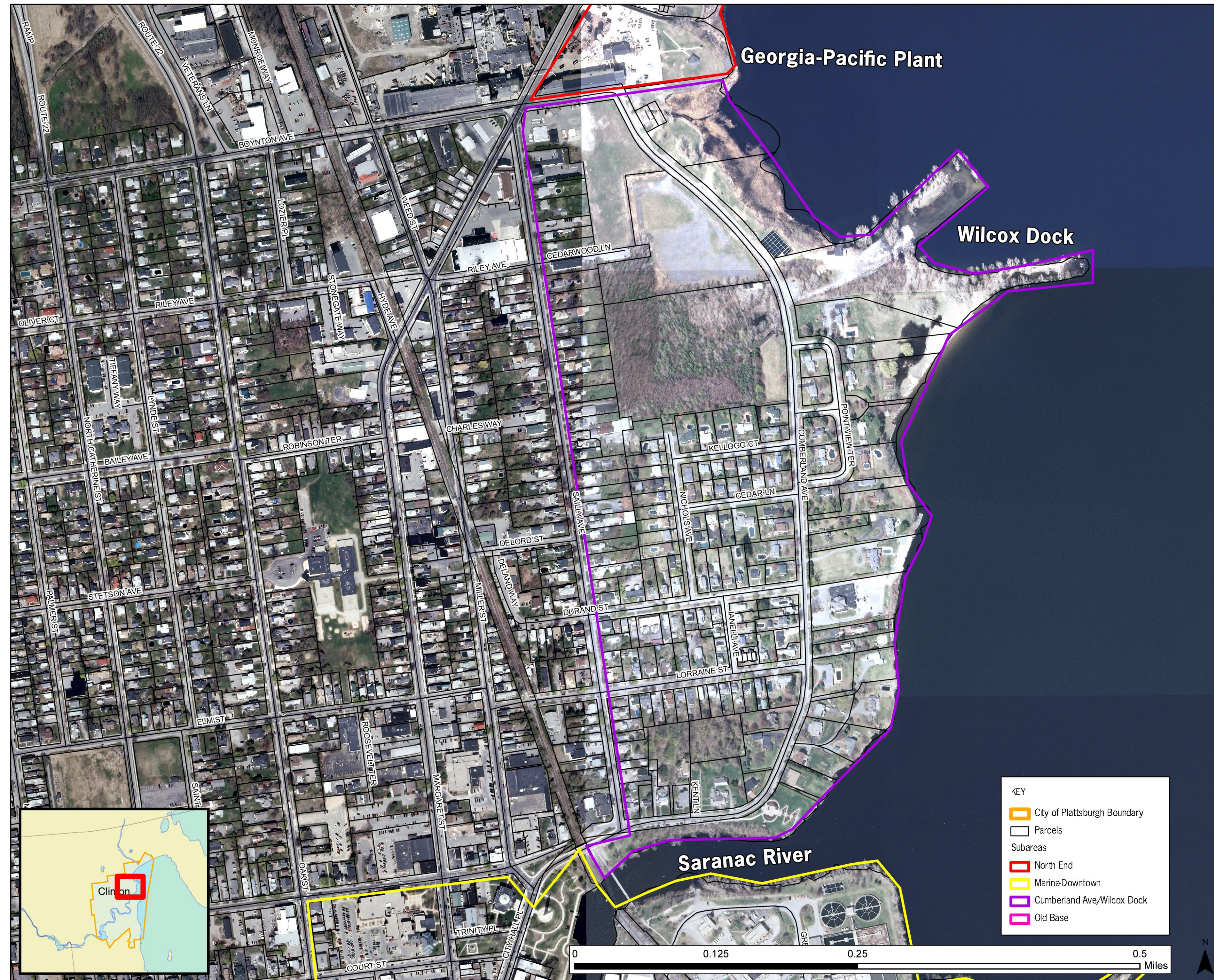


# WILCOX DOCK - CUMBERLAND AVENUE



## WILCOX DOCK - CUMBERLAND AVE SUBAREA

### OPPORTUNITIES

- Wilcox Dock redevelopment
- Cumberland Bay Interpretive Trail
- Lake and wetland access

### CONSTRAINTS

- Privately-owned property
- Proximity of paper mill
- Trail - possible environmental impacts to wetlands

### WILCOX DOCK

>Enhance neighborhood access to the Lake Champlain waterfront and provide appropriately scaled recreational amenities.

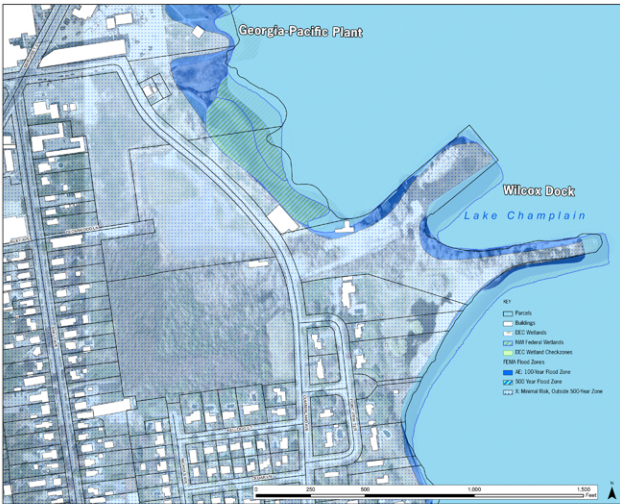
Concept components include the following:

- Enhanced picnic and day use amenities including a pavilion, tables, grills and lighting
- Improved pathways
- Pedestrian access to Margaret Street
- Cumberland Bay Interpretive Trail?
- Fishing piers
- Docks for day use
- Measures to ensure protection of Cumberland Avenue neighborhood
- Potential neighborhood development west of Wilcox Dock along Cumberland Ave

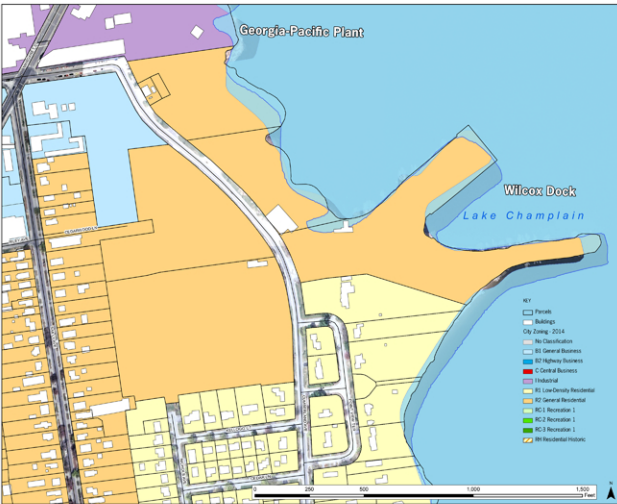


# WILCOX DOCK - CUMBERLAND AVENUE

## WETLANDS AND FLOOD ZONES



## CITY ZONING (2014)



# Plattsburgh Community Vision and Implementation Strategy for Waterfront Revitalization



City of Plattsburgh, NY

Department  
of State

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**ASSOCIATES**

# WILCOX DOCK - CUMBERLAND AVENUE

