

# Richardson Olmsted Complex Master Plan FINAL

Community Advisory Group (CAG) Meeting

June 29, 2009

7:00 PM

Polish Cadets Hall

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**CAG**

✓ Justin P. Azzarella	✓ Louis Grachos	✓ Elaine M. Pyne	✓ Monica Pellegrino Faix
Dr. Stan Bratton	Heather Gring	✓ Dr. Barbara Seals	<b>Consultants</b>
✓ Dr. Cynthia A. Conides	Anne Harding Joyce	Nevergold	✓ David Gamble
✓ Benjamin Christy	Francis R. Kowsky	Tim Tielman	✓ Elizabeth Cheteny
Ray Clark	Richard Mack	✓ Max Willig	✓ Bob Shibley
✓ Drew Eszak	Michael McLean	<b>Alternates</b>	✓ Taryn Weaver
✓ Robert Franke	✓ Gregory M. Patterson	✓ Brian Dold for Anne Harding	
Harvey Garrett	Tanski	Joyce	
	Ted Pietrzak	<b>RCC</b>	
		✓ Eva Hassett	

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## Agenda

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### Agenda

1. Introductions and updates (CAG/RCC/CKS – 5 minutes)
2. Summary of the April 16 CAG meeting (CAG/RCC/CKS – 20 minutes)
3. Final Public Meeting July 14<sup>th</sup>, 2009 (RCC/CAG/UDP-50 minutes)
4. Next Steps (15 minutes)

## Summary

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### Agenda Item: Introductions

#### Discussion and Conclusions:

The Community Advisory Group (CAG) co-chairs welcomed the group to the last formal CAG meeting. The main agenda action is preparation for the July 14<sup>th</sup> public meeting.

Action items	Person responsible	Deadline
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### Agenda Item: Summary of April 16<sup>th</sup> CAG Meeting

#### Discussion and Conclusions:

The CAG co-chairs gave a brief overview of the last CAG meeting (4-16-09). The purpose of the 4-16-09 meeting was to discuss results of the 1-27-09 public meeting and review public comments about the Master Plan. The CAG voted the 4-16-09 meeting minutes as final.

The group discussed the draft Master Plan. The CAG co-chairs reiterated the seven Master Plan goals laid out within the Community Vision document:

1. Benefit the people living in adjacent neighborhoods.
2. Help revitalize and compliment the surrounding community
3. Allow the site to be publicly accessible.
4. Provide a framework for rehabilitating the historic Richardson Olmsted Complex.
5. Better integrate the Buffalo Psychiatric Center with the Richardson Olmsted Complex.
6. Gain broad community acceptance of the Master Plan.
7. Implement the Master Plan!

Brian Dold, as a representative from the Buffalo Olmsted Parks Conservancy, addressed the following topics:

- Agreement with the need for a regional Visitor Center.
- Concern that a regional visitors center located at the ROC may compete with their initiative for a similar Visitor Center at Front Park. The participants suggested that all visitor centers within Buffalo should work together, and that the ROC Visitor Center will most likely serve visitors with architectural interests.
- Desire for rehabilitation on both the South and West lawns as a critical first step, which will create a greater connection to surrounding neighborhoods.
- Development of a joint landscape degree program between the Olmsted Conservancy and Buffalo State College is under discussion.

Action items	Person responsible	Deadline
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### Agenda Item: Final Public Meeting July 14<sup>th</sup>, 2009

#### Discussion and Conclusions:

The July 14 public meeting should be a presentation of confirmation, celebration and moving ahead with implementing the Master Plan. The draft agenda for the public meeting was distributed to CAG members. The draft agenda includes:

1. Welcome and Introductions (RCC)
  2. Overview and Updates (RCC)
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3. The Master Plan (CKS)
4. Comments (UDP)
5. Next steps and Closing Remarks (UDP – CAG – RCC)

Consultants from CKS gave a presentation to the CAG that will be presented again at the July 14<sup>th</sup> public meeting. This presentation included the following:

*Core Program and Expanded Programs*

- Core Program – Boutique hotel, architecture center, visitor center, and event and conference space.
- Expanded Program possibilities – Café/restaurant, bookstore/retail, arts related, recreation/entertainment, potential cultural partners, office, Buffalo State College academic, and residential.

*Alternative scenarios*

- Core Project: This includes rehabilitating portions of the landscape, new northern east-west road and south entrance loop, relocation of Psychiatric Center parking from the south entrance loop, and the visitor center, architecture center, event and conference space, and boutique hotel.
- Expanded Core Project: This includes relocation of the northern maintenance buildings, landscaping along Rockwell Road, expanded landscape stabilization on the South Lawn, additional landscape improvements at Elmwood and Forest, and expanded programs in buildings adjacent to the core programs.
- Full Reuse of Historic Structures: This includes full rehabilitation of the South Lawn, extending the character of the Olmsted Park system through the grounds, landscape in the northwest corner, for example, a productive landscape nursery, redistributed Psychiatric Center parking and full reuse of the historic buildings.
- Full Reuse and Landholding Strategy: This includes a landholding strategy on 21 acres of the northern portion of the grounds.

*Baseline Plan*

- The focus of the Baseline Plan includes:
  - Rationalize the Site
  - Building Stabilization
  - Prioritize Landscape Investment
  - Building Reuse
  - Public Access
- The Baseline Plan will:
  - Focus on Building 45 (the towers).
  - Stabilize the South Lawn.
  - Create a new East-West address road.
  - Create a new arrival and landscape on the north side of Building 45.
  - Relocate parking at the entrance loop.
- The Baseline Plan is estimated to cost \$53.66 million

*State Environmental Quality Review Act (SEQR)*

- Requires all agencies to determine whether the actions to undertake, fund or approve will create significant adverse environmental impacts.
- Actions that can take place before GEIS is complete include:
  - Stabilization, Repair & Maintenance
  - Restoration In-Kind (following HSR)
  - Initiate solicitation of Hotel Developer(s)
  - Integrate Core Project programs (Bldgs 45, 44, 10)
  - Work with BSC, BPC in development of their plans
  - Continue Public Outreach
  - Design promotional material for public distribution
  - Identify appropriate Public Access strategies
- SEQR next steps include:
  - Pre-draft Scoping Document Review and Comment
  - Prepare Draft Scoping Document
  - Draft Scoping Document Approval
  - Prepare Positive Declaration/Notice of Intent
  - Publish Positive Declaration/Distribute Draft Scoping Document
  - Public and Agency Scoping Meetings

The consultants also addressed feedback from the January public meeting, including issues related to:

- Mental Health
- Neighborhood Redevelopment

- Sustainability
- Parking solutions
- Public Access

Discussion about the presentation included:

- The presentation should emphasize activities that are fully formulated and can be completed, including the Baseline Plan and Core Plan, and there should be less emphasis on the activities that are more conceptual.
- Vehicular/pedestrian circulation and landscaping should be addressed early in the presentation. The item regarding parking on Forest Avenue is not necessary.
- There were concerns that the North lawns were not addressed in the presentation. It was concluded that the North lawns are recognized but not the main focus of the Master Plan at this point in the process.
- The presentation can include a flow chart to communicate the timeframe of the rehabilitation process, including the current phase of work.
- The GEIS process needs clarification in the presentation. The public needs to be clear about the process and understand how their involvement can continue; the flow chart should include the GEIS.
- Address the comments from prior public meetings.

Consultants from the UDP described various ways to incorporate public conversation during the public meeting. These include:

- Clickers can be used again to determine who is present and for starting a conversation with the meeting participants.
- An open discussion facilitated by Bob Shibley can help gather comments.
- At the end of the meeting there can be an open house with stations each regarding specific topics. A consultant can address questions at each station. Comments will be compiled and brought back to the CAG for discussion.
- Distribute comment cards to the meeting participants. Comments will be compiled and brought back to the CAG.

Action items	Person responsible	Deadline
Modify the 7-14-09 presentation to reflect CAG comments	CKS	July 14
Email any other concerns about the presentation to Monica	CAG	July 9
The public meeting comments will be gathered through a facilitated discussion and open house.		

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**Agenda Item: Next Steps**

**Discussion and Conclusions:**

The CAG discussed the GEIS process and the steps that are to follow. The GEIS process includes:

- GEIS Public Scoping meeting
- Completion of the Preliminary Draft GEIS
- Public Hearing on Draft GEIS
- Complete Final GEIS

Action items	Person responsible	Deadline
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