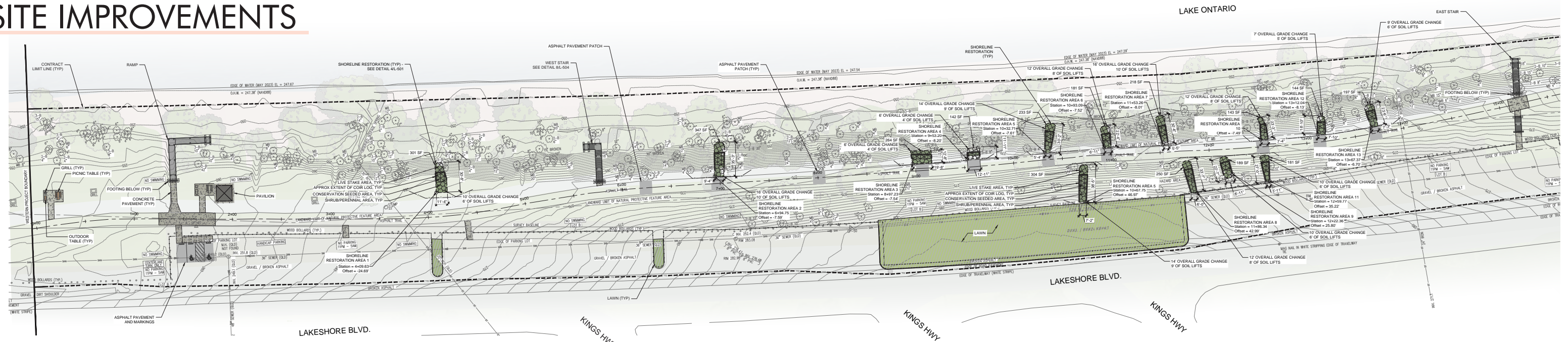
Street Rendering

## MATERIAL ANALYSIS

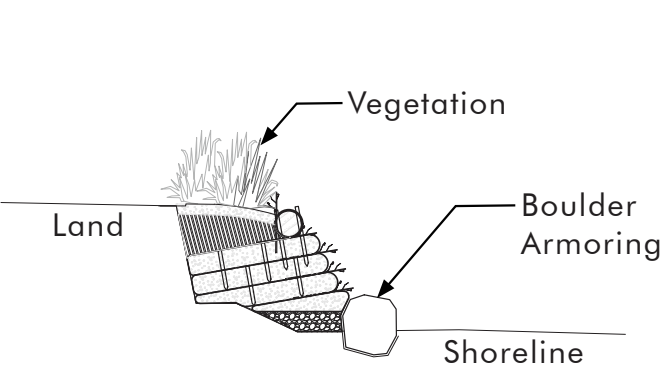


	<p>CONCEPT 1</p> 	<p>CONCEPT 2</p> 	<p>CONCEPT 3</p> 
ATTRIBUTES	<ul style="list-style-type: none"> <li>• Striking modern design adds a exciting presence to the Park.</li> <li>• Large cantilevered roof provides shade over beach access</li> <li>• Naturally ventilated public gathering space</li> <li>• Stair and ramp down to beach integrated dynamic tiered seating and observation area</li> </ul>	<ul style="list-style-type: none"> <li>• Design evokes the historic beach house construction from the 1920's</li> <li>• Large promenade and entry corridor frames entrance to beach from the street</li> <li>• Largest area for Parks and lifeguard support spaces of each concept</li> <li>• Occupied roof deck increases capacity for event space and creates great views of the park and beach.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal visual impact, blending in best and maintain the natural rolling landscape of Durand Eastman Park and Beach.</li> <li>• Design materials and forms evoke other natural elements of the Park.</li> <li>• Peak of the hill creates a location for viewing the Park and Beach.</li> <li>• Entry into the interior from the street side frames a large view out to Beach.</li> </ul>
PUBLIC INTERCEPT REPORT	<p>"Canopy and steps would create a cool space to hang"</p> <p>"I liked the connection to the trail and site"</p>	<p>"Looks the most like what the public expects from Rochester Architecture"</p> <p>"Strong ties to the history of the Park"</p>	<p>"We like that the profile minimized the disruption of nature"</p> <p>"I like that potential for views over the lake"</p>

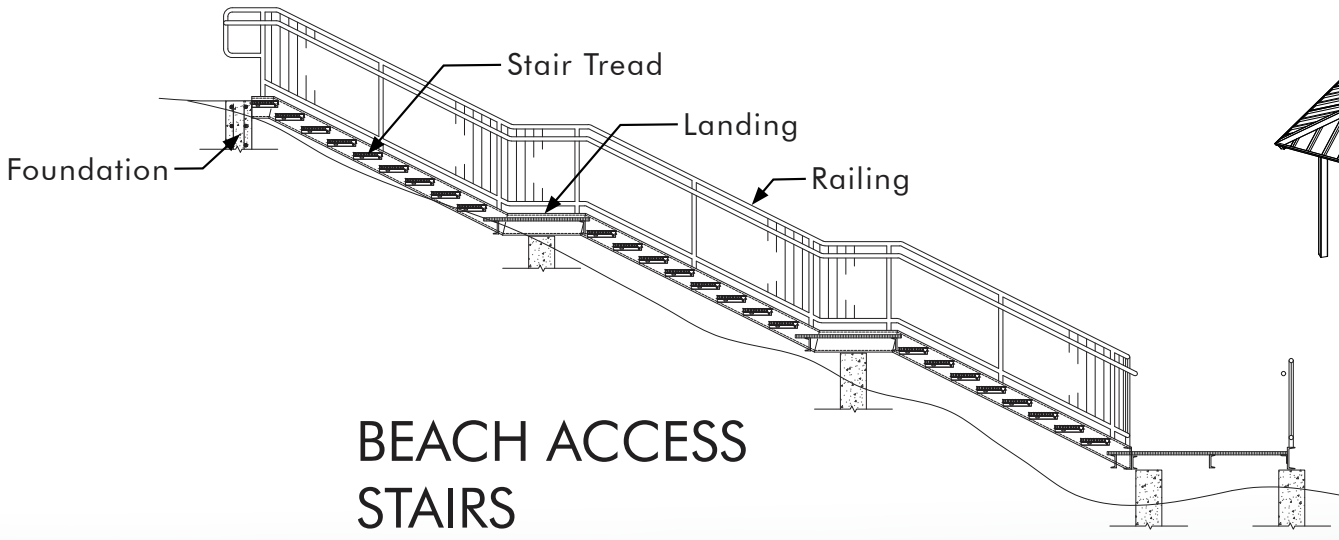
# SITE IMPROVEMENTS



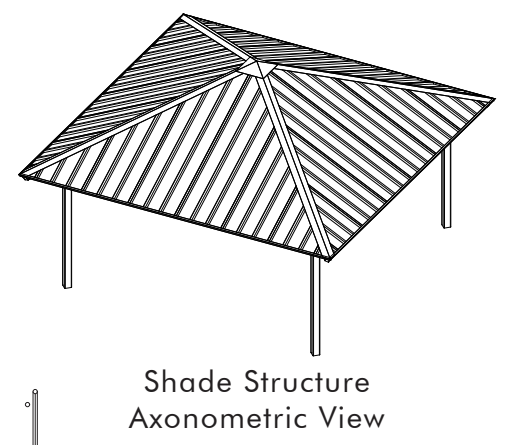
## PLANTING PLAN



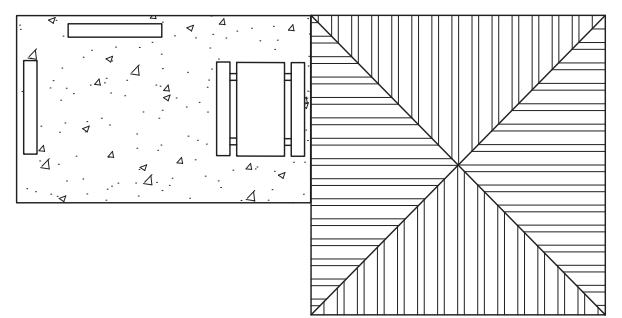
## SHORELINE RESTORATION



## BEACH ACCESS STAIRS

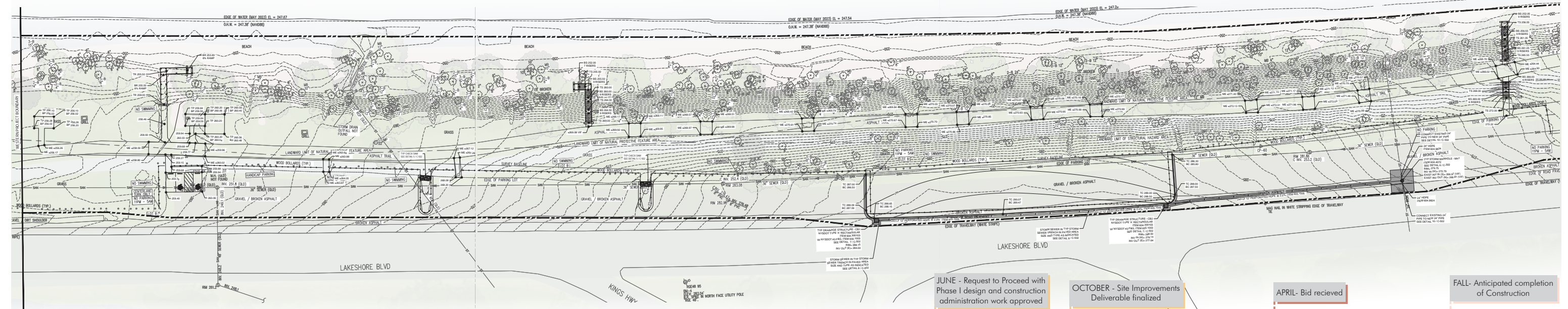


Shade Structure Axonometric View

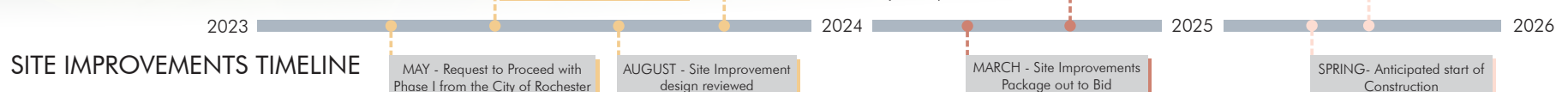


Shade Structure and Concrete Pad Plan View

## PAVILION



## GRADING AND DRAINAGE PLAN



## CONCLUSION

# THANK YOU!

For additional information, please contact:

Tyler Burke, Senior Engineer

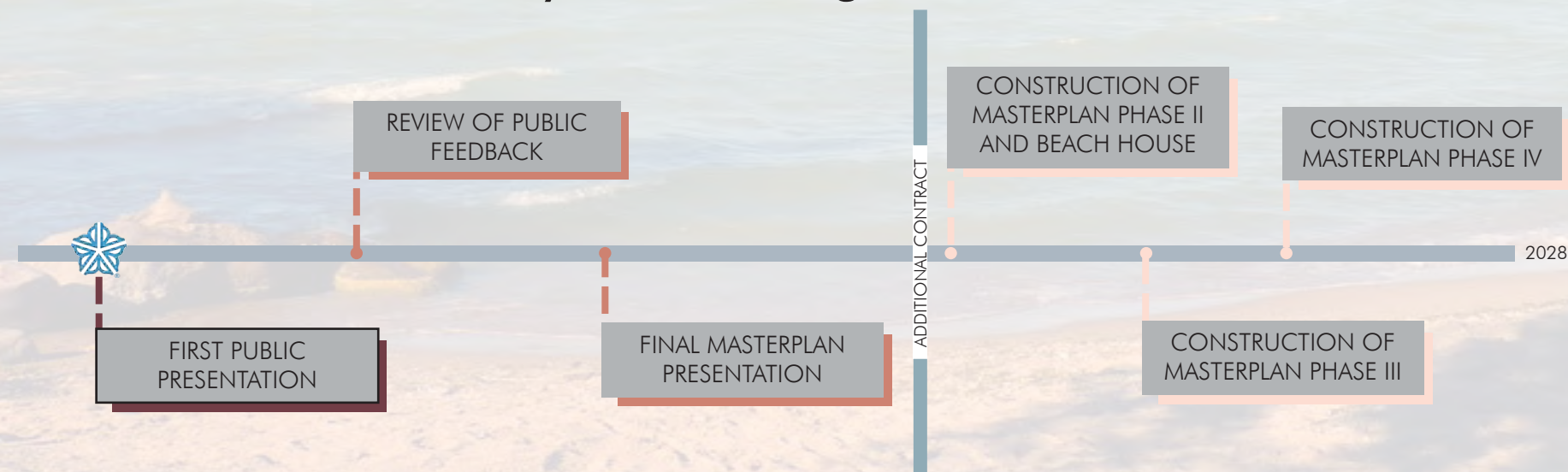
City of Rochester Department of  
Environmental Services

(585).428.7571

Tyler.Burke@CityofRochester.gov

Project Website:

[www.cityofrochester.gov/durandeastmanbeachhouse](http://www.cityofrochester.gov/durandeastmanbeachhouse)





# 9. ADDITIONAL DIAGRAMS

- Activity Areas
- Beach Access
- Peak Parking
- Off-Peak Parking
- Lake Views

# ACTIVITY AREAS



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# ACTIVITY AREAS





# ACTIVITY AREAS



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# BEACH ACCESS



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# BEACH ACCESS



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# BEACH ACCESS



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# PEAK PARKING

SATURDAY, AUGUST 2023



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# PEAK PARKING

SATURDAY, AUGUST 2023



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# PEAK PARKING

SATURDAY, AUGUST 2023



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# OFF-PEAK PARKING

TUESDAY, AUGUST 2023



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE



# OFF-PEAK PARKING

TUESDAY, AUGUST 2023



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# OFF-PEAK PARKING

TUESDAY, AUGUST 2023



KEYPLAN



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# LAKE VIEWS



SUMMARY

CONTEXT

HISTORY

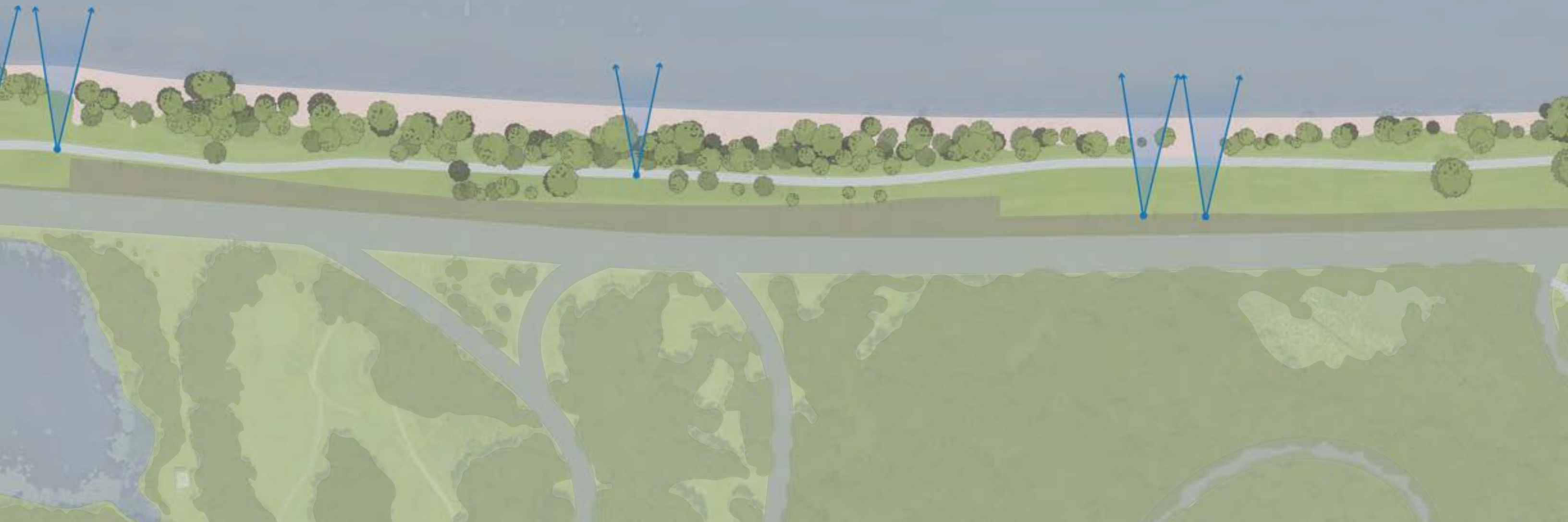
EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# LAKE VIEWS



SUMMARY

CONTEXT

HISTORY

EXISTING CONDITIONS

PUBLIC INTERCEPT

MASTERPLAN

BEACH HOUSE

# LAKE VIEWS

