

# Richardson Olmsted Complex Update - FINAL

Community Advisory Group (CAG) Meeting

March 13, 2012

5:30 PM

Buffalo and Erie County Historical Society

---

---

**CAG**

	✓	Harvey Garrett	✓	Michael McLean	✓	Jen Silverman
Jennifer Bayles	✓	Chris Hawley		Carolyn Morris	✓	Tim Tielman
✓		Anne Harding Joyce		Paul Murphy	✓	Max Willig
✓		MaryAnn Kedron	✓	Gregory M. Patterson	<b>RCC</b>	
Travis Carlson	✓	Jason Kulaszewski		Tanski	✓	Eva Hassett
✓		Francis R. Kowsky		Ted Pietrzak	✓	Monica Pellegrino Faix
✓				Barbara Seals Nevergold		

---

---

---

## Agenda

---

---

### I. Welcome and Overview.

Max Willig and Gregory Patterson-Tanski, Co- Chairs of the Community Advisory Group

- a. Welcome and brief overview of CAG
- b. Review of previous meeting
- c. Introductions of new members

### II. South Lawn and Parking Lot Relocation Design

Monica Pellegrino Faix, Richardson Center Corporation

- a. Design overview
- b. Impacts
- c. Public notification

### III. Major activities update

Monica Pellegrino Faix, Richardson Center Corporation

- a. Stabilization
- b. Showcase space
- c. National Preservation Conference
- d. Core Project Development
- e. Buffalo Architecture Center
- f. Schedule

## Summary

---

---

---

### Agenda Item: Welcome and Overview

#### Discussion and Conclusions:

Gregory Patterson Tanski and Max Willig welcomed the group and introductions took place. The May, 2011 CAG meeting minutes were reviewed.

- Modifications to the South Lawn took place in response to the public and CAG input.
- Stabilization and National Preservation Conference preparations
- The Core Project timeline and next steps

Eva Hassett also welcomed the group and thanked them for their valuable input and assistance.

Action items	Person responsible	Deadline
--------------	--------------------	----------

---

### Agenda Item: South Lawn and Parking Lot Relocation Design

#### Discussion and Conclusions:

Monica Pellegrino Faix presented the South Lawn and Parking Lot relocation overview, schedule and impacts. The South Lawn is a 9 acre space between the historic buildings and Forest Avenue designed by Andropogon Associates, which specializes in ecologically-based landscape architecture. The design reinvents the landscape, and its circulation as both contemporary, and Olmstedian. It will be a distinctive gateway and a welcoming, innovative public space. There will be new trees to create a series of open, canopied spaces for gathering and recreation and views of the Richardson buildings; rain gardens to serve as attractive planted areas and address stormwater drainage and improve water quality; an entry plaza in front of the Towers building to serve as an elegant drop off for visitors; a pedestrian loop; and curvilinear entry road. Construction will take place May 2012 to June 2013, Monday through Friday from 7 am to 3:30 pm. The deadline was extended to June 2013 to lower the cost of the project. Bids have been received and the low bidder is being qualified.

#### **COMMENCEMENT OF BUFFALO PSYCHIATRIC CENTER PARKING LOTS MAY, 2012**

Activity and Impact: There will be demolition of some existing pavements. There will be noise from jack-hammering, truck loading and unloading.

Activity: For the duration of the project, a contractor's yard will be established on the west side of the South Lawn where there will be temporary trailers, construction worker parking, and construction materials.

Activity: For the duration of the project, mandatory sedimentation and erosion control to capture sediment from vehicles will be placed near city storm inlets on Forest Avenue.

#### **SUBSTANTIAL COMPLETION OF BUFFALO PSYCHIATRIC CENTER PARKING LOTS end JUNE/early JULY, 2012**

Activity and Impact: There will be grading and paving, There will be noise from truck loading and unloading, back-hoes and other heavy equipment.

#### **COMMENCEMENT OF SOUTH LAWN LANDSCAPE IMMEDIATELY FOLLOWING COMPLETION OF PARKING LOTS**

Activity and Impact: This will include demolition of the two existing parking lots south of Building 45 and the roadways to and from it. There will be noise from jack-hammering, truck loading and unloading and other heavy equipment.

Activity and Impact: The wrought iron perimeter fence along Forest Avenue between Richmond and Abbotsford will be refurbished or replaced with matching fence portions previously salvaged from the prior work on the property. Portions of the fence will be removed to be refurbished.

Activity and Impact: There will be some minimal tree removal. Most noticeable will be the group of pines currently protecting the west side of the existing South Lawn parking lot, and the small group of 3 Sycamores + 1 Norway Maple near the flagpole, and four removals on the BPC triangle. All trees will be recycled for use in the South Lawn.

---

**BUFFALO PSYCHIATRIC CENTER PARKING LOTS PLANTING  
end AUGUST – early SEPT.2012**

Activity and Impact: The plantings will be installed. There will be noise from truck loading and unloading, back-hoes and other heavy equipment.

**SOUTH LAWN LANDSCAPE PLANTING  
end AUGUST – early SEPT.2012**

Activity and Impact: This will include the landscaping, pathways, roadways, lighting and other items associated with the South Lawn. Planting will focus on large trees. There will be noise from truck loading and unloading, back-hoes and other heavy equipment.

**SOUTH LAWN LANDSCAPE PLANTING  
end APRIL - MAY 2013**

Activity and Impact: The South Lawn will likely be tilled and new soil added in the late winter/early spring to decompact the site. Shrubs, perennials, bulbs, sod and other seeding will be installed.

**COMPLETION SOUTH LAWN LANDSCAPE PLANTING  
JUNE, 2013**

Activity and Impact: Removal of contractor’s yard, final clean up.

**COMPLETION OF ENTIRE PROJECT  
JUNE, 2013**

A discussion about public notification took place and the following recommendations were made:

- Signage is the top priority, particularly along Forest Avenue at Richmond, Abbotsford and Elmwood
- The sign should include: a QR code and contact information
- Additional smaller signs could be installed for specific elements such as the fence repair.
- Mail a project summary to adjacent Forest Avenue residents
- Utilize all media outlets
- Participate in the Garden Walk
- Disseminate information to garden groups
- Post an updated plan, schedule and impacts on the website
- Utilize Facebook and Twitter for updates
- A public meeting is not necessary at this time, wait until there are concept designs for the hotel to review. The next meeting could be outside on the South Lawn like Tim Tielman’s “architectural revival” events

General discussion:

The public will be supportive of this project.

Question: Will there be any impairment to the road access at Richmond and Forest? (see action items).

Action items	Person responsible	Deadline
Clarify any impairment to the road access at Richmond and Forest.	Monica Pellegrino Faix	March 30, 2012
Implement the public notification recommendations	Monica Pellegrino Faix	March/April, 2012

---

**Agenda Item: Major activities update**

**Discussion and Conclusions:**

Phase II Stabilization is nearly complete. Since the last meeting the asbestos removal and abatement of Buildings 45, 44 and 10 has been completed, the sealing of the masonry openings is nearly finished, and the roof repair package is being rebid.

The Towers Building “Showcase space” renovation of ½ of the first floor, is complete and enabled access during the National Preservation Conference.

The National Preservation Conference kicked off the ROC public access. Nearly 2,000 entered the building and all the

---

activities were successful and generated great local and national interest. A DVD and self guided exhibit were completed. Many CAG members helped during these events.

The Buffalo Architecture Center will start with programming and continuation of public access. The size has been reduced considerably due to concerns about funding operating expenses of a new large cultural institution. The BAC will “celebrate excellence in architecture and city planning as influenced by Buffalo’s outstanding architectural heritage”, providing both an orientation to the significant architectural sites in the region – including the Richardson Olmsted Complex, and a series of exhibits and interactive experiences. Public access will continue in 2012 with 2 open houses and monthly tours

The potential addition north of Towers Building 45 is not currently part of the redevelopment of Buildings 45, 44 and 10.

The Core Project Development timeline was reviewed and discussed:

1. South Lawn landscape and parking lot relocation – 2012 to 2013
2. Secure public and private funds – 2012
3. Secure ownership – 2012
4. Select Architecture & Engineering design team– April 2012
5. Select hotel operator (to run the hotel and event/conference space - 2012
6. Design hotel, event and conference space, Buffalo Architecture Center – 2012 to 2013
7. Construction – 2013 to 2014
8. Completion and opening - 2014

General discussion:

Comment: Art, music and other creative endeavors can make a necessary short and long term connections with the Buffalo Psychiatric Center. The merits of small scale grassroots art activities and larger endeavors were discussed.

Question: What is the public access schedule?

Answer: Two open houses (one in May and one in September for a repeat of the Museums by Moonlight event), monthly tours and specially arranged group tours.

Question: How are plans progressing for the future buildout of the remaining buildings?

Answer: The board is focused on the Core Project but also thinking about future uses consistent with the Master Plan.

Comment: What is the status of the Elmwood Avenue Reconstruction Project?

Question: How will the city owned property at Forest Avenue be addressed?

Answer: The city has a project planned at Forest Avenue (see action items).

<b>Action items</b>	<b>Person responsible</b>	<b>Deadline</b>
Status of the City of Buffalo Forest Avenue project.	Brian Dold	March 30, 2012