

Project Registration Number _____

*Niagara River Greenway Commission
Consultation and Review Form*

Type of Review Required: X Mandatory Consultation
 Voluntary Review and/or Endorsement

PROJECT SPONSOR INFORMATION

Name: BUFFALO OLMSTED PARKS CONSERVANCY
Mailing Address: PARKSIDE LODGE - 84 PARKSIDE AVE
State: NEW YORK Zip Code: 14214
Federal Id# 22-2720927 Charities Registration # 15-08-95

PROJECT TYPE

Check all that apply: X Environmental X Cultural/Heritage Land or Water Public Access
 X Cultural Trail Educational/Interpretive
 Waterfront or Land Based Development Signage
 X Recreational Other

Project Name: SOUTH PARK CLUBHOUSE ENHANCEMENT PROJECT
Location: SOUTH PARK
Site Address: 2441 SOUTH PARK AVE
State: NEW YORK Zip Code: 14220
Minor Civil Division(s): CITY OF BUFFALO
County: ERIE

Project Proponent Property Interest (own, lease, easement or other): CONTRACTED MANAGER
 AND OPERATOR OF THE BUFFALO OLMSTED PARKS SYSTEM FOR THE CITY OF BUFFALO.

AUTHORIZED OFFICIAL

Name: STEPHANIE CROCKATT Title: EXECUTIVE DIRECTOR

Business Address: PARKSIDE LODGE - 84 PARKSIDE AVE

State: NEW YORK Zip Code: 14214

Telephone Number: (716) 838-1249 X16 Cell Number:

Fax Number: (716) 835-1300

E-Mail Address: stephanie@bfloparks.org

PROJECT POINT OF CONTACT

Name: BRIAN DOLD Title: DIRECTOR OF PLANNING AND ADVOCACY

Organization/Firm: BUFFALO OLMSTED PARKS CONSERVANCY

Business Address: PARKSIDE LODGE - 84 PARKSIDE AVE

State: NEW YORK Zip Code: 14214

Telephone Number: (716) 280-8118 Cell Number: (716) 280-8118

Fax Number: (716) 835-1300

E-Mail Address: brian@bfloparks.org

Buffalo Olmsted Park and Parkway System

South Park Clubhouse and Arboretum Visitor Center Enhancement

11/16/21

Project Narrative –

The South Park Clubhouse enhancement project will upgrade facilities and enhance access to a comfort facility in South Park in the City of Buffalo. It will also have the potential to serve as a visitor center for the future Arboretum.

Frederick Law Olmsted, our nation's father of Landscape Architecture, was instrumental in establishing a vision, not only for Buffalo, but for the entire Niagara River corridor. Preserving and promoting the Olmsted Legacy is one of the primary principles identified in the Niagara River Greenway Plan and is core to the mission of the Buffalo Olmsted Parks Conservancy (BOPC). South Park was designed as an Arboretum and Botanical Garden by the Olmsted Firm. Olmsted's designed greenspaces are listed on the National Register of Historic Places and the South Park Clubhouse is deemed a contributing structure to that historic significance.

The South Park Clubhouse, is a restroom and concession building serving all park users and specifically those recreating on the golf course. The clubhouse is the only publicly accessible building for comfort facilities in South Park. Built during the WPA era the building and its facilities are in desperate need of updates to infrastructure and ADA accessibility.

Additionally, it is a priority of the city and BOPC to enhance seasonal restroom facilities with HVAC to increase year-round services and promote winter recreation. In 2018-2019 the BOPC conducted a community engagement process to establish park improvement priorities for the Buffalo Olmsted Parks System. Enhancement for the South Park Clubhouse was identified as a top investment priority for South Park, along with priorities for establishing the Arboretum.

Enduring the Covid-19 pandemic over the last 18 months has only increased the awareness on the importance of our parks, but also the importance of the design and configuration of public buildings for increased hygiene, and to limit the potential transference of germs. In providing safe and clean public restrooms, the South Park Clubhouse is now a high priority.

Furthermore, in 2017 the BOPC commissioned a Feasibility Study for the restoration of South Park as an Arboretum. The study determined the restoration of the Arboretum was highly feasibility and recommended 11 phases of restoration at a total cost of \$13,860,000.

Through this study, conducted by Kyle Zick Landscape Architecture, Inc., it was determined that the clubhouse building would serve as the logical visitor center and Arboretum orientation site. Phase 1 of the Arboretum restoration was kicked off by the BOPC last year with the hiring of an Arboretum Curator, Margaret Lapp, along with engaging a \$325,000 contract of safety and structural pruning of the existing tree collection contributing to the future Arboretum.

Part of the curation duties will be developing promotional and educational materials and programming for Arboretum interpretation, including walking tours and brochures. Enhancement of

the Clubhouse as the welcome and visitors center for Arboretum interpretation and programming will provide yet another significant cultural and tourism asset within the Greenway focus at South Park.

Principles of the Niagara River Greenway Plan

- Excellence – every project undertaken by the Buffalo Olmsted Parks Conservancy is done with excellence. Within the scope of the project Buffalo Olmsted Parks Conservancy would be securing a professional project team and utilizing only the best in construction materials and methods in completing construction.
- Sustainability / Ecological Integrity – the project would be executed with the agreed upon best practices in managing the landscape. The Buffalo Olmsted Parks Conservancy has a commitment to sustainable practices.
- Accessibility / Connectivity – this project’s purpose and impact will be the increased public accessibility to comfort facilities in South Park, enhancing the greenway user experience.
- Public Well-Being – the project is an important investment in a strong working-class community building on many existing environmental and healthy living assets, and ensuring their viability for future generations.
- Restoration – this principle represents the cornerstone of *The Buffalo Olmsted Parks System: Plan for the 21st Century*, as one of the 7 Guiding Principles, and is in the forefront of the Conservancy’s mission. This project enhances a key feature in Delaware Park.
- Authenticity / Celebration – The investment significant features of our Olmsted Park and Parkway System is a celebration of Olmsted’s legacy ensuring future generations are provided high quality Olmsted Park experiences.
- Partnerships/ Community based – In 2018-2019 the BOPC worked extensively with both the City of Buffalo and the local community stakeholders in developing an updated park improvement priorities plan; the Five-Year Plan. Improved restroom facilities at the Point of the Meadow in Delaware Park was identified as a priority through that public engagement process.

Project Budget:

Planning	\$ 87,500
Construction	\$ 642,500
Acquisition	\$ 0
Administration	\$ 36,500
Operation and Maintenance / Year*	\$ 44,000
TOTAL PROJECT COST	\$ 810,500

** The Buffalo Olmsted Park System is operated and maintained by the BOPC through contractual agreement, by the Buffalo Olmsted Parks Conservancy through the City of Buffalo, however initial maintenance funding is required.*

The Buffalo Olmsted Parks Conservancy’s goals for its contribution to the Greenway has been incorporated into the development of the *Buffalo Olmsted Parks System Plan for the 21st Century*. The *21st Century Plan*, published in 2008, looks to place the park system within the green infrastructure of the city, restoring and building off of the assets brought to the region over the decades.

The 2008 master planning process included 21 meetings comprised of representatives from a broad group of community organizations and park users whose main purpose was to encourage and facilitate public participation in the planning process. During this period six public meetings were held throughout the city as well as 15 meetings of the BOPC Long Range Planning Committee of the Board of Trustees, who approved the master plan.

In 2018-2019 the BOPC undertook an extensive community engagement process to update park improvement priorities of the Plan for the 21st Century; a Five-Year Plan update. This included three rounds of community meetings across five park districts in addition to an online survey responded to by over 1100 residents. The final report, published in November 2019, was fully vetted with the City of Buffalo Department of Public Works and ratified as approved by the BOPC Board of Trustees.

Final design plans will be developed as a part of this project and will be vetted with the City of Buffalo Department of Public Works and the community, prior to construction. Following the implementation of this shelter restoration project the BOPC will continue to engage residents on volunteer projects and other enhancements. The BOPC, as a part of our ongoing role as park stewards, will work through a newly established park-user engagement entity, the Olmsted Community Alliance.

The South Park Clubhouse enhancement project will comply with all SEQRA regulations relevant to the project. All necessary studies of existing conditions will be a part of the initial technical site analysis phase of the project.

Project Schedule:

Summer 2022

- Design / Construction Drawings

Winter 2022

- Bid / Construction Contract

Spring 2023- Summer 2024

- Construction
- Project Close Out

BUFFALO OLMSTED PARKS SYSTEM



Image © 2021 TerraMetrics
Image NOAA

42.49555

SOUTH PARK CLUBHOUSE
CONTEXT MAP



SOUTH PARK LAKE

SOUTH PARK
CLUBHOUSE

SOUTH PARK MEADOW /
GOLF COURSE

BUFFALO and ERIE COUNTY
BOTANICAL GARDENS

...TO CAZENOVIA PARK

McKINLEY PKWY

...TO SHORELINE TRAIL

RIDGE ROAD

1200 ft

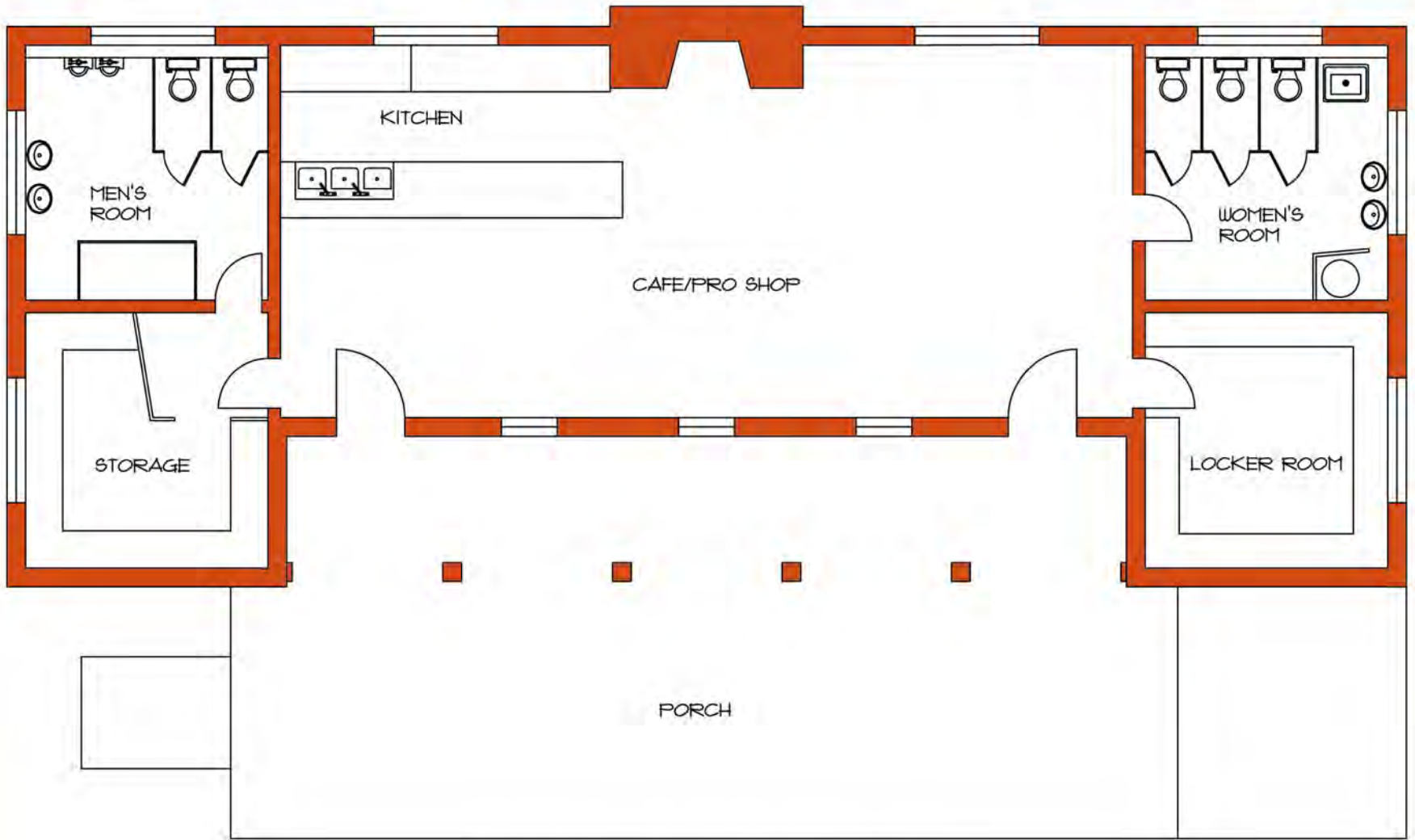
**SOUTH PARK CLUBHOUSE
SITE MAP**



**SOUTH PARK
CLUBHOUSE**

SOUTH PARK AVE

100 ft



SOUTH PARK GOLF COURSE
CONCESSION
1/8"=1'-0"





CARTS











The Olmsted City

The Buffalo Olmsted Park System:
Plan for the 21st Century



BUFFALO
OLMSTED PARKS
CONSERVANCY

The Olmsted City

The Buffalo Olmsted Park System:
Plan for the 21st Century



BUFFALO
OLMSTED PARKS
CONSERVANCY

Thomas Herrera-Mishler,
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WWW.BUFFALOOLMSTEDPARKS.ORG



Byron W. Brown,
MAYOR
WWW.CITY-BUFFALO.COM



Chris Collins,
COUNTY EXECUTIVE
WWW.ERIE.GOV

January 2008

The Olmsted City

The Buffalo Olmsted Park System: Plan for the 21st Century

Edited by Robert G. Shibley and Lynda H. Schneekloth

DEVELOPED UNDER THE DIRECTION OF:

Buffalo Olmsted Parks Conservancy
City of Buffalo
County of Erie

DEVELOPED WITH THE CONSULTING SUPPORT OF:

The Urban Design Project, University at Buffalo, State University of New York

WITH

Trowbridge and Wolf, Landscape Architects
Wendel Duchscherer, Architects and Engineers

WITH ADDITIONAL SUPPORT FROM:

The Center for Computation Research, University at Buffalo, State University of New York
Greater Buffalo Niagara Regional Transportation Council
Delaware North Companies Parks & Resorts

WITH GENEROUS FUNDING FROM:

The John R. Oishei Foundation

WITH ADDITIONAL FUNDING FROM:

Baird Foundation	Jake Schneider, Schneider Design Architects
Community Foundation for Greater Buffalo	Watson, Bennett, Colligan, Johnson & Schechter, LLP
Former Erie County Legislator Judy Fisher	Margaret L. Wendt Foundation
Paul and Niscah Koessler	City of Buffalo
Erie County Legislator Lynn Marinelli	County of Erie
Corinne and Victor Rice	

On January 31, 2003, the Mayor of Buffalo declared the city to be "The Olmsted City"

FRONT COVER IMAGE:

The White Oak Tree in the Delaware Park Meadow

BACK COVER IMAGE:

The Humboldt Basin in Martin Luther King, Jr. Park from the Buffalo and Erie County Historical Society image collection

The Urban Design Project
School of Architecture and Planning



University at Buffalo
The State University of New York

The Urban Design Project
School of Architecture and Planning
University at Buffalo,
State University of New York
3435 Main Street
Buffalo, NY 14214
(716) 829-3485 ext 218
www.urbandesignproject.org

The System Plan was completed by The Urban Design Project, School of Architecture and Planning, University at Buffalo, under the guidance of the Long Range Planning Committee and the Olmsted Advisory Council of the Buffalo Olmsted Parks Conservancy. The proposed designs build on the history of planning for the parks. Past plans commissioned by the City of Buffalo were supplemented by team and client charrettes and subsequent design development with community input. Cost estimating was done by Wendel Duchscherer, final artist renderings of the park plans were prepared by Trowbridge and Wolf, and system graphics were prepared by The Urban Design Project. All other graphics in the report without sources are from The Urban Design Project or the Buffalo Olmsted Parks Conservancy.

—RESTORATION PLAN— SOUTH PARK

RESTORE THE HISTORIC INTEGRITY OF THE PARK FROM THE PERIOD OF SIGNIFICANCE

- Project #1: Enhance the Arboretum and botanical collection around the Conservatory
- Project #2: Repair the lake and improve water quality
- Project #3: Restore the Meadow

IMPROVE ACCESS AND CIRCULATION WITHIN THE PARK FOR VEHICLES AND PEDESTRIANS

- Project #4: Repair the Ring Road
- Project #5: Replace the bridge
- Project #6: Discourage local traffic from using the park as a thoroughfare

RESTORE AND ENHANCE THE PARK'S GATEWAYS AND EDGES

- Project #7: Articulate the park's main entrance as a major gateway
- Project #8: Enhance the park's southwest entrance for pedestrians
- Project #9: Create a 'Father Baker Garden' where the unused bus loop is located

RATIONALIZE PARK FACILITIES AND STRUCTURES

- Project #10: Construct the Boathouse
- Project #11: Enhance the appearance and utility of the concession structure

ESTABLISH CONNECTIONS TO AREAS SURROUNDING THE PARK

- *Project #12: Integrate South Park with surrounding urban Lackawanna neighborhood
- *Project #13: Connect South Park to the Greenway through trails along Ridge Road
- *Project #14: Connect South Park to Tiffet Street and the Tiffet Nature Preserve
- *Project #15: Restore park perimeter roads to create more of a park-like setting in the surrounding neighborhoods

RESTORE THE BASIC PARK ELEMENTS

- *Project #16: Restore the park's historic furnishings
- *Project #17: Identify areas in need of lighting; design and install lighting
- *Project #18: Restore and maintain public restroom facilities
- *Project #19: Restore, maintain, or install drinking fountains
- *Project #20: Rehabilitate Olmsted pathway system
- *Project #21: Rehabilitate Olmsted roadway system
- *Project #22: Introduce traffic calming measures at park roads
- *Project #23: Install appropriate wayfinding and branding signage
- *Project #24: Restore historic landscape patterns and plantings, especially perimeter vegetation
- *Project #25: Manage drainage and erosion issues throughout the park



BUFFALO, NY



ERIE COUNTY

*These projects are not numbered on the map.



The Olmsted City

FIVE YEAR PLAN

2020 – 2024

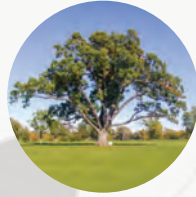
PRIORITIES FOR BUFFALO'S
OLMSTED PARK SYSTEM



BUFFALO
OLMSTED PARKS
CONSERVANCY



Riverside Park



Delaware Park



Front Park



MLK Jr. Park



Cazenovia Park



South Park

CANADA

Niagara River

Lake Erie

Niagara Street
I-190

Rte 198

Lincoln Parkway

Bidwell Parkway

Colonial Circle

Richmond Avenue

Porter Avenue

Prospect and
Columbus Park

Niagara Street
I-190

Downtown Buffalo

Buffalo River
Rte 5

Delaware Avenue

Agassiz Circle

Soldiers Circle

Chapin Parkway

Gates Circle

Ferry Circle

Symphony Circle

Days Park

North Street

Rte 33

Main Street

Rte 33

Rte 198

Boiley Avenue

Genesee Street

Broadway

William Street

Clinton Street

South Park Avenue

Heacock Place

McClellan
Circle

Red Jacket
Parkway

McKinley
Parkway

McKinley
Circle

N



SYSTEM MAP LEGEND

- Olmsted Circle
- Olmsted Parkway
- ▲ Olmsted Pocket Park

The Olmsted City **FIVE
YEAR
PLAN**
2020 – 2024

**PRIORITIES FOR BUFFALO'S
OLMSTED PARK SYSTEM**

Developed with the consulting support of:



With generous funding from:



In partnership with:





MAYOR BYRON W. BROWN


October 2019

*Cover photo by Christopher Hyzy, featuring an aerial view of
Soldiers Circle and Bidwell, Chapin and Lincoln Parkways*

FIVE YEAR PLAN PRIORITY PROJECTS 2020 – 2024
South District – South Park

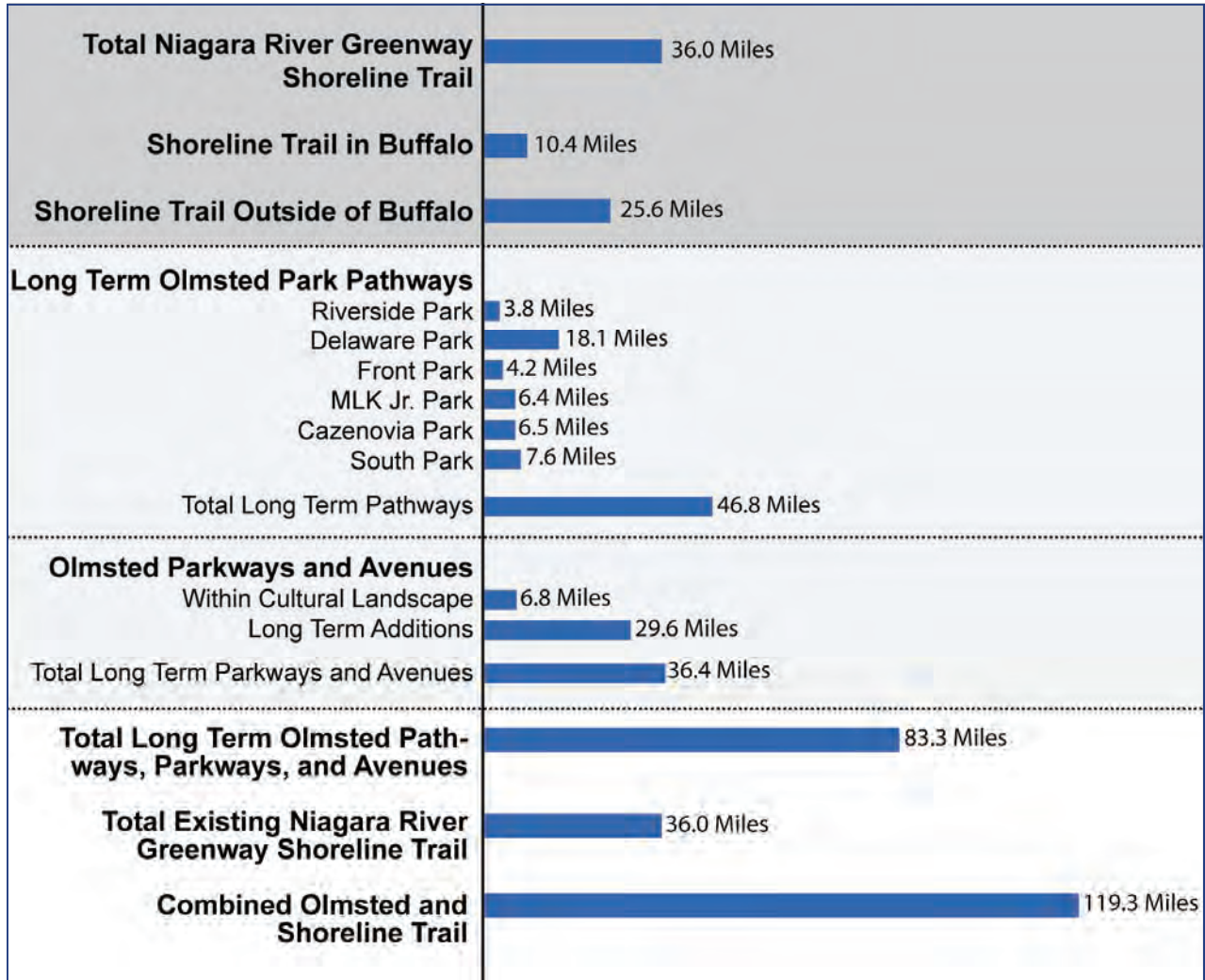
-  Systemwide Project
(Based on C.A.R.E.S.)
-  Park-Specific Project



-  Other Systemwide Projects – SOUTH PARK
 - Benches / Park Furnishings Installation
 - Wayfinding and Interpretive Signage Installation

* Final project scope and investment for 5YP to be based on facilities assessment
 ** Project includes only feasibility study and design phase of work. Final project scope and investment to be based on study.

Part Five: Niagara River Greenway and the Buffalo Olmsted Park and Parkway System



Seamlessly Connected Systems

The existing Niagara River Greenway Shoreline Trail is approximately 36 miles in length. The draft proposals in the Buffalo Olmsted Park and Parkway System 20 Year Management and Restoration Plan show the Parks having 46.8 miles of pathways in the long term. The 20 Year Plan shows the Parkway and Avenue System, with fully developed pathways, trails, sidewalks, and bike lanes, to total 36.4 miles

in the long term. Integrating the Olmsted and Greenway System expands the Niagara River Greenway Shoreline Trail approximately 83.3 miles, to a total of more than 119.3 miles of Greenway that winds through the City of Buffalo.