




Richardson Olmsted Complex - Project 2 Development

Master Plan Re-evaluation 1/24/17 update

Topic	2009 Master Plan	2016 Plan Update
 <p>Access + Parking</p>	<p>Priorities for site access were: rationalize site circulation, relocate parking area on South Lawn and develop smaller, dispersed lots around the complex versus one large parking area. A new east-west access road on the north of the property creates a drop-off for hotel and conference center and architecture center.</p>	<p>Additional dispersed, well-landscaped surface parking areas will be necessary for new uses that occupy the remainder of the complex. Recognition of the complex as a destination will increase transportation demands to the site.</p> <p>Progress: A new north entrance drive and drop-off has been completed on the property.</p>
 <p>Architecture Center</p>	<p>A key component of the reuse plan for the historic complex included an Architecture Center for the City of Buffalo. The Master Plan considered a variety of locations in the complex for this cultural use.</p>	<p>The significant gift by Stanford and Judith Lipsey enabled the construction and start up of the architecture center. Additional space may be needed.</p> <p>Progress: The lower level and first floor space of 45 space in Building 10 were selected. The original plan had more space for the architecture center, but it was reduced for programmatic/operational concerns for both the hotel and the architecture center.</p>
 <p>Financing + Development Structure</p>	<p>The Master Plan was enabled by \$76.5 million from the State of New York and \$17 million in tax credit equity from M&T Bank. The completed stabilization and rehabilitation of the complex will have utilized these resources.</p>	<p>The rehabilitation of the remainder of the complex requires new financing structures and development partnerships. Outside equity/capital will be required for subsequent phases of rehabilitation.</p> <p>Progress: Issues of control and responsibility for future development projects are being discussed.</p>
 <p>Projects</p>	<p>The Master plan envisioned a four-step redevelopment. Project 1, entitled the “Core Project” focused on Buildings 45, 44 and 10. The expanded core project included the additional stone buildings of 9, 13, 15 and 42. The next project anticipated the “reuse of all historically significant structures”, along with the outbuildings in close proximity to the wards. Finally, the development plan identified additional land on the “northwest quadrant” for new construction.</p>	<p>In keeping with the “expanded core project” concept, given the adjacency of the remaining stone buildings and the significant infrastructure now provided via the first project, the additional stone buildings should be the focus of redevelopment. However, it is uncertain at this point what the subsequent project is likely to be. This will depend upon developer and user interest.</p> <p>Progress: Project 1 - the Core Project - will be complete in Spring 2017.</p>
 <p>Public Access</p>	<p>The Richardson Olmsted Complex was cut off from public entry for decades. Access was forbidden for security and liability reasons. The community voiced its desire for an open campus and access to the site via improved pathways that would enhance connections.</p>	<p>The opening of the South Lawn, Hotel Henry and the Architecture Center provides the complex with a welcome mat that indicates that the public is welcome and that it is a hub of activity. However, a management plan for public access and use of the grounds needs to be put into place, given the mix of private uses in operation now and in the future.</p> <p>Progress: Beginning in 2011, partial building tours enabled the public to experience the property. The tours will continue and expand.</p>

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 <p>Community engagement</p>	<p>A Community Advisory Group (CAG) was assembled to formulate broad goals for the Master Plan. When asked, “What will make the Master Plan a Success?”, the community responded:</p> <ol style="list-style-type: none"> 1. Benefit the people living in the adjacent neighborhoods 2. Help revitalize and complement the surrounding community 3. Allow the site to be publicly accessible 4. Provide a framework for rehabilitating the 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! 	<p>A number of these community-based goals have been achieved with the first phase of development. Additional goals will arise in future phases such as:</p> <ol style="list-style-type: none"> 1. Better integrate the Hotel Henry and the Architecture Center with the burgeoning Arts District 2. Advance the initial investment and attract new development partners <p>The CAG needs to be reestablished to continue a dialogue with the public.</p> <p>Progress: The Community Advisory Group was engaged in the hotel design.</p>
 <p>Building reuse</p>	<p>The Master Plan envisioned an integrated, mixed-use real estate development project in which individual uses are strengthened - both financially and in terms of their marketability - by the presence and proximity of additional, complementary uses. The Core Project achieves this aspiration in reusing approximately one-third of the complex in the form of a boutique hotel, conference center and architecture center.</p>	<p>Potential programs to expand the Core Project will work in concert with the hotel, conference center and architecture center. Arts and cultural facilities are complementary uses to be explored. There is a demand in Buffalo for artist-in-residence space. Residential uses that include apartment-styled student housing or housing for visiting scholars will be explored. Academic spaces, incubator spaces or flexible office uses will be considered, as well as hotel amenity spaces and/or expansion of the hotel or architecture center into adjacent ward buildings.</p> <p>Progress: The Core Project will be completed this Spring. Scenarios are being developed looking at different use configurations.</p>
 <p>Landscape design</p>	<p>The Cultural Landscape Report recommended balancing the needs and uses of contemporary programming with the historic legacy of the site. Guiding principles for the landscape rehabilitation were:</p> <ol style="list-style-type: none"> 1. Develop a landscape that serves the contemporary needs of the community – a park. 2. Assert the historic intent of a unified therapeutic landscape for residents of the site and the community 3. Re-establish the historic zones of character of the property with unified pastoral park along the southern edge; and active, utilitarian zone to the north of the main building complex; and a cohesive landscape at the northern edge. 	<p>A beautiful and highly functional landscape is vital to the rehabilitation of the complex. Continued investment in the open space is an acknowledgment that the character and design of the landscape was and is an integral component of the site’s rehabilitation. Parking and service areas for future uses must be accommodated while compatible parklike interventions are inserted into the property.</p> <p>Progress: The South Lawn has been rehabilitated and a cohesive vehicular circulation system with an east-west drive connecting Rees Street to Rockwell Road has been completed.</p>