

the RICHARDSON OLMSTED COMPLEX

PUBLIC HEARING

General Project Plan
&

Draft Generic Environmental
Impact Statement

January 6, 2011



the RICHARDSON OLMSTED COMPLEX

lead agency:

New York State Urban Development
Corporation d/b/a

**Empire State
Development
Corporation (ESDC)**

project sponsor:

**Richardson Center
Corporation (RCC)**



PUBLIC HEARING OVERVIEW

Applicable Laws

- ▶ New York State Urban Development Corporation Act
- ▶ State Environmental Quality Review Act (“SEQRA” or “SEQR”)
- ▶ Section 14.09 of the New York State Parks, Recreation & Historic Preservation Law

PUBLIC HEARING OVERVIEW

Draft Generic Environmental Impact Statement (Draft GEIS)

- ▶ Richardson Olmsted Complex Master Plan
- ▶ ESDC Proposed Action - General Project Plan
- ▶ If There are Substantive Comments:
 - Responses in Final Generic Environmental Impact Statement (FGEIS)
 - Findings Statement
 - Refinement/Final Approval (Affirming) of General Project Plan
- ▶ If There are No Substantive Comments:
 - Negative Declaration/Findings based upon Draft GEIS
 - Implementation of General Project Plan as adopted

PUBLIC HEARING OVERVIEW

Public Hearing Procedures

- ▶ Meeting Sign-in Sheet
- ▶ Speaker Registration Cards
- ▶ Time Limits (If Necessary):
 - Individual - 5 Minutes
 - Agency or Organization - 10 Minutes
- ▶ Comment Sheets
- ▶ Project Documents
 - ESDC Offices - 95 Perry Street, 5th Floor (716-846-8200)
 - Central & Crane Branches of Public Library
 - www.richardson-olmsted.com

COMMENTS

Written comments accepted through:

January 17, 2011

Submit comments to:

Paul J. Tronolone

Empire State Development Corp.

95 Perry Street

Buffalo, NY 14203

Fax: 716-284-2556

E-mail comments to:

ptronolone@empire.state.ny.us

Project Documents available at:

www.richardson-olmsted.com



ROC DRAFT GEIS

Draft GEIS Process

Public Scoping Comments

Why a GEIS?

Draft GEIS Content

Draft GEIS Next Steps



GEIS PROCESS

STEP	PURPOSE
Scoping	What issues should the draft GEIS most focus upon?
Draft GEIS	The first cut of anticipated social, economic, & environmental impacts and how would they be mitigated, if necessary.
Public Hearing & Comment Period	Did the draft GEIS adequately assess impacts? Is there a need for clarifications, refinements, etc.?
<p>If There are Substantive Comments:</p> <ul style="list-style-type: none"> ▪ Responses in Final Generic Environmental Impact Statement (FGEIS) ▪ Findings Statement ▪ Refinement/Final Approval (Affirming) of General Project Plan <p>If There are No Substantive Comments:</p> <ul style="list-style-type: none"> ▪ Negative Declaration/Findings based upon Draft GEIS ▪ Implementation of General Project Plan as adopted 	

PUBLIC SCOPING COMMENTS



AREAS OF PUBLIC CONCERN & PERCEIVED POTENTIAL IMPACT

- Master Plan
- Cultural/Historic Resources
- Visual Resources
- Land Use and Development Policies
- Parking
- Traffic and Transportation
- Hazardous Materials

PUBLIC SCOPING COMMENTS

Master Plan

- ▶ Include an architectural center, visitor center, hotel, and conference space. Also include a psychology and mental health museum.
- ▶ Process should continue to involve the public/community.
- ▶ Circulation should take place within an internal Olmstedian circulation loop.
- ▶ Front lawn area on Forest Avenue needs more parking located in east where parking already exists.
- ▶ Remove Building 51 and rebuild the three Richardson buildings demolished in 1968 to reinstitute Richardson's original vision.
- ▶ The ROC should be used for health purposes and as a clean energy research center.
- ▶ Should build a "labyrinth" on the grounds.
- ▶ Public should have access to the inside of the buildings.

PUBLIC SCOPING COMMENTS

Cultural & Historic Resources

- ▶ All historically significant structures should be preserved and reused.
- ▶ The south entry should be the main entrance to the ROC in order to maintain historical context.
- ▶ Remove Building 41 to enable the public to see the buildings as Richardson had originally designed them.
- ▶ Remove Building 57 and rebuild the three Richardson Buildings demolished in 1968 to reconstitute Richardson's original vision.
- ▶ Reuse should be done in a manner that would maintain the integrity of the buildings' historical significance, but would allow the use of 'green' technology and devices that would provide future benefits for energy conservation.

PUBLIC SCOPING COMMENTS

Visual Resources

- ▶ View sheds should be preserved.
- ▶ East-West address road and new development to the north would damage the northwest view shed.
- ▶ The proposed East-West address road would wall off 25-acres of the northwest quadrant and would suggest it could have a separate future, when in fact, building on this parcel would eventually lead to crowding the Richardson buildings on the north, undermining the intended experience of free-standing spaciousness, blocking the only view that allows the visitor to experience complex as a whole.

Land Use & Development Policies

- ▶ Grounds should be more accessible via the establishment of additional access gates.
- ▶ Open space and parklands are a priority to the adjoining neighborhood.

PUBLIC SCOPING COMMENTS

Traffic & Transportation

- ▶ The project should have minimal impact on parking in the adjoining neighborhoods.
- ▶ Parking should not be free; any parking revenue should be used for maintenance of the Richardson property and neighborhood.
- ▶ Examine East-West address road and traffic volumes due to the potential use for cut through traffic and the development it encourages the northwest corner.
- ▶ Circulation should take place within an internal Olmstedian circulation loop.
- ▶ The sidewalk along Forest Avenue in Rees Street should be extended.
- ▶ The RCC could spend money to widen sidewalks and consider that as part of the circulation plan.

Hazardous Materials

- ▶ Provide information about the potential environmental hazards located at the ROC and the impacts from redevelopment.

WHY A GEIS?

Generic Environmental Impact Statement (GEIS)

- ▶ Broader and more general than site/project-specific EISs.
- ▶ Used to assess impacts of an entire program or plan having wide application & multiple potential agencies.
- ▶ No further assessment required if a subsequent activity conforms and/or was adequately addressed in GEIS.
 - ▶ Conditions/mitigation measures
 - ▶ Development “thresholds” established
- ▶ Each state/local agency approving/funding elements of the Master Plan must issue its own findings based on GEIS process.

DRAFT GEIS CONTENT

- ▶ Executive Summary
- ▶ Chapter 1 - Introduction
- ▶ Chapter 2 - Project Background
- ▶ Chapter 3 - Project Description and Alternatives
- ▶ Chapter 4 - Environmental Setting
- ▶ Chapter 5 - Environmental Impacts
- ▶ Chapter 6 - Cumulative Impacts
- ▶ Chapter 7 - Other Considerations
- ▶ Chapter 8 - Summary of Mitigation Measures

BASELINE PRINCIPLES

STABILIZE the historic buildings

RATIONALIZE THE SITE (parking/circulation)

PRIORITIZE the landscape investment

IDENTIFY building reuse programs

ESTABLISH public access



ALTERNATIVES EVALUATED IN DRAFT GEIS

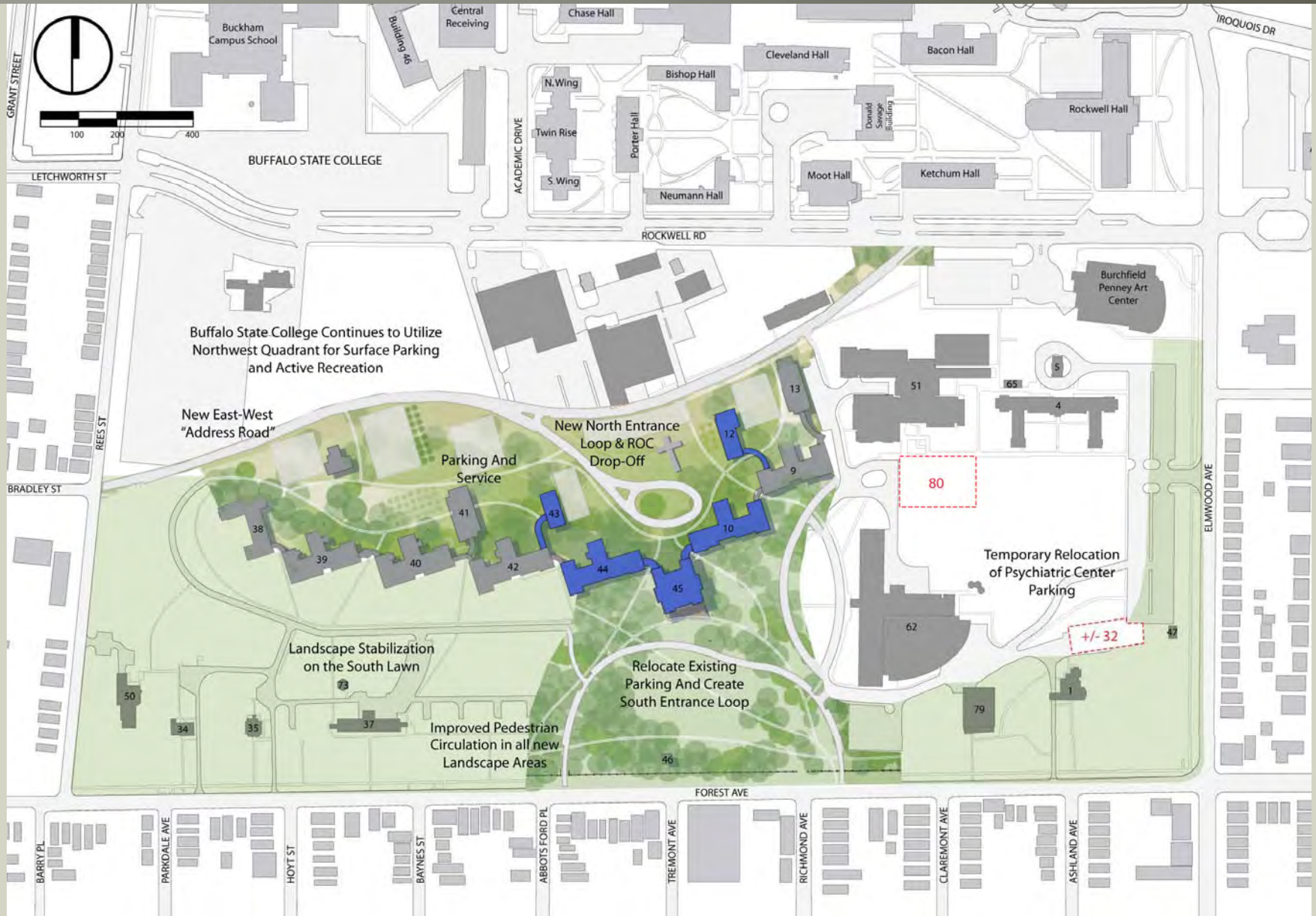
Project Alternatives

- ▶ No Build Alternative
- ▶ Preferred Alternative

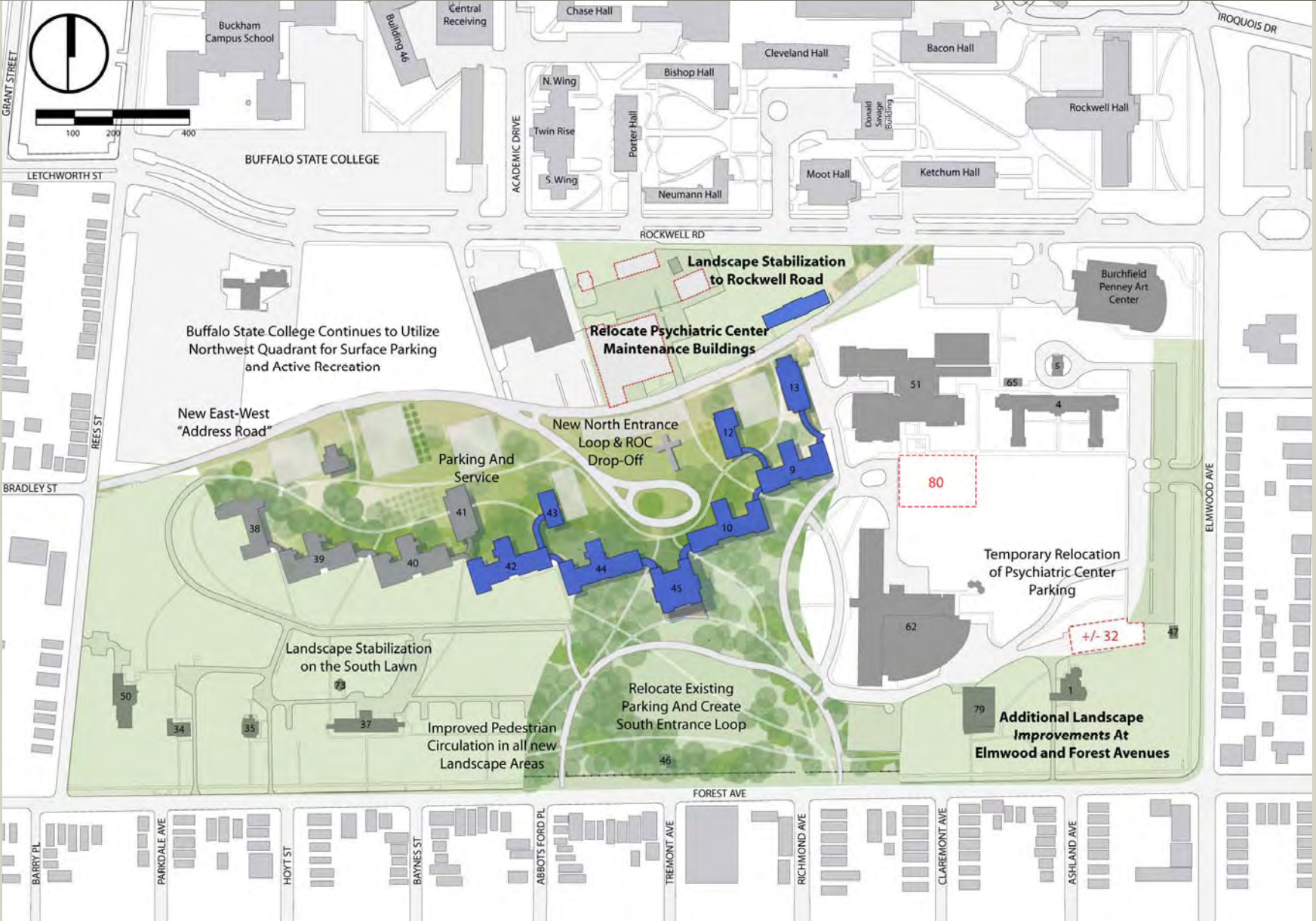
Note: Other Alternatives Were Considered and Eliminated During Master Plan Process



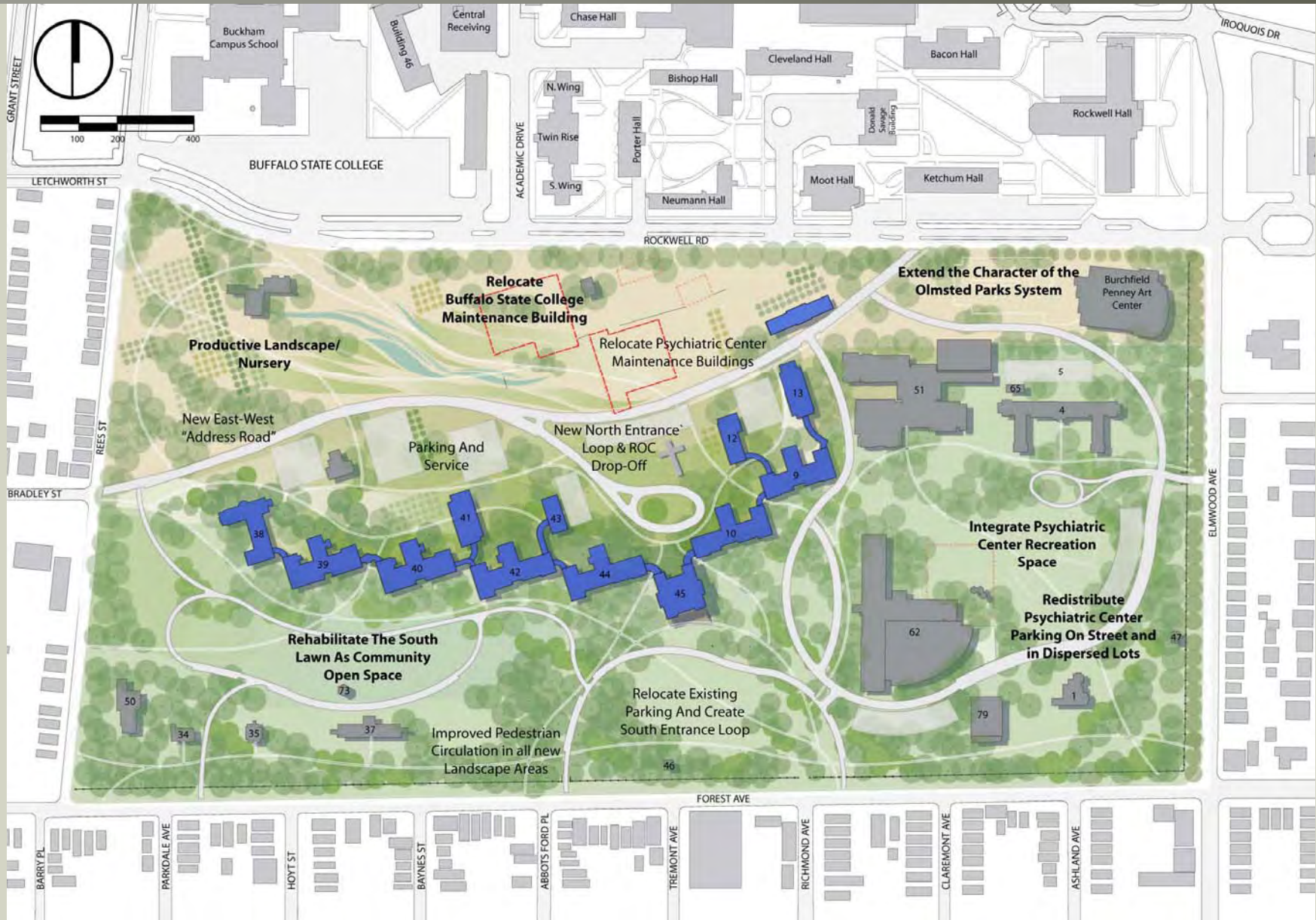
CORE PROJECT



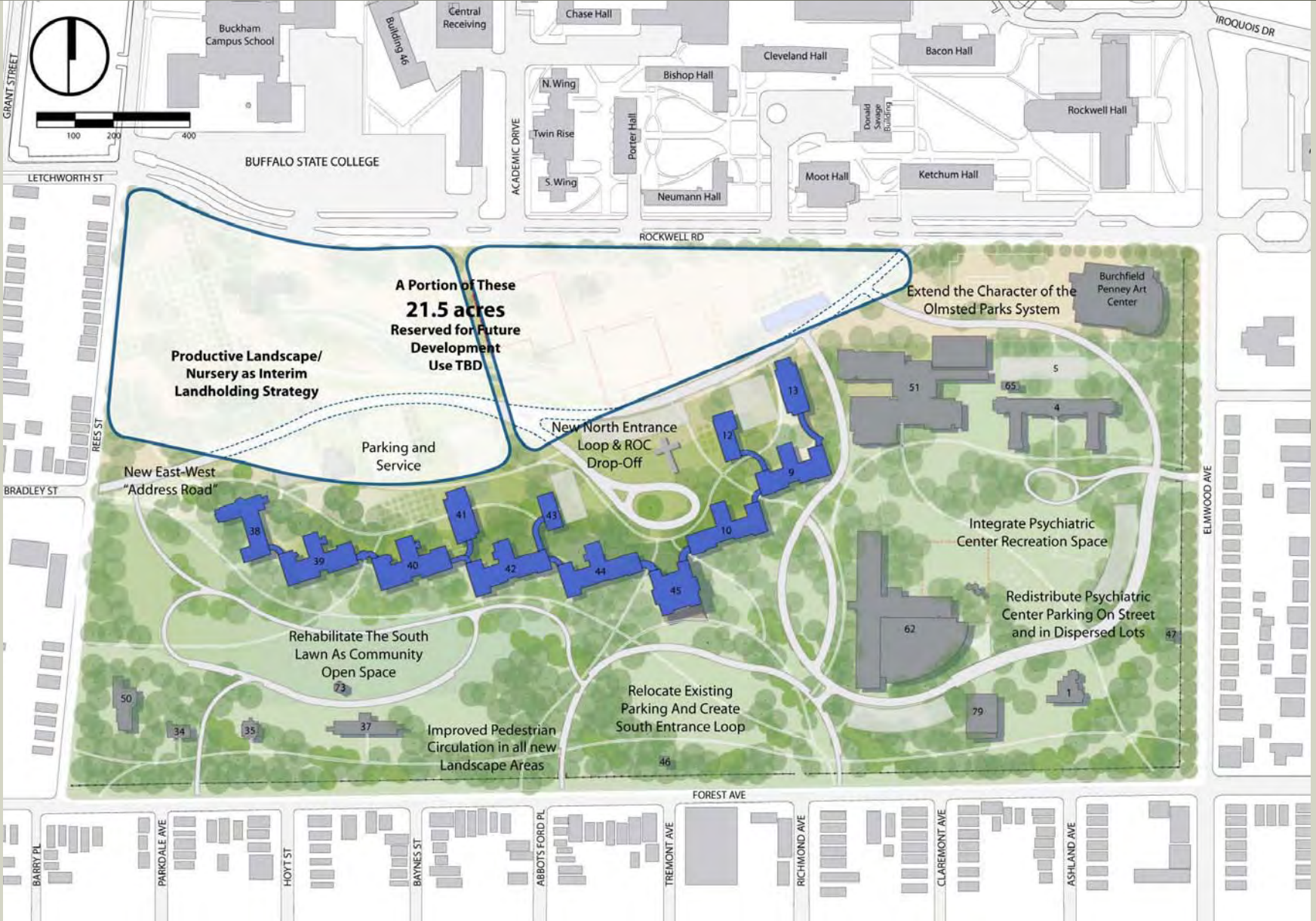
EXPANDED CORE PROJECT



FULL REUSE OF HISTORIC STRUCTURES



DEVELOPMENT LANDHOLDING



PROPOSED ACTIONS

- ▶ Adopt General Project Plan (GPP)
- ▶ Gain title to State-owned lands/buildings
- ▶ Amend zoning classifications
- ▶ Expend State funds
- ▶ Other future actions to implement Master Plan



PROPOSED ACTION - *EXPEND STATE FUNDS*

General Project Plan Funding Uses	
Core Project	
Planning studies and pre construction activities - previously approved	\$10,000,000
Emergency Stabilization site wide Phase I - previously approved	\$2,100,000
Emergency Stabilization site wide Phase II- previously approved	\$7,840,800
Mothball remaining buildings not used in the Core Project	\$5,900,000
Landscape Rehabilitation and Circulation	\$22,860,000
Stabilization & Preparation of Core Project to clean shell	\$24,360,000
Purchase of Architecture Center Exhibits	\$5,900,000
Construction of New Entry Addition	\$4,000,000
Parking relocation and relocation of BPC Maintenance Building	\$11,500,000
Private Development Historic Buildings - Core Project	\$11,000,000
Core Project Total	\$105,460,800

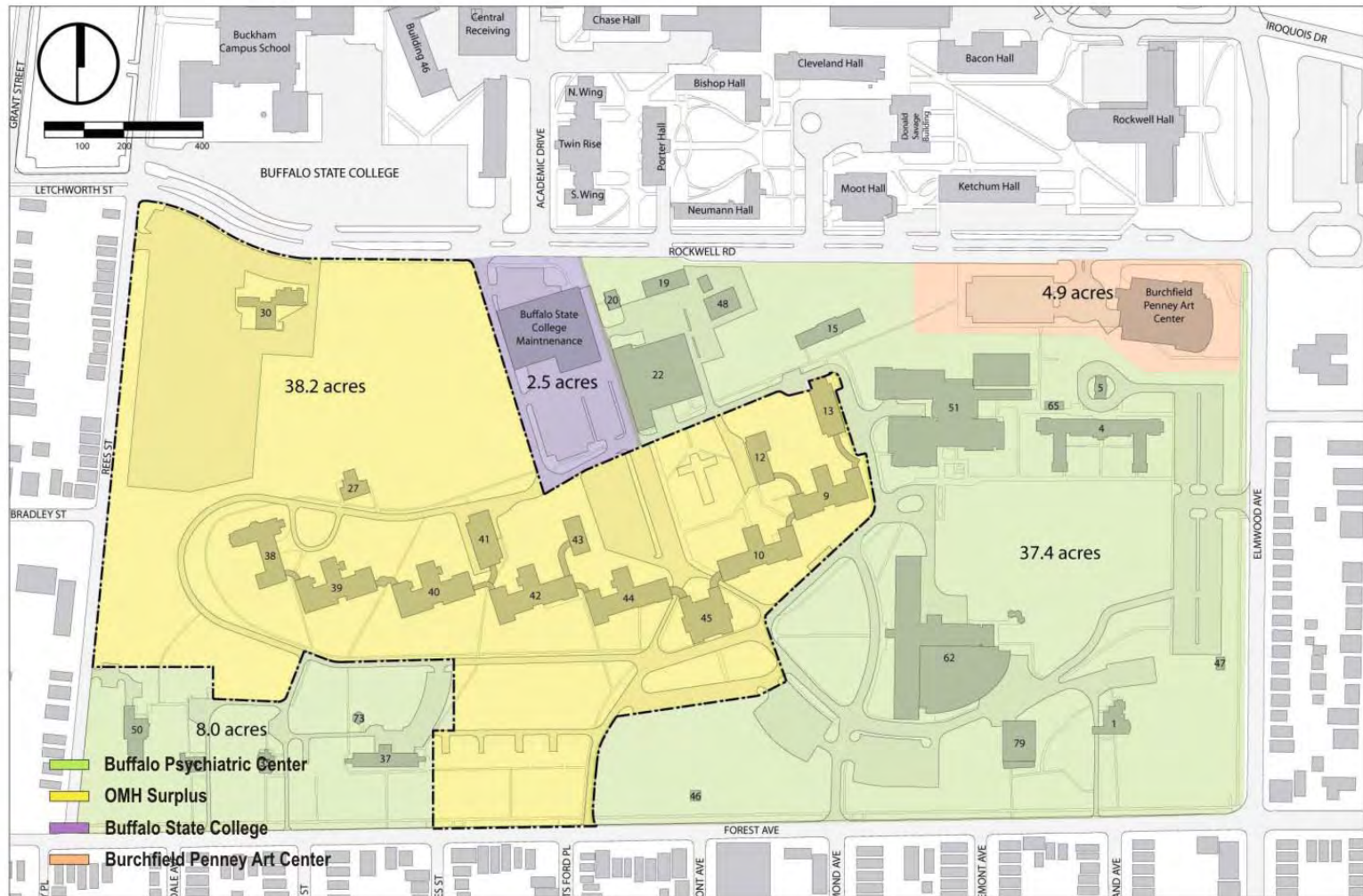
General Project Plan Funding Sources	
Core Project	
New York State (SUB SUNY appropriation)	\$76,500,000
Federal and State Tax Credits	\$17,300,000
Private Development	\$11,660,800
Core Project Total	\$105,460,800

PROPOSED ACTION - *EXPEND STATE FUNDS*

General Project Plan Funding Uses	
Additional Phases	
Prepare remaining buildings to a clean shell for a developer	\$65,000,000
Private Development Historic Buildings - remaining	\$35,600,000
Private Development New Buildings, incl. infrastructure and landscape	\$75,500,000
Additional Phases Total:	\$176,100,000
Total Project Cost:	\$281,560,800

General Project Plan Funding Sources	
Private Development	\$105,600,000
Federal and State Tax Credits	\$62,700,000
Private Foundations	\$7,800,000
Additional Phases Total:	\$176,100,000
Total Funding Sources:	\$281,560,800

PROPOSED ACTION - GAIN TITLE TO SURPLUS LANDS



Richardson Olmsted Complex Master Plan
Buffalo, New York

Figure 3.1-1
Existing OMH Surplus Property

IMPACTS & MITIGATION MEASURES

1. Cultural & Historic Resources
2. Visual Resources
3. Land Use & Development Policies
4. Socioeconomics
5. Traffic & Transportation
6. Environmental Concerns
7. Community Services
8. Utilities
9. Air Quality
10. Noise
11. Physical & Ecological Resources
12. Construction Impacts



CULTURAL & HISTORIC RESOURCES

Environmental factors considered:

- Architectural
- Direct
- Indirect
- Archaeological



Alternative	Preferred Alternative	No-Build Alternative
Potential Impact	<p><u>Architectural Resources</u></p> <ul style="list-style-type: none"> ▪ Generally positive direct impacts <ul style="list-style-type: none"> ▪ Stabilize, rehabilitate and reuse the currently vacant historic Buffalo State Hospital buildings and grounds ▪ Construct a new addition to Building 45 ▪ Potential impacts to Building 30 (Wagon Shed) ▪ No significant adverse indirect impacts <ul style="list-style-type: none"> ▪ Potential visual impacts on adjacent S/NRHP listed buildings and grounds <p><u>Archaeological Resources</u></p> <ul style="list-style-type: none"> ▪ Potential for archaeological impacts during ground disturbing activities 	<ul style="list-style-type: none"> ▪ Historic Buffalo State Hospital buildings and grounds would continue to deteriorate ▪ No impacts to archaeological resources
Proposed Mitigation	<ul style="list-style-type: none"> ▪ Letter of Resolution ▪ Consult with OPRHP as detailed designs are advanced ▪ Undertake excavation-directed investigations prior to the start of excavation and ground disturbing activities ▪ Adhere to Federal and State historic preservation standards, ROC Historic Structures Report, ROC Cultural Landscape Report, and ROC Master Plan ▪ Local review and approval by City of Buffalo 	NA

VISUAL RESOURCES

Environmental factors considered:

- Built Environment
- Public Spaces
- View Corridors



Alternative	Preferred Alternative	No-Build Alternative
Potential Impact	<p>Generally positive impacts</p> <ul style="list-style-type: none"> ▪ Rehabilitates and stabilizes historic buildings and grounds ▪ Places new addition on north side of Building 45 ▪ Introduces a new internal circulation system ▪ Proposes new construction into the NW quadrant that has remained largely undeveloped throughout its history 	<ul style="list-style-type: none"> ▪ No change to existing view sheds ▪ Continued deterioration of buildings and grounds
Proposed Mitigation	<ul style="list-style-type: none"> ▪ Letter of Resolution ▪ Consult with OPRHP as detailed designs are advanced ▪ Undertake excavation-directed investigations prior to the start of excavation and ground disturbing activities ▪ Adhere to Federal and State historic preservation standards, ROC Historic Structures Report, ROC Cultural Landscape Report, and ROC Master Plan ▪ Local review and approval by City of Buffalo 	NA

LAND USE & DEVELOPMENT POLICIES

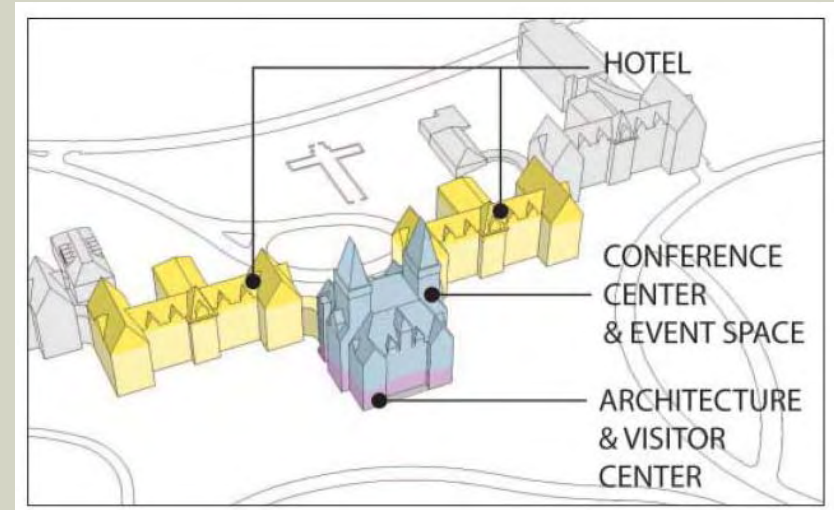
Environmental factors considered:

Land Use Regulations

- City Zoning Code

Development Plans

- Queen City in the 21st Century: The Buffalo Comprehensive Plan
- Buffalo Psychiatric Center Master Plan
- The Olmsted City, the Buffalo Olmsted Park System: Plan for the 21st Century



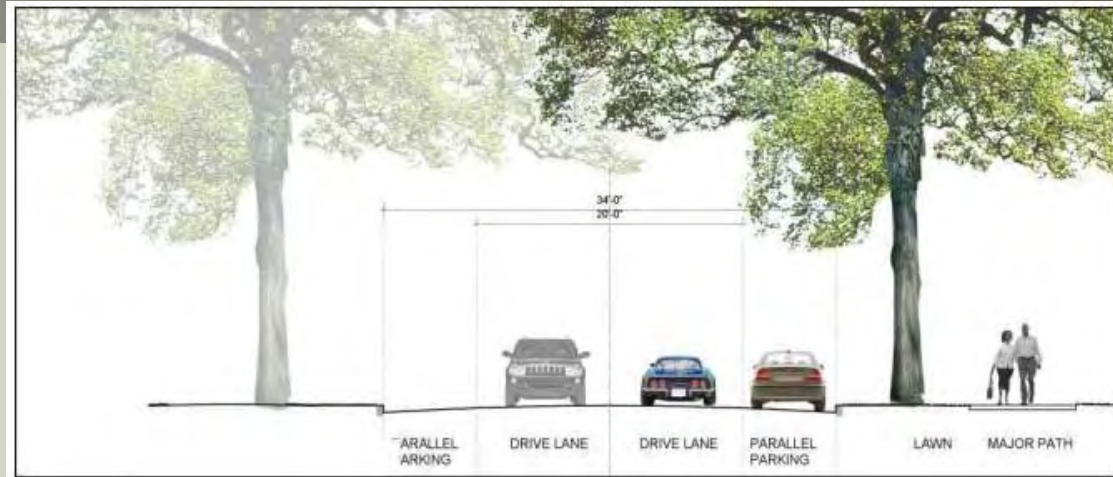
Alternative	Preferred Alternative	No-Build Alternative
Potential Impact	<ul style="list-style-type: none"> ▪ Inconsistent with local land use controls (zoning) ▪ Generally support local development policies ▪ Generally compatible with existing ROC uses on non-surplus lands 	<ul style="list-style-type: none"> ▪ No change in existing land use patterns ▪ Does not support local development policies
Proposed Mitigation	<ul style="list-style-type: none"> ▪ Rezone site to Community Business District (C2) ▪ Site plan review by City Planning Board ▪ Consult with BPC and BSC on relocation options for maintenance facilities ▪ Consult with BPC, BSC and BPAC to ensure future RCC activities and operations would not conflict with both the short- and long-term needs /tenants 	NA

PARKING

Environmental factors considered:

Parking Regulations

- City Zoning Code

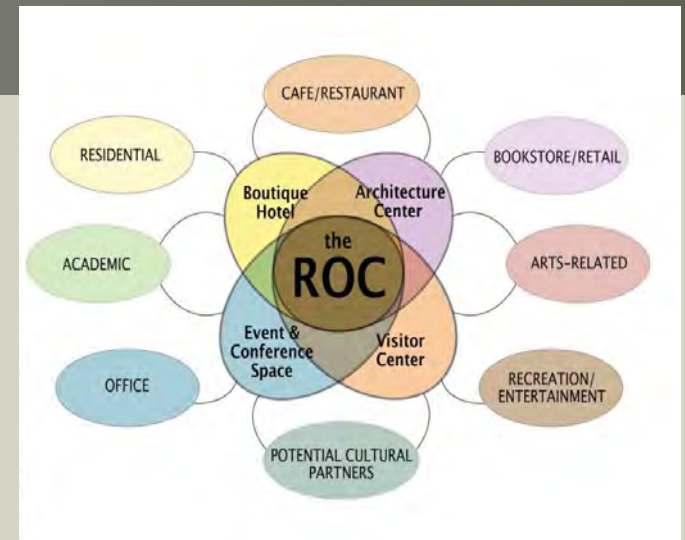


Alternative	Preferred Alternative	No-Build Alternative
Potential Impact	<ul style="list-style-type: none"> ▪ A detailed parking plan is not included in the ROC Master Plan ▪ Based on proposed full build out, a total of 1,698 off-street parking spaces would be required (1,400 spaces exist) <ul style="list-style-type: none"> ▪ 1,002 off-street spaces for full ▪ Existing 696 off-street spaces (598 BPC, 98 BPAC) 	<ul style="list-style-type: none"> ▪ No increase or reduction in number of on-site parking spaces ▪ Existing parking configuration remains ▪ Parking operations remain unchanged
Proposed Mitigation	<ul style="list-style-type: none"> ▪ Prepare an assessment of potential parking impacts following the development of the site parking plan ▪ Letter of Resolution ▪ Consult with other ROC users and adjacent neighborhood groups ▪ Adhere to ROC Master Plan guidance for parking <ul style="list-style-type: none"> ▪ Visually subordinate to the landscape ▪ Located away from primary vistas along Forest Avenue 	NA

SOCIOECONOMICS

Environmental factors considered:

- Population
- Income
- Employment
- Housing



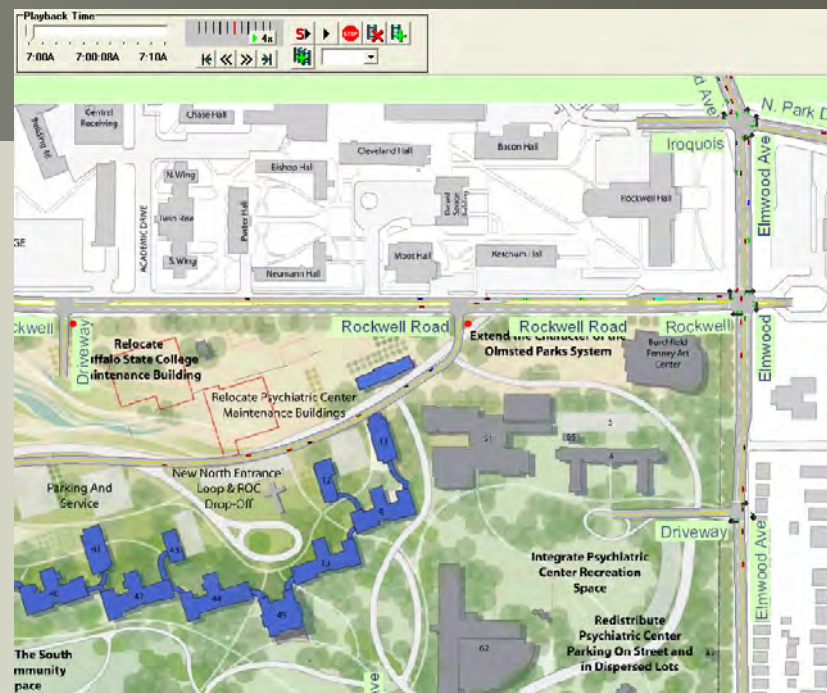
Alternative	Preferred Alternative	No-Build Alternative
Potential Impact	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> ▪ WNY Employment: 3,539 job years ▪ WNY Personal Income: \$170.7 M ▪ WNY Tax Revenue: \$12.3 M <p><u>Permanent Operations (estimated over a 20-year period)</u></p> <ul style="list-style-type: none"> ▪ WNY Employment: 866 job years ▪ WNY Personal Income: \$848.9 M ▪ WNY Tax Revenue: \$32.4 M 	<ul style="list-style-type: none"> ▪ No increase in employment, personal income or tax revenue
Proposed Mitigation	<ul style="list-style-type: none"> ▪ None necessary 	NA

TRAFFIC

Environmental factors considered:

Traffic

- ETC - 2015 Core Project (188,000 sq/ft)
- ETC +20 - 2035 Full Build Out (880,000 sq/ft)



Alternative	Preferred Alternative	No-Build Alternative
Potential Impact	<p><u>Core Project at 2015</u></p> <ul style="list-style-type: none"> No significant adverse impact at 9 intersections and approaches (LOS A-B). Similar to No-Build Alternative. <p><u>Full Build Out at 2035</u></p> <ul style="list-style-type: none"> No significant adverse impact at 10 intersections (LOS A-C). Three intersection approaches approach capacity (LOS D & E). 	<p><u>Core Project at 2015</u></p> <ul style="list-style-type: none"> No significant adverse impact at 9 intersections and approaches (LOS A-C). <p><u>Full Build Out at 2035</u></p> <ul style="list-style-type: none"> No significant adverse impact at 9 intersections and approaches (LOS A-C).
Proposed Mitigation	<p><u>Full Build Out at 2035</u></p> <ul style="list-style-type: none"> Add southbound advance signal phase at Elmwood at Iroquois Revise signal phasing timing at Elmwood at Forest to provide additional 'green' time for Elmwood signal phases Add eastbound advance left turn signal phase to Elmwood at Rockwell 	NA

THRESHOLDS FOR FUTURE ACTION

Potential future actions requiring environmental review

- ▶ Project programming changes
- ▶ Introduction of significantly dissimilar land uses
- ▶ Significant changes to the conceptual circulation system or parking
- ▶ Accelerated construction schedules
- ▶ Street network modifications
- ▶ Modifications increasing impervious surfaces
- ▶ Direct impacts architectural and archaeological resources that cannot be adequately mitigated
- ▶ Discovery of significant archaeological artifacts



NEXT STEPS

STEP	SCHEDULE
Scoping Process	Closed January 15, 2010
Draft GEIS	Completed September 2010
Draft GEIS Public Hearing	Held January 6, 2011
Public Comment Period	Closes January 17, 2011 at 5:00 pm
If There are Substantive Comments: <ul style="list-style-type: none">▪ Responses in Final Generic Environmental Impact Statement (FGEIS)▪ Findings Statement▪ Refinement/Final Approval (Affirming) of General Project Plan	
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