



DURAND EASTMAN BEACH HOUSE AND MASTER PLAN: TAC MEETING #1

February 15th, 2023





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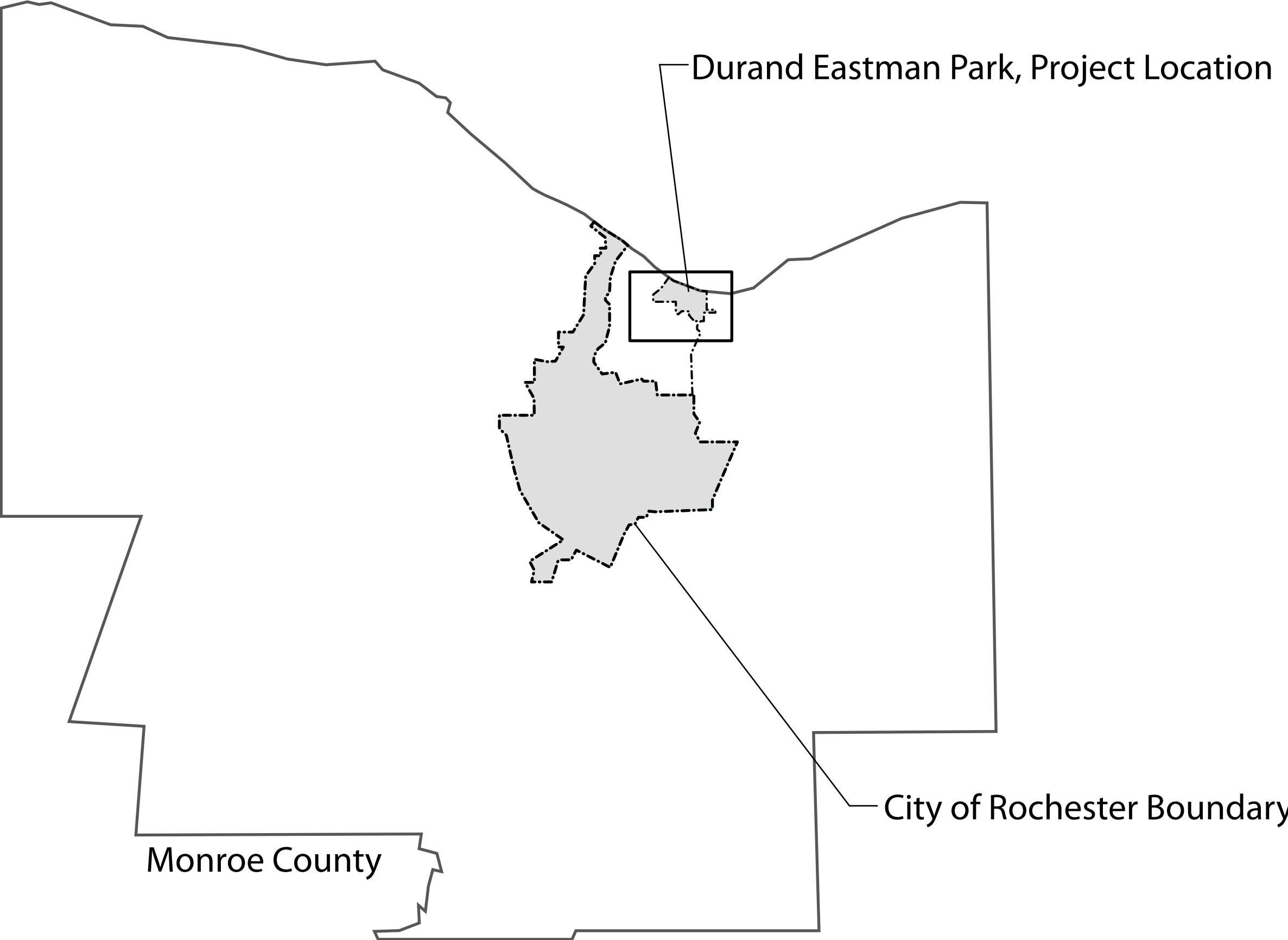
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Photo Credit: urocphotos Reddit



Durand Eastman Park, Project Location

City of Rochester Boundary

Monroe County

INTRODUCTION & PROJECT BACKGROUND

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 cause flooding and force the beach to close.
- 1959 - 1966 - Water levels improve, beach reopens
- 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 - Water quality improvement projects, utility stubs for future site, and Bergmann Master Plan Design
- 2021 - RFP and Award for design of Beach House and Master Plan

1880

1900

1920

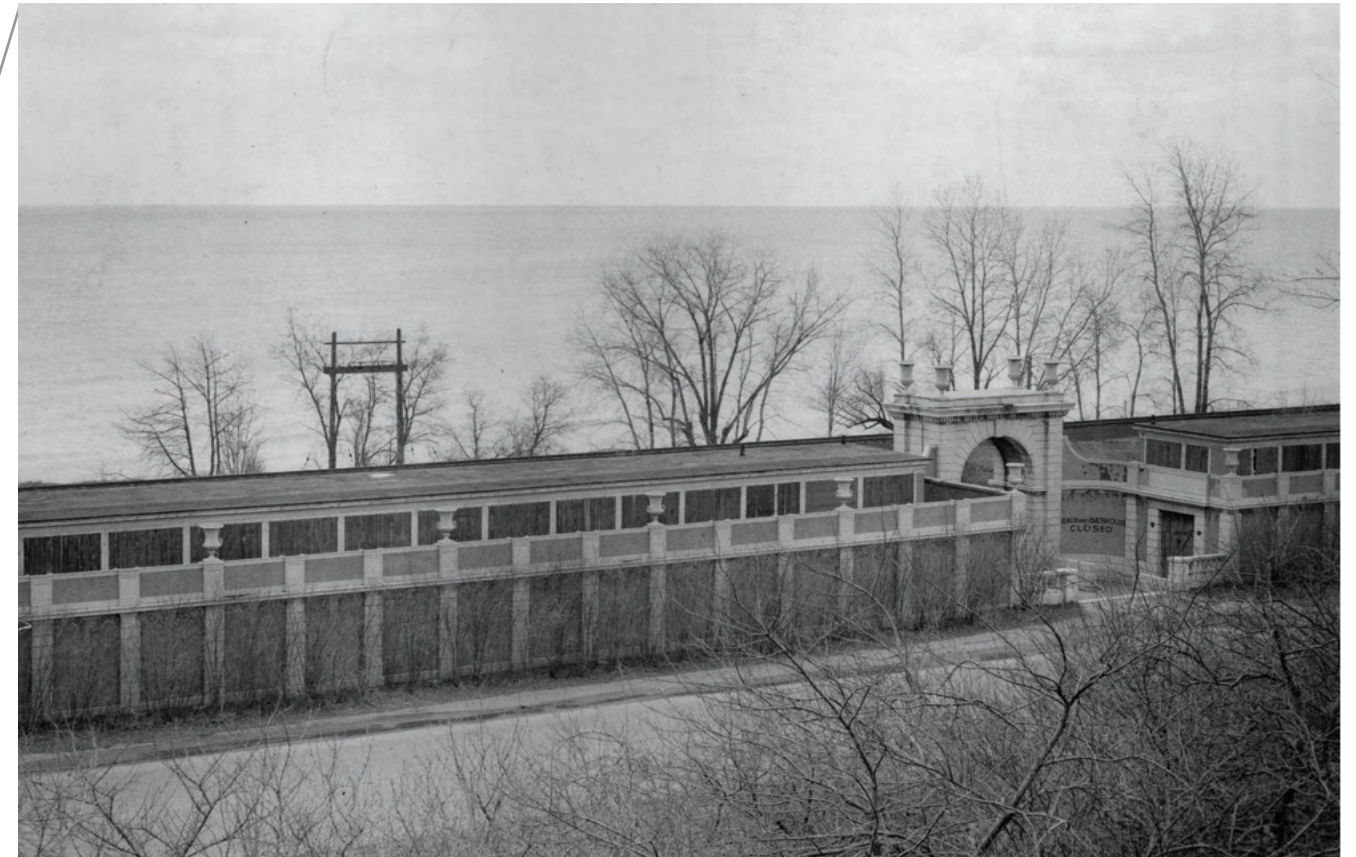
1940

1960

1980

2000

2020



Durand Eastman Bathhouse in the early 1900s. View looking from the “White Lady’s Castle” area, north to Lake Ontario on the east end of the beach.



Conex boxes and other current temporary facilities to support the beach.

INTRODUCTION & PROJECT BACKGROUND

Project Summary

Beach House

- Facilities building in support of public beach use
- Life guard and first aid facilities
- Restrooms and changing rooms
- Security systems
- Storage
- Support spaces for Parks Department
- Safe beach access from building

Master Plan

- Additions/ revisions to 2007 Bergmann design
- Parking
- Site improvements
- Drainage improvements
- Access & accessibility
- Site safety
- Erosion control

Project Goals

- Establish a permanent facility to achieve permanent status as a full-time bathing beach
- Improve site circulation and general access - public transit access, bicycle parking, emergency access
- Environmental improvements, landscaping, drainage
- Site safety - lighting, access, signage
- Erosion control
- Provide shelters, grills, bike racks, and other user amenities



INTRODUCTION & PROJECT BACKGROUND

BEACH HOUSE

2007 Bergmann Design

2007 Beach House

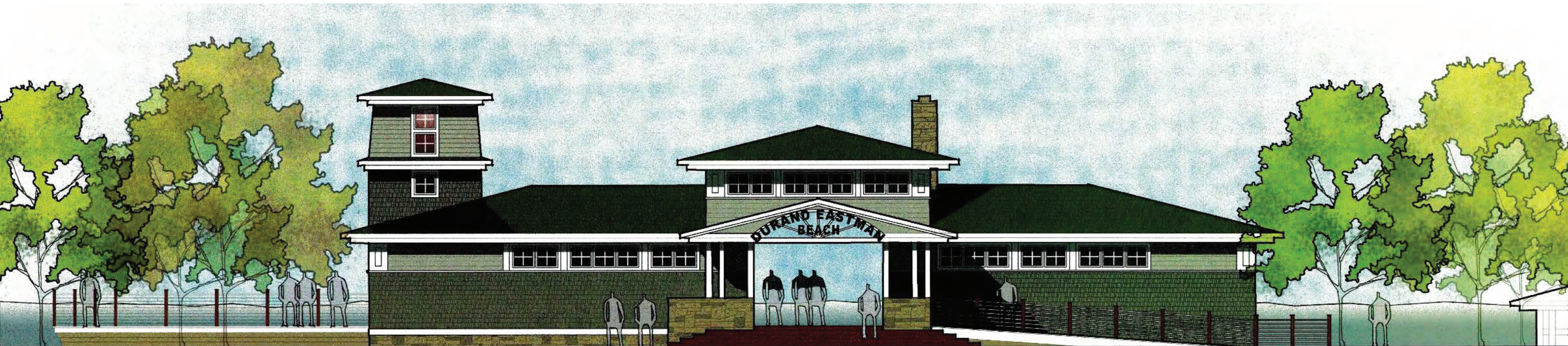
- “Vernacular” Arts & Crafts style
- +/- 4000 sqft
- Restrooms & changing area
- Vendor space
- First aid and lifeguard rooms
- Storage
- Ramp access and viewing platforms down to water
- Parking and access to public transit



2007 Proposed Beach House - West Elevation
(Lake Ontario to the left)



2007 Proposed Beach House - Floor Plan
(Lake Ontario above)



INTRODUCTION & PROJECT BACKGROUND

BEACH HOUSE

Current Goals

- Facilities building in support of public beach use
- Life guard facilities
- Restrooms and changing rooms
- Security systems
- Storage
- Support spaces for Parks Department

Funding:

Preliminary Design: \$300,000 Department of State & City of Rochester

Final Design: \$200,000 Department of State

Construction: Not secured, apply in July 2023



Aerial image of Irondequoit and Durand Eastman Park Beach, showing the proposed beach house site.



NEW YORK
STATE OF
OPPORTUNITY.

Department
of State



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



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

INTRODUCTION & PROJECT BACKGROUND

MASTER PLAN

2007 Bergmann Design

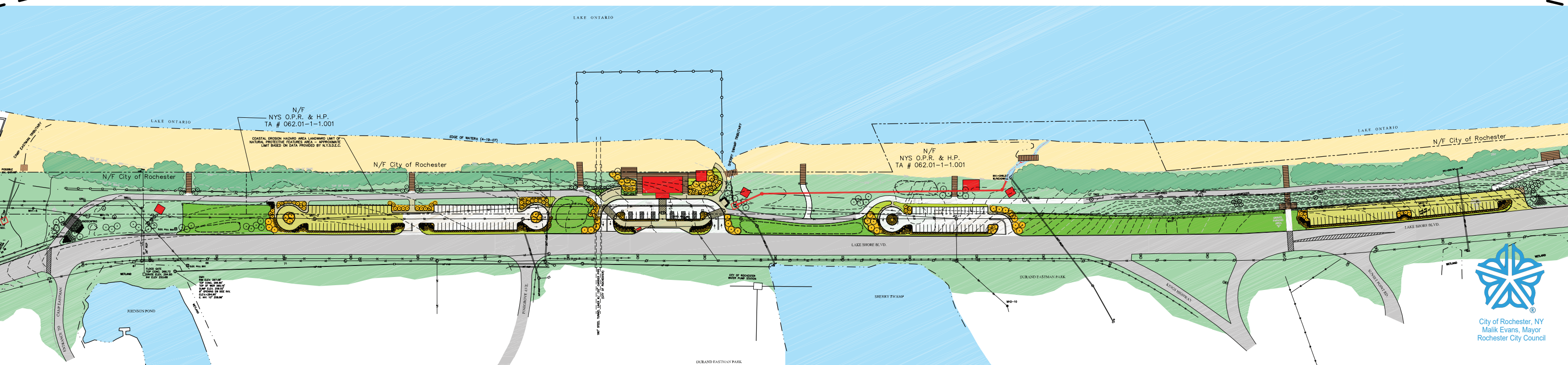
- Addresses approx. 50% of current site

Objectives

- 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



2007 Master Plan Scope - West half of Durand Eastman Park Beach



INTRODUCTION & PROJECT BACKGROUND

MASTER PLAN

Current Goals

- Additions/ revisions to 2007 design
- Parking
- Site improvements
- Benches, shelters, bike racks, etc
- Drainage improvements
- Access & accessibility
- Site safety
- Erosion control

Funding:

Preliminary Design: \$185,000 ARPA*

Final Design (Phase 1 Improvements): Amount TBD ARPA*

Construction: \$1.515 million (less final design services) ARPA*

*ARPA - American Rescue Plan Act. All ARPA funds must be encumbered in a construction contract by December 31, 2024.



<https://www.cityofrochester.gov/ARPA/>



Aerial image of Irondequoit and Durand Eastman Park Beach, the site of this project.

2. SITE INVENTORY & ANALYSIS

Previous Projects & Plans

Site Issues

Site Context

Site Ownership and Maintenance

Site Conditions

Site Use and Visitor Statistics

Public Intercept Overview

SITE INVENTORY & ANALYSIS

Previous Projects and Plans

1970 - 2006

- Van Lare Wastewater Treatment Plant
- Lake Ontario Outfall Tunnel
- Combined Sewer Overflow Abatement Program (CSOAP)
- Monroe County Executive Feasibility Study

2007

- Irondequoit Lakeside Trail
- Beach House and Masterplan Design

2012

- Outflow Water Quality Treatment System

2013

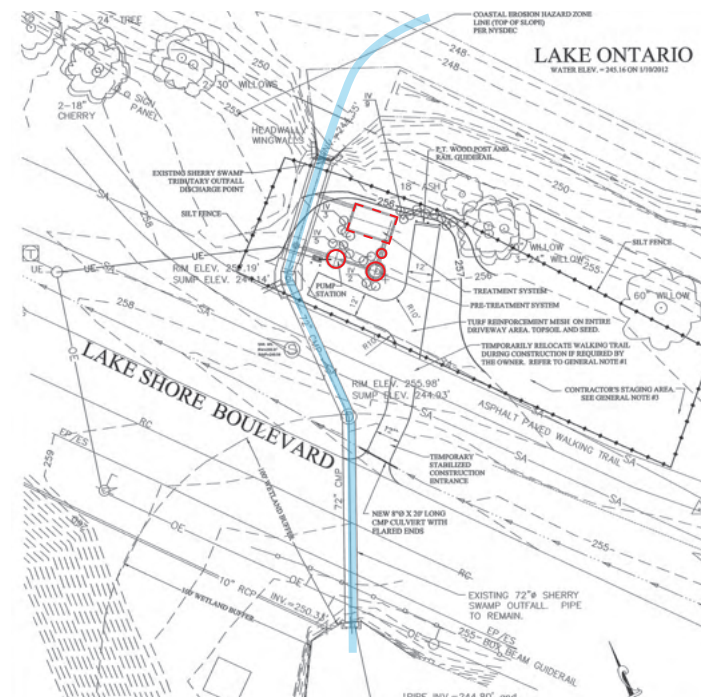
- Monroe County DES Sherry Swamp Sedimentation Basin

2016

- Sherry Swamp Outfall Repair Project
- Utilities Upgrades to support future beach house



Irondequoit Lakeside Trail - Running between Lakeshore Blvd. and Durand Eastman Park Beach.



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

SITE INVENTORY & ANALYSIS

Site Issues

1. Erosion in gravel parking areas.
2. Informal, dangerous, and non-accessible beach access points.
3. Erosion damage along the length of the Lakeside Trail and other site areas.
4. Unattractive temporary facilities.





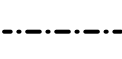

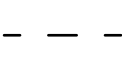


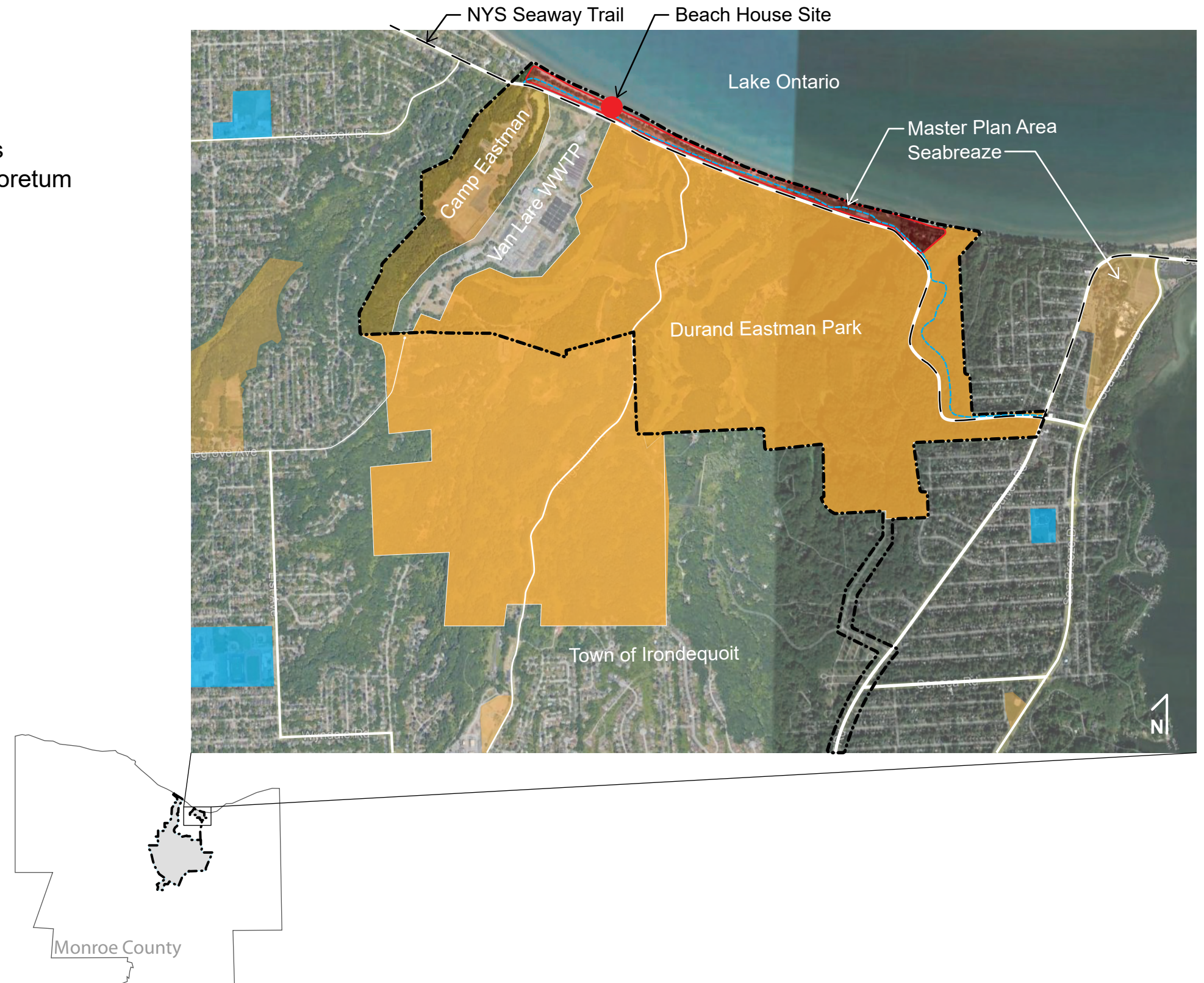
SITE INVENTORY & ANALYSIS

Site Context

- Northern shore of Irondequoit, NY
- Surrounded by suburban residential neighborhoods
- 900+ acres south of beach - golf course, hiking, arboretum
- Van Lare Water Treatment Plant
- Camp Eastman - Town of Irondequoit
- Seabreeze Amusement Park

Map Legend

-  Site Area - Master Plan
-  Educational
-  Park & Recreation
-  Main Thoroughfares
-  City of Rochester Boundary
-  Irondequoit Lakeside Trail (Bike Route)
-  NYS Seaway Trail



SITE INVENTORY & ANALYSIS

Ownership and Maintenance Key



SITE INVENTORY & ANALYSIS

Site Conditions - Environmental Factors

Seasonal Impact

- Wide range of temperatures and microclimates through the year
- Water temperature and levels dictate uses and circulation
- Flooding - debris impacting beach late into season

Water Quality

- Monitored daily by Monroe County
- Maintain compliance with conditional permit
- 1,000 fecal coliform per 100 ml
- 235 E.coli per 100 ml
- 61 enterococci per 100 ml

Erosion

- Intense water and ice events
- Watershed and outfall
- Flooding

Lake Ontario Historic Levels (ft)

Month	High	Low	2021	2022
Jan.	246.5	242.2	244.8	245.8
Feb.	247	242.1	244.5	245.8
Mar.	247.3	242.6	244.4	245.9
Apr.	248.2	242.9	244.8	246.2
May	248.7	243.1	245.1	246.7
Jun.	249	243.4	245.1	246.5
Jul.	248.7	243.2	245.4	246.1
Aug.	248	242.8	245.6	245.6
Sep.	247.4	242.5	245.4	244.8
Oct.	246.8	242.2	245.3	244.4
Nov.	246.7	242	245.6	244.2
Dec.	246.7	242	245.6	244.3



Seasonal flooding can cover the entire beach for weeks at a time. Flooding can extend into June, and in the past has cancelled entire swim seasons.



In the winter months, the beach is transformed, assuming a new identity and creating diverse conditions.

SITE INVENTORY & ANALYSIS

Site Conditions - Accessibility

Site Access

- Irondequoit Lakeside Trail
- Lakeshore Blvd. and parking
- Steep, unstable slopes

Internal Site Circulation

- Simple, open through Park
- Linear, segmented through Beach
- Major outfalls (2) create barriers
- Lack of connection and cohesiveness



These existing conditions illustrate site circulation issues, including outfalls bisecting the beach, lack of formal connection between beach and park, and steep topography.

SITE INVENTORY & ANALYSIS

Site Use and Visitor Statistics

Beach

- Bathing/ sunbathing
- Organized games
- Parties
- Boating
- Walking (dogs)

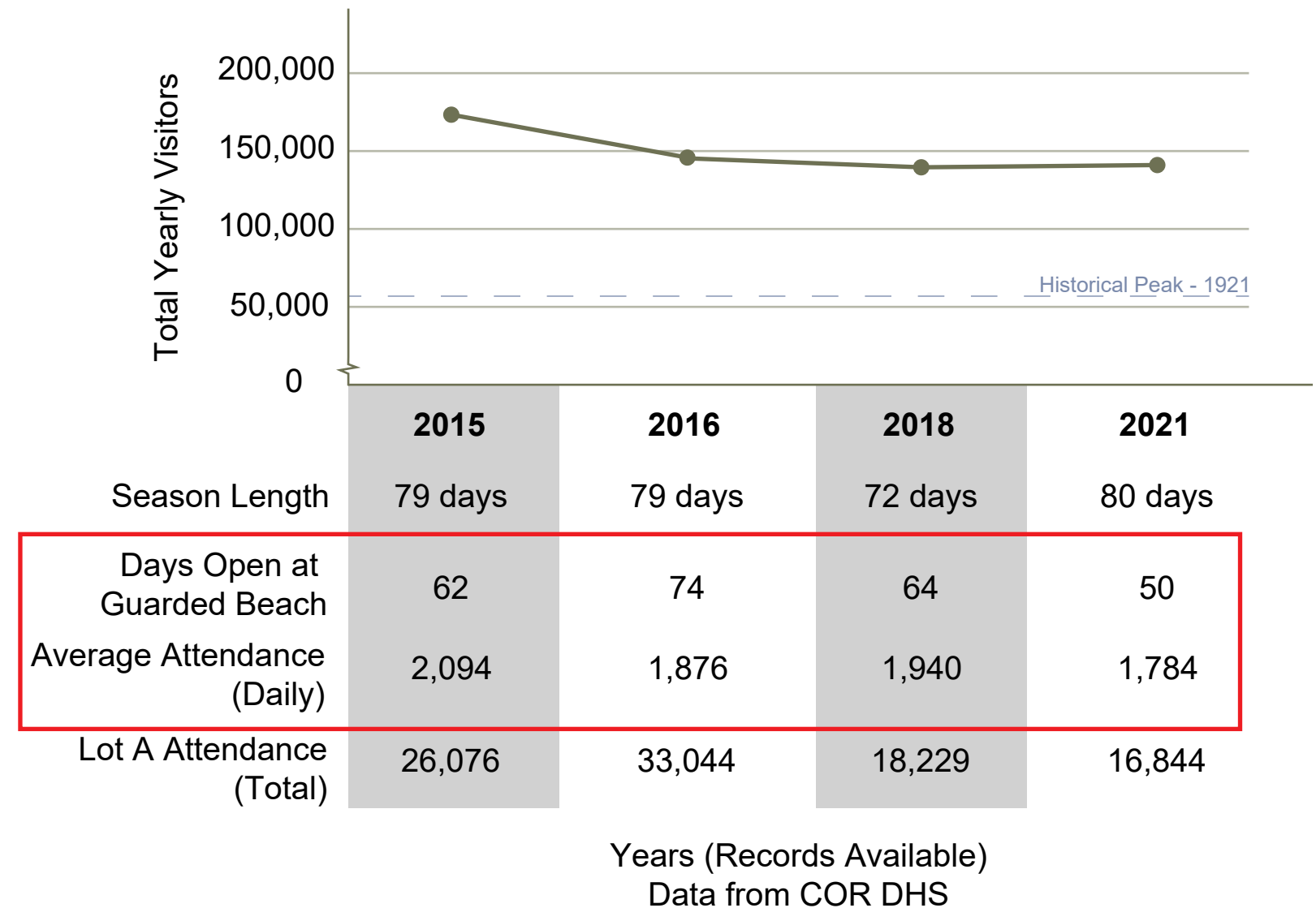
Park

- Picnic areas
- Informal vendors
- Lakeside Trail - run, bike, hike, etc
- Sitting/ enjoying the view
- Grilling

2022 Single Day Statistics - Public Intercept Taken by 2023 Design Team

Date	Time	Weather	Beach Patrons	Park Patrons	Boats	Cars
Saturday 8/13	1-5p	80 F, Sunny	820	127	89	326
Saturday 8/20	1-5p	85 F, Prt. Clid.	1,173	203	150	509
Thursday 8/25	8-10a	70 F, Prt. Clid.	21	16	0	19
Saturday 8/27	1-3p	70 F, Sunny	201	141	1	155

Historical Visitor Summary



SITE INVENTORY & ANALYSIS



Durand Eastman Park in peak season, Summer 2022.

SITE INVENTORY & ANALYSIS

Public Intercept Overview

In-place Intercepts

- 8/13 - 1pm - 5pm
- 8/20 - 1pm - 5pm

Roving Intercepts (approx. route)

- 8/25 - 8am - 10am
- 8/27 - 1pm - 3pm

Intersections:

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

Handout distributed to the public during public intercept.

<https://www.cityofrochester.gov/durandeastmanbeachhouse/>



Overview of site intercept locations.



3.

CODE REVIEW

Public Beach Code Review
Relevant Permits and Applications

CODE REVIEW

Public Beach Code Review

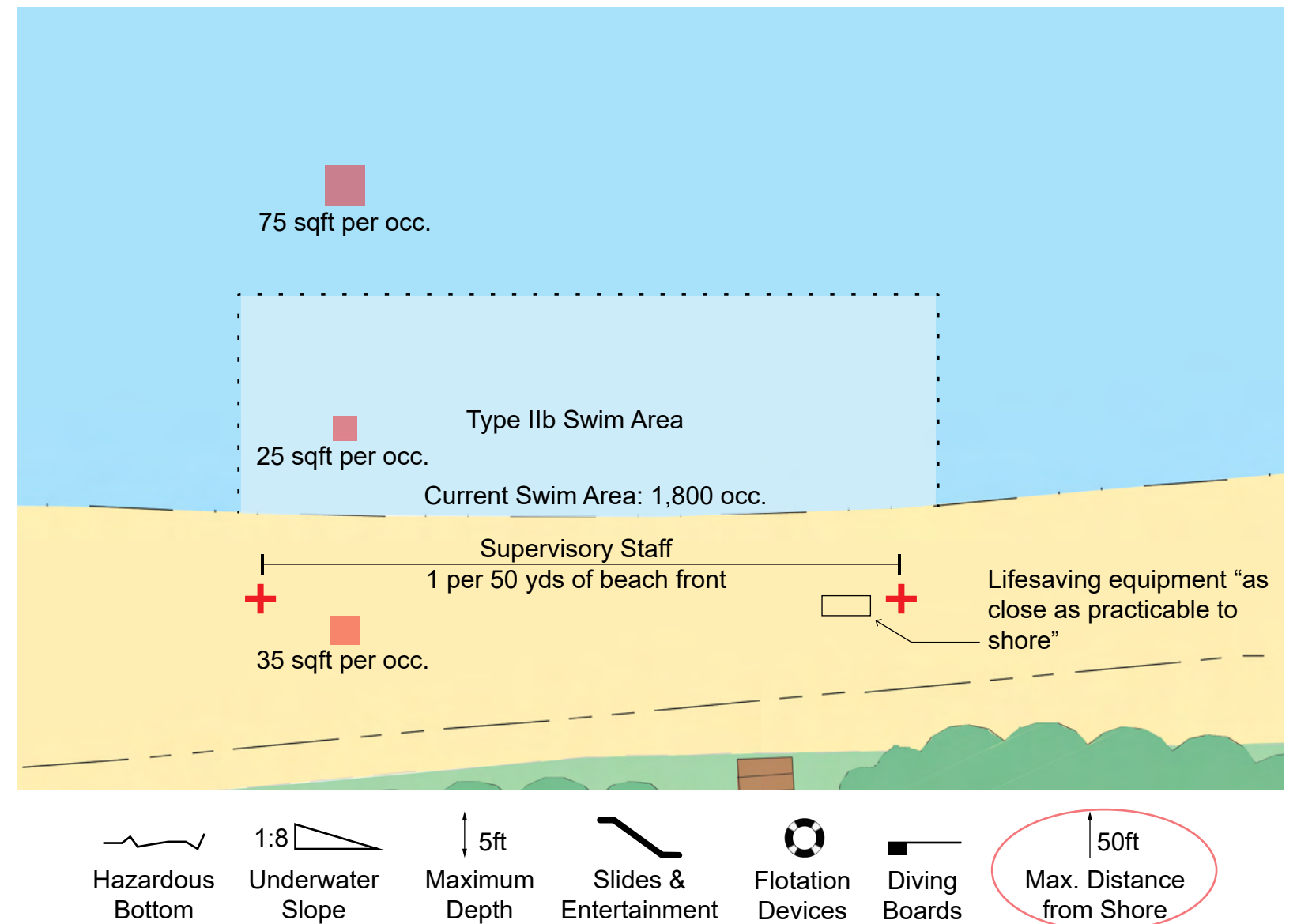
NYS Sanitary Code

Requirements

- Address Public Health Hazards
- Refuse collection and storage
- Water Quality Monitoring
- Correct Supervision Level
- Satisfy Bathing Beach Design Standards
 - Pollutants and outfall locations
 - Occupant load
 - Signage requirements
- Plumbing fixture requirements based on beach occupant load (see graphic)

Beach Facilities Building Code

- Finishes
- Partition requirements
- Ventilation (mechanical or natural)
- Program requirements



Any of the factors above being present in a swim area result in triggering a Type IIb supervision level. Circled are the factors currently present in the existing swim area.

CODE REVIEW

Beach Area Fixture Count Investigation

NYS Sanitary Code

Public Facilities Requirements for Current Beach Swimming Area only:

Type A-3 Occupancy

1,800 Occupants

- Minimum 4 Water Closets
 - 2 for Women
 - 2 for Men
- Minimum 4 hand washing sinks
- Minimum 2 drinking fountains



Example of compliant partitions, floor, and finishes in a new locker room.

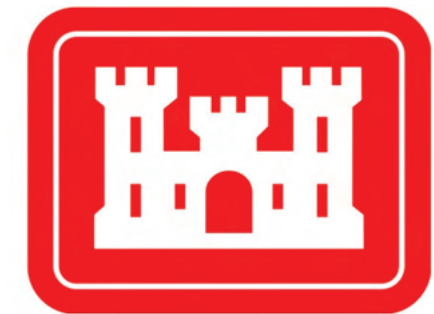
CODE REVIEW

Relevant Permits and Applications - Beach House & Master Plan

- City of Rochester Building Permit
- City of Rochester Zoning Permit
- Monroe County Department of Health Permit
- State Historic Preservation Office Review
- State Environmental Quality Review
- Construction Funding Agreement
- DEC and Army Corps Joint Permit Application
 - Water Quality Certificate
 - Coastal Erosion Management Permit
- Floodplain Development Permit
- Federal Coastal Zone Management Act
- Rochester City Council Approval
- Department of State
- Local Waterfront Revitalization Program Consistency Review

Additional Requirements - Master Plan

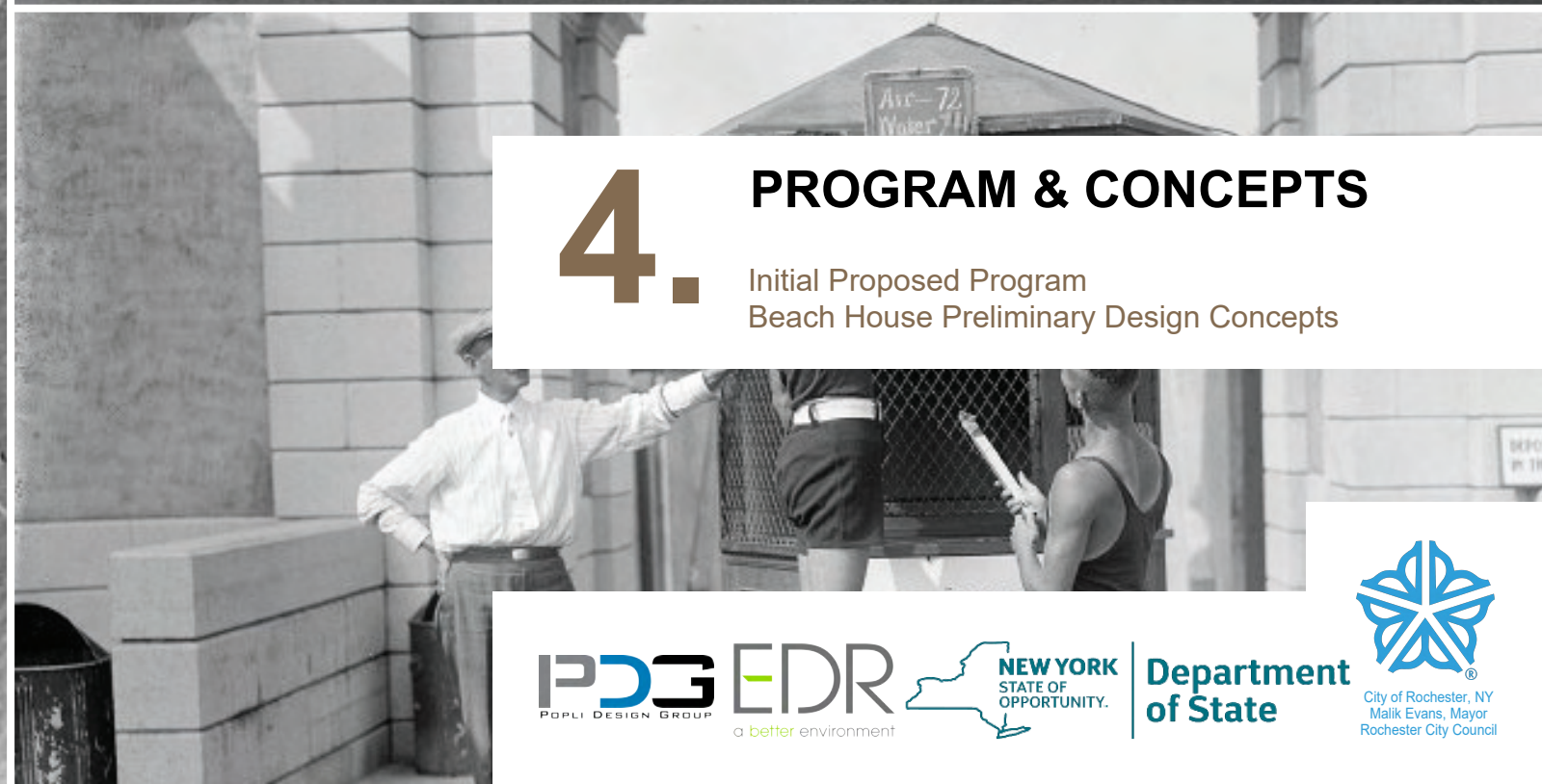
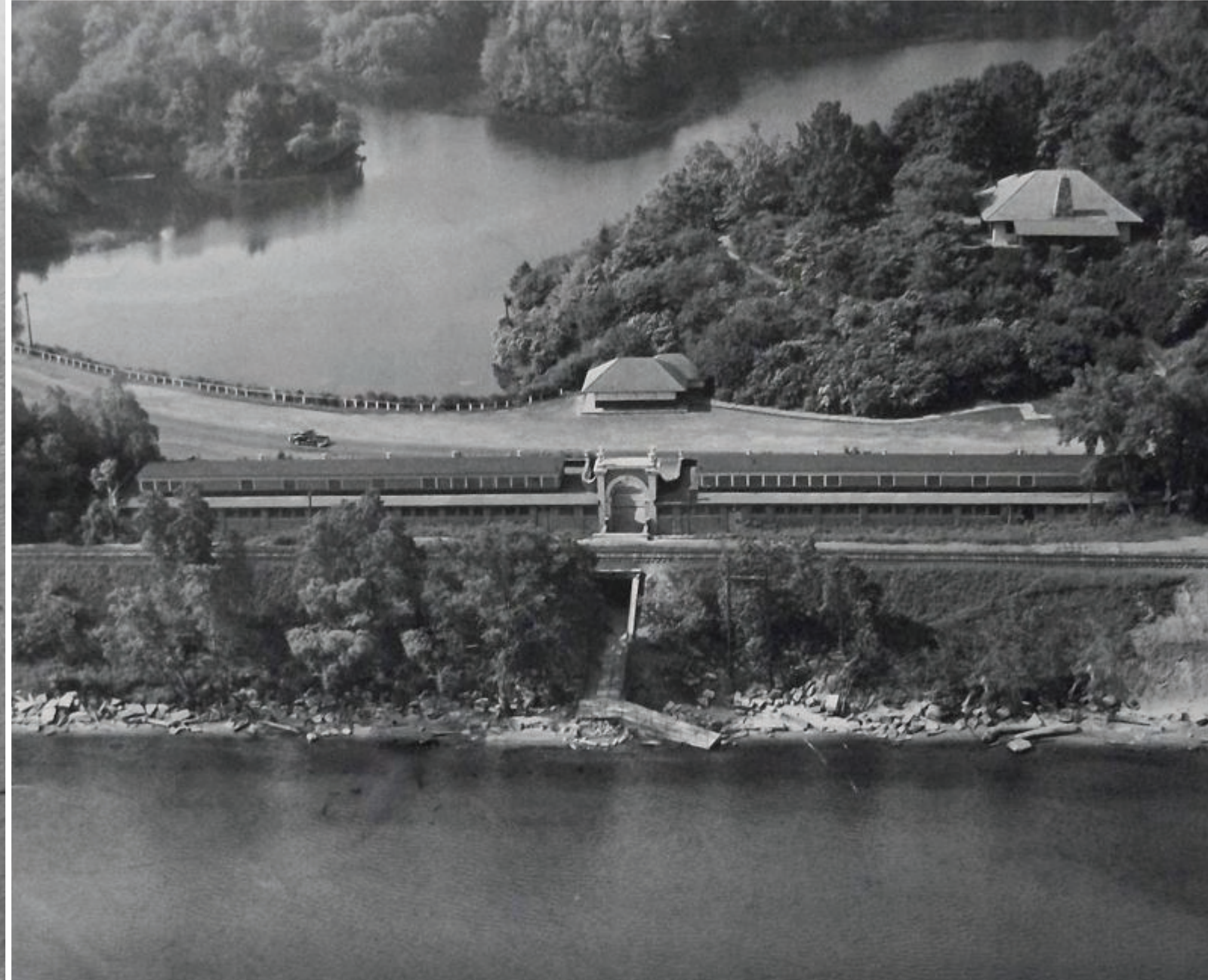
- American Rescue Plan Act



**Department
of Health**



**Parks, Recreation
and Historic
Preservation**



4. PROGRAM & CONCEPTS

Initial Proposed Program
Beach House Preliminary Design Concepts

PROGRAM & CONCEPTS

Initial Proposed Program

NYS Sanitary Code Requirements

Building

- Adequate plumbing fixtures for occupant load
- First Aid room
- Rapid communication with emergency services
- Mechanical or natural ventilation

Site

- Supervision compliant with Supervision Level
- Refuse collection and storage sites
- Lifesaving equipment storage
- Accessible access routes

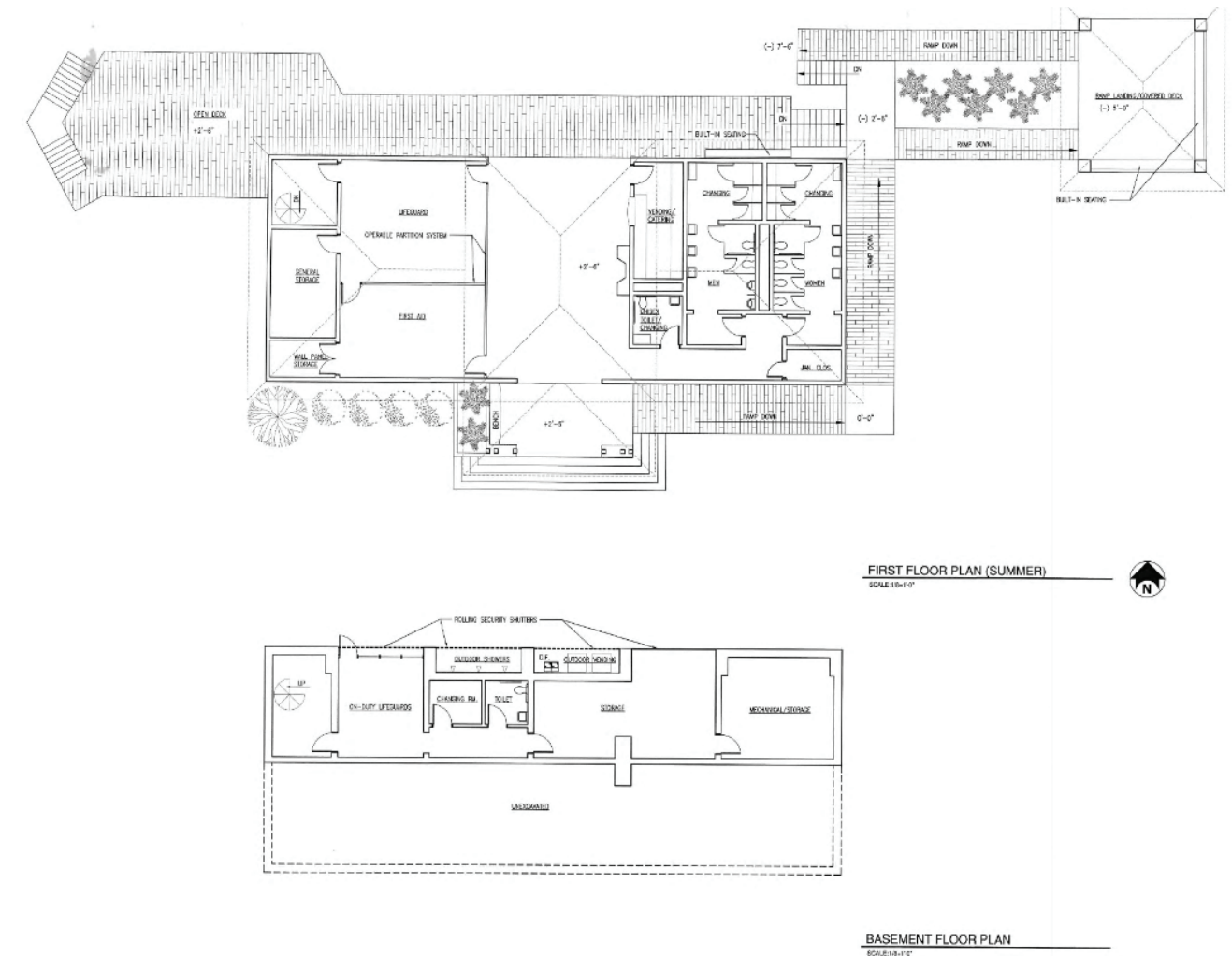
City Needs

Building

- Vehicle storage for +/- 3 utility vehicles
- Unisex toilet and changing rooms
- Lifeguard office with first aid room and direct access to beach
- Security system
- Exterior showers
- Potential for events space

Site

- Prominent, safe, and ADA compliant beach access
- Parking addressing seasonal use and environment
- Strategies/ devices to control crowds and gathering
- Access to building for emergency vehicles, maintenance



2007 Beach House floor plan and program.

Public Intercept Suggestions

Building

- Changing rooms
- Feet washing stations
- Rentals (lockers, kayaks, bikes)

Site

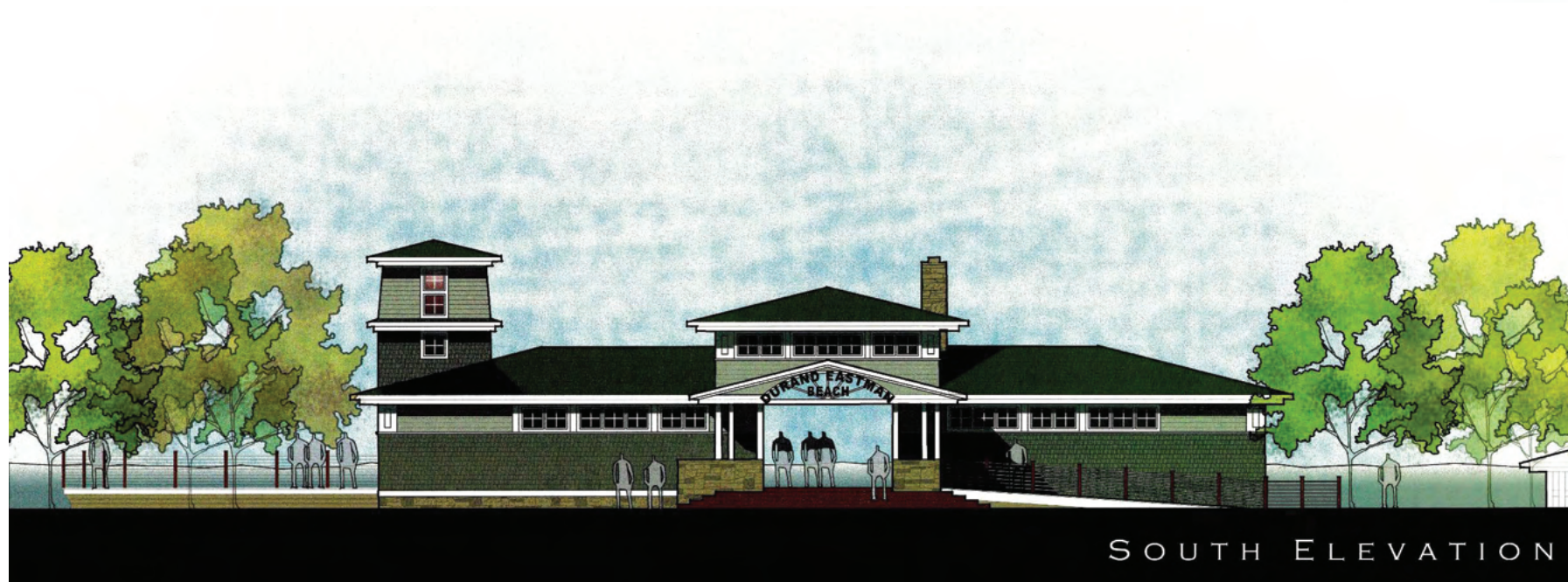
- Food truck/ outdoor vendor area
- Accessible toilet facilities
- Lake viewing areas
- More picnic areas
- Larger swim area
- Waste collection & cleaning systems



PROGRAM & CONCEPTS

2007 Beach House Concept Bergmann

- “Vernacular” Arts & Crafts style
- Ramp access and viewing platforms down to water
- Split level addressing park and beach level



PROGRAM & CONCEPTS

“Site Stairs” Concept

- Addresses site topography with monumental, terraced steps
- Creates seating and circulation space
- Integrated ramp for accessibility
- Sustainable, low impact approach
- Naturally ventilated with rainwater catchment



3D VIEW



3D VIEW



SITE PLAN



PRECEDENT - DURAND WETLAND TRAIL



PRECEDENT - TAKI PLAZA

PROGRAM & CONCEPTS

“Traditional” Concept

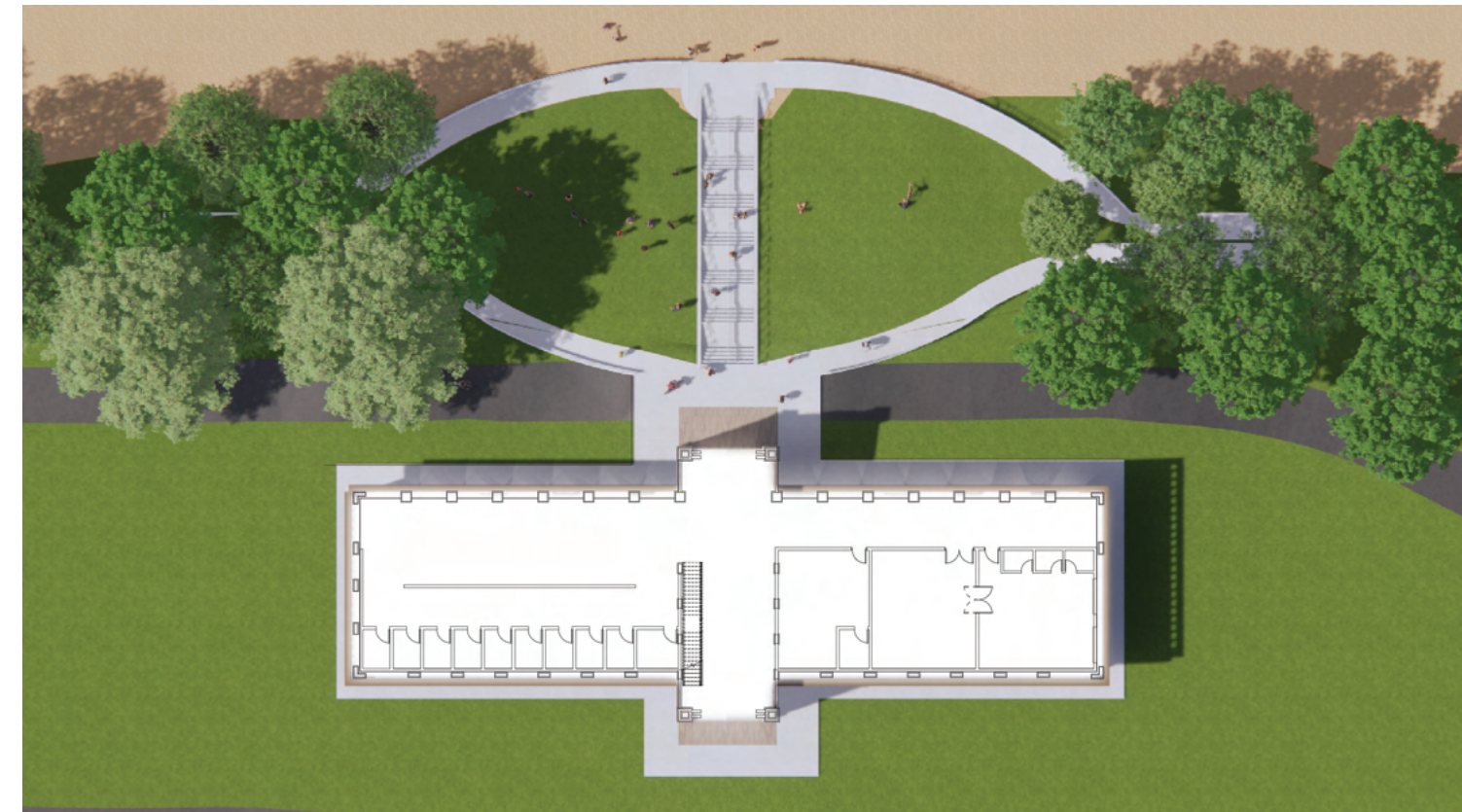
- Calls back to the original Durand Beach House from the 20th century
- Monumental and grand feel, creating formal, defined spaces
- Access to beach creates large open lawn with ramp interacting with woods
- Honors a strong, timeless style that has been praised by Rochester natives
- Expansive second-story events space



3D VIEW



3D VIEW



SITE PLAN



PRECEDENT - DURAND BATHHOUSE



PRECEDENT - DURAND BATHHOUSE

PROGRAM & CONCEPTS

“Ribbon Canopy” Concept

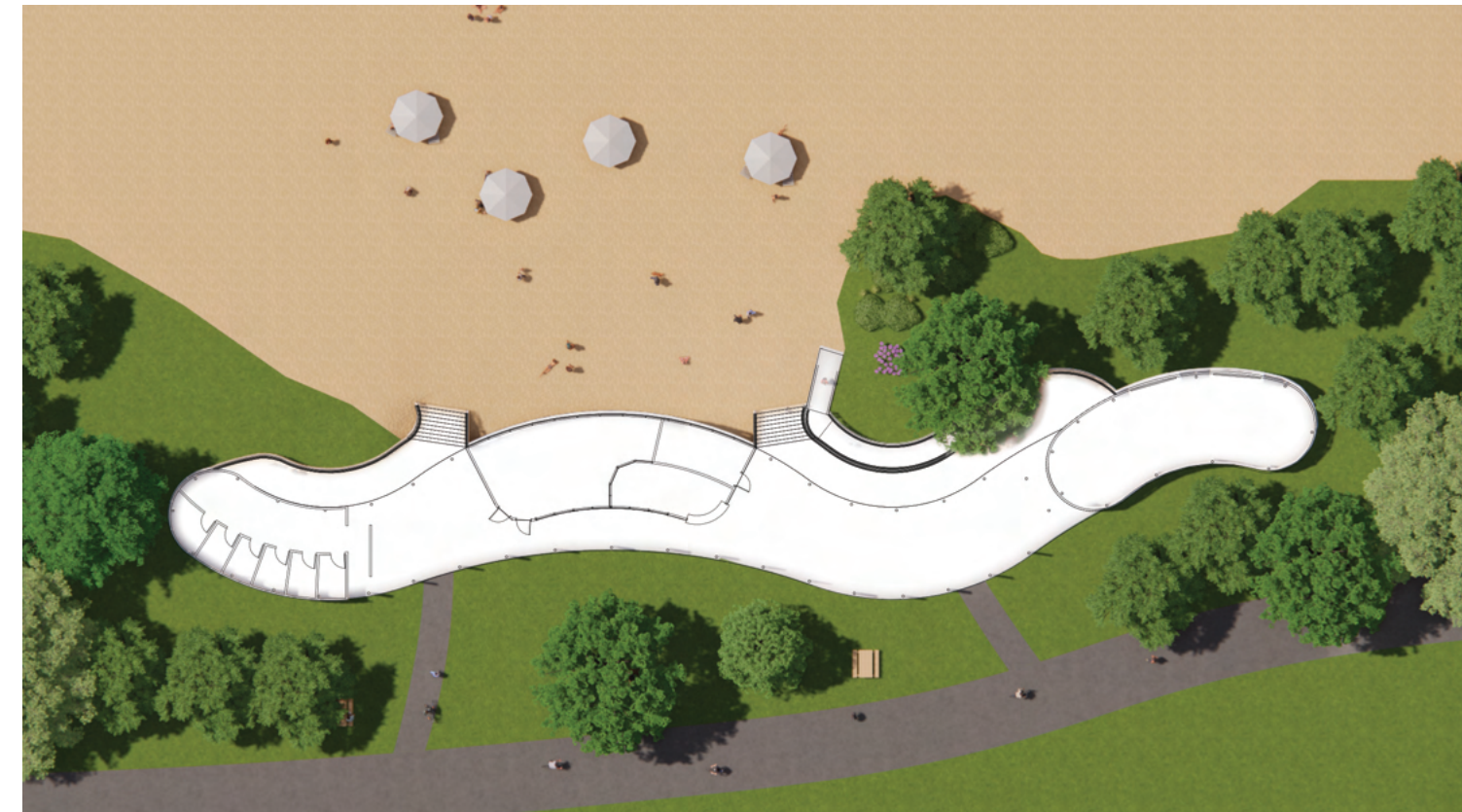
- Calls back to the original Durand Beach House from the 20th century
- A modern interpretation that blends with the shore and site
- Easy access to the beach with paths that provide a large beach area and ample views
- A large canopy provides shade and helps visitors access program elements



3D VIEW



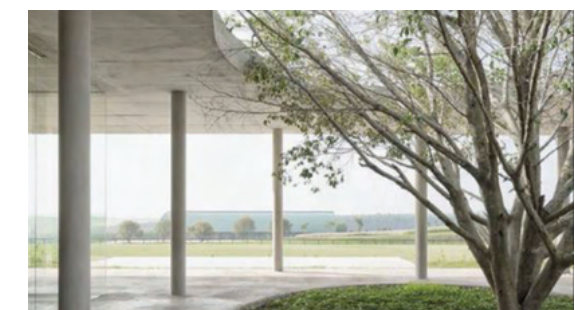
3D VIEW



SITE PLAN



PRECEDENT - PAVILLION

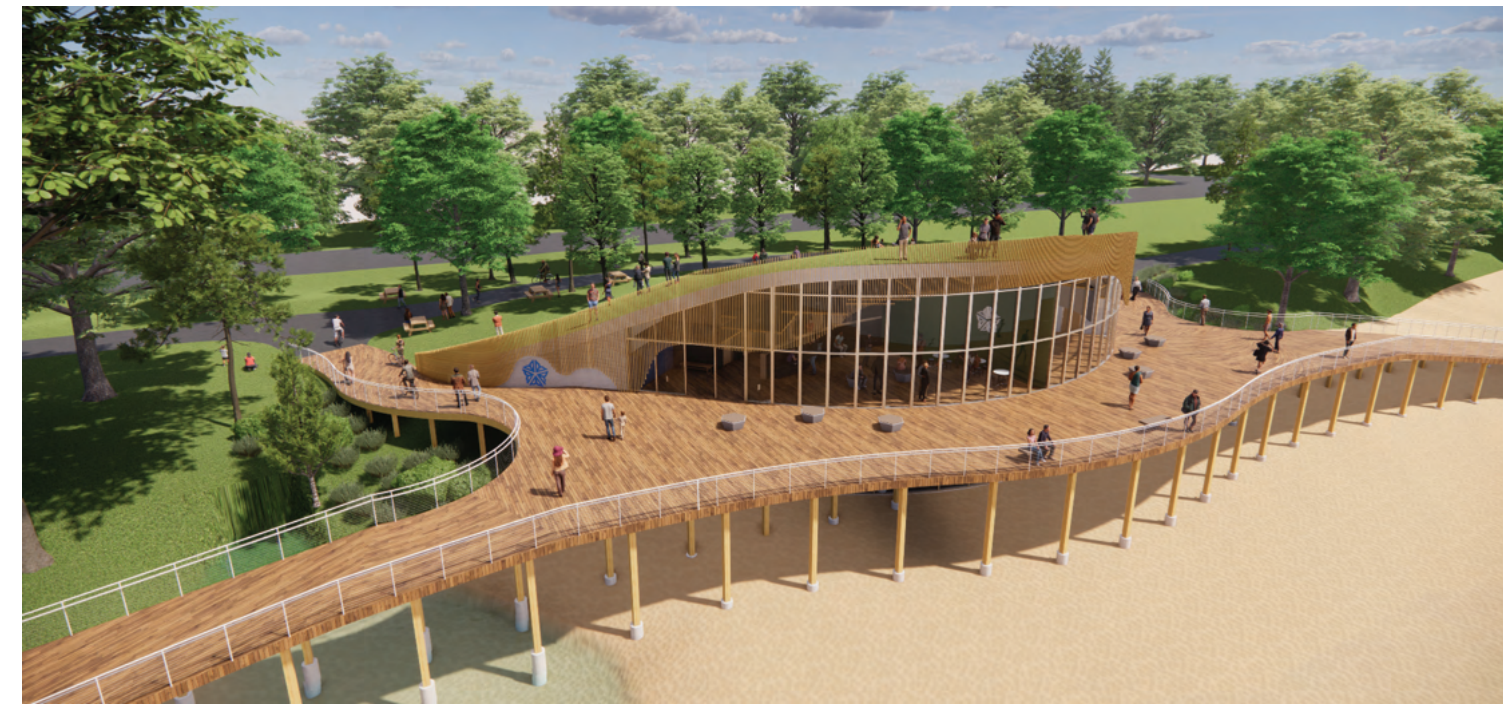


PRECEDENT - PAVILLION

PROGRAM & CONCEPTS

“Hill” Concept

- Humbly blends into the landscape
- The hill provides shelter for the building and a new major attraction for the park
- The boardwalk blends with the trail to create circulation around the structure
- Easy access to beach, trail, parking, and interior program from one central point
- Creates a thoughtful, yet notable landmark building for the city



3D VIEW



3D VIEW



3D VIEW



1st FLOOR PLAN

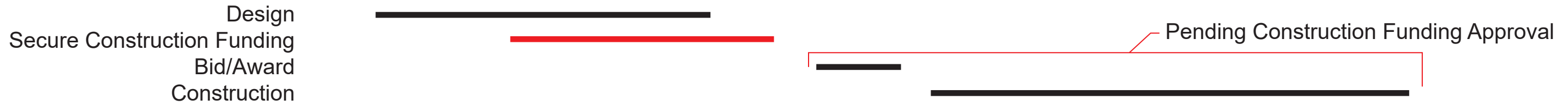


PRECEDENT - COPENHILL

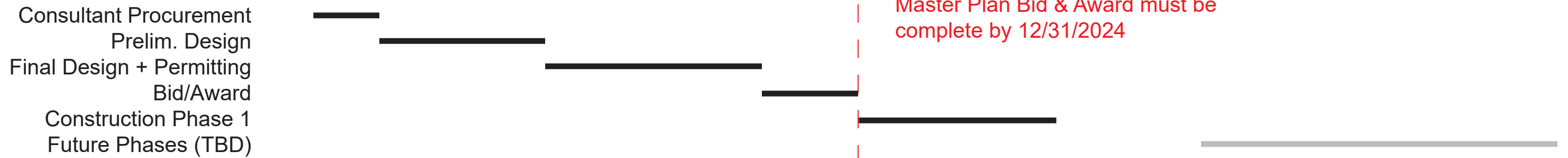
PRELIMINARY SCHEDULE

Proposed Schedule

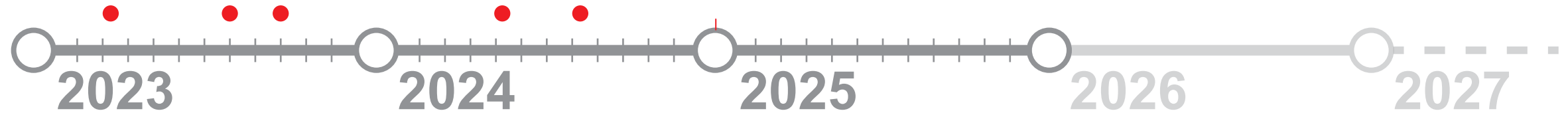
Beach House



Master Plan



ARPA Funding Requirement:
Master Plan Bid & Award must be
complete by 12/31/2024



● Proposed dates for TAC and Public Meetings

NEXT STEPS

- Feedback from TAC Meeting #1
- Public Meeting #1 - Date TBD
- Design Concept Selection
- TAC Meeting #2
- Public Meeting #2
- Schematic Design Report for Beach House and Master Plan

Relevant Permits and Applications - Beach House & Master Plan

- City of Rochester Building Permit
- City of Rochester Zoning Permit
- Monroe County Department of Health Permit
- State Historic Preservation Office Review
- State Environmental Quality Review
- Construction Funding Agreement
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- Rochester City Council Approval
- Department of State
- Local Waterfront Revitalization Program Consistency Review

Additional Requirements - Master Plan

- American Rescue Plan Act

QUESTIONS AND COMMENTS

Project Website Link:

<https://www.cityofrochester.gov/durandeastmanbeachhouse/>

Tyler Burke

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Tyler.Burke@cityofrochester.gov

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The screenshot shows the City of Rochester website interface. At the top left is the City of Rochester logo and name. A search bar is located at the top right. Below the search bar, the page title is "DURAND EASTMAN BEACH HOUSE AND MASTER PLAN". The main content area features a large architectural site plan with various numbered callouts (1-10) and a "Project Background" section. The background text states: "Durand Eastman Park is located approximately 5 miles northeast of downtown Rochester on the shore of Lake Ontario. The land was sold to the City by Dr. Henry Durand and George Eastman. The park was formally dedicated on May 22, 1909. Construction of a public beach house on the eastern limits of the park was completed in 1919." Below this text is a historical map showing the "Public Bathing Beach (ONTARIO)" area, with a red rectangle highlighting the site location. On the right side of the page, there is a "MAY WE SUGGEST" sidebar with a list of neighborhood groups and improvement suggestions.

City of Rochester, NY
Mallik D. Evans, Mayor
Rochester City Council

SEARCH:

DURAND EASTMAN BEACH HOUSE AND MASTER PLAN

Project Background

Durand Eastman Park is located approximately 5 miles northeast of downtown Rochester on the shore of Lake Ontario. The land was sold to the City by Dr. Henry Durand and George Eastman. The park was formally dedicated on May 22, 1909. Construction of a public beach house on the eastern limits of the park was completed in 1919.

MAY WE SUGGEST

- Site Plan Review Project Map
- Exchange Street Playground Improvements
- Parking and Abandoned Vehicles
- Northeast Neighborhoods - Group 14621
- Northeast Neighborhoods - Marketview Heights
- Southwest Neighborhoods - Upper Mount Hope
- Southeast Neighborhoods - PACE
- Southeast Neighborhoods - Highland Park Neighborhood
- Southeast Neighborhoods - North Winton Village
- Southeast Neighborhoods - Culver Merchants