

MEETING MINUTES
MAIN STREET – 500 Block Rehabilitation
PIN 5760.39
Stakeholders Design Meeting

DATE: November 29, 2012
TIME: 2:00 PM
LOCATION: Buffalo Place Conference Room
ATTENDEES: See attached sign-in sheet
ATTACHMENTS: Sign In Sheet

A meeting was held with the City of Buffalo, Buffalo Place, and the Stakeholders to present the conceptual streetscape design for the 500 Block of Main Street Rehabilitation project. Introductions were made by John Bidell and an agenda was distributed to all. A summary of the meeting and the decisions made are as follows:

Streetscape Plan Presentation:

1. John Bidell stated that the streetscape design options being presented for the 500 block of Main Street and the Roosevelt Plaza are preliminary and will be progressed with input from the stakeholders.
2. Greg Leonard stated that the design for 500 block streetscape is based on the idea to simplify the Main Street streetscape to keep the emphasis on the important architecture along this segment. The design will continue elements of the streetscape that were constructed in the 700 block and designed into the 600 block of Main Street and will consist of the following:
 - a) The typical section for the 500 block of Main Street will consist of the following on both sides of the street starting at the building/ROW to the curb line:
 - 15 foot walking zone along the building fronts
 - 6 foot amenity zones
Amenity zones with vaults will feature street light poles, benches, trash receptacles and bicycle racks. The group requested that low level plantings be incorporated into these areas with raised planters and irrigation, where possible
Amenity zones without vaults will incorporate curbed planters, typically 36' long x 6' wide with 2 trees in each planter. Planter lengths will be adjusted around vaults and below grade obstacles.
 - 4 foot parking buffer between the planters/amenity zone and the parking zone
 - 8 foot concrete parking zone
 - 4 foot buffer zone between the road/trackbed and parking zone
 - b) Streetscape Materials
The streetscape materials will be similar to the 700 block, and will feature:
 - Sidewalks with sandstone medina exposed aggregate

- Bronze inlay medallions at each building
- Traditional benches parallel to street due to grade constraints
- Decorative street and sidewalk lighting spaced about 100 ft. apart
- Standard City of Buffalo bicycle racks
- Natural stone seating along the end of planters to address grade change
Skateboard deterrent bars will be installed on stone benches
- Wayfinding signs strategically placed along the project near intersections
- Steps between planters and a ramp and stairs are required along the west side near Chippewa Street adjacent to the parking zone to address the large grade difference
- The 500 block section between Chippewa and Huron Street will feature inbound and outbound renovated train stations. The station areas will be addressed once the required station related amenities have been advanced further.
- At grade sidewalk openings will be used along the east segment of Mohawk Street for street trees due to the narrower sidewalk zone and to better accommodate the possibility of sidewalk cafes.
- The types of trees proposed for the project consist of Oak trees between Chippewa and Huron Street due to the large scale of the buildings and spaces, flowering Japanese Scholar trees between Huron and Mohawk Streets, Honey Locusts along Mohawk between Main and Washington Street and within Roosevelt Plaza and Ginkgo trees at selected corners of the 500 block. Ginkgo trees no longer are sold commercially with the smelly fruit that were previously associated with these trees. The Honey Locusts are considered along Mohawk Street since that is what exists and the plan may accommodate keeping some of the existing trees.

Feedback on the streetscape plan is as follows:

- Carl Paladino requested that raised planters be used for area with vaults along the building walls to dress up the long, barren zone on the west side near Mohawk Street.
- John Bidell stated that the vaults may not be able to withstand the planter load if installed along the building face. Greg stated that raised planters could be installed in the 6 feet amenity zone to provide continuity and to provide a clean snow plowing zone.
- Mike Schmand stated that irrigation for the raised planters is an important issue. John Bidell mentioned that if the raised planters are in line with the amenity zone, irrigation could be provided for the raised planters.
- Steve Carmina stated that Honey Locust trees will not be a preferred choice for the Mohawk Street section between Main and Washington Street due to the continual maintenance required for cleanup of the small leaves. John Bidell stated that another species could be planted in that area if so desired and will be looked at before the next meeting.
- Greg mentioned that railroad gates (with warning lights) will be installed at each intersection. John Bidell stated that these are being installed to maintain single tracking during track maintenance operations, during times of

emergencies when the Main Street needs to be closed to vehicular traffic. This requirement was established under the 600 Block design and will be incorporated into each phase of the project. The gates will allow for single tracking during the construction of each phase as well.

- The group needs to decide if loading zones are preferred anywhere along the project. Charles Battle asked where handicap spots will be located. The locations for handicap spots will be determined as the design progresses.
- A question was raised regarding the street lighting along Main Street. John Bidell stated that Main Street will be amongst the most lighted streets in the city, and the layout of the trees will be such that the tree canopies do not obstruct lighting of the sidewalk or the street and provide maximum coverage for the police cameras. Planters will have power outlets. Steve Carmina inquired if the power outlets could have locks, maintained by Buffalo Place, and if the 500 Block stakeholders could use the power outlets for special occasions.

The overall consensus was to progress the streetscape design as presented, pending comments received by the next meeting. Buffalo Place will post exhibits on their website for stakeholders to review and comment. The preference is to replace the Honey Locust trees with a different species. The design will incorporate raised planters in areas with vaults and presented at the next meeting.

Roosevelt Plaza Options:

- Greg presented two streetscape options for the Roosevelt Plaza. Option A is based on the geometry of the streets which forms a triangular space for the plaza. This is an open concept with tree plantings and lighted stone benches located along the Genesee Street and Huron Street. Option B creates a grove of trees within the plaza with integrated seating benches and a passive use of the plaza.
- Option A will feature trees planted along the streets and the plaza paved with a different type of aggregate color. An ornamental planter will be located along Main Street with two in-ground trees behind the planter. The statue of the Hiker will be located closer to the Huron Street and Main Street intersection and will be in line with the trees with stone seatwalls. A colored lighting scheme will be used to define the open space in the center during night times, similar to the theatrical lights used to wash the buildings in the 600 block. The stone seatwalls will have integrated lighting.
- The Genesee Street section will consist of a one way 11 feet wide travel lane with 8 feet soft parking lane, a 4 foot buffer zone, a 6 foot amenity zone and a 15 feet sidewalk. This 15 feet sidewalk could be used for sidewalk café.
- Option B will create a directional nature for the plaza with buildings along Main Street visible from the plaza. The trees and the benches are also aligned in a manner to provide building views. This option will have similar Genesee Street section as option A. The statue of the Hiker will be in the center of the plaza in this option.
- Steve Carmina inquired if the roadway area would have a concrete surface. John Bidell stated that the pavement in this area is proposed to be asphalt paved. Steve stated that the area is used for chalk fest and a concrete surface would be preferred to create more usable area for the festival. John

Bidell stated that concrete surface could be provided for this section since the road will have movable bollards to close off the street during festivals.

- Debra Chernoff inquired about the tree species for the plaza. Greg stated that Honey Locust are proposed for this area. Since the Honey Locusts were not the preferred choice by the group, an alternate variety will be explored. Debra asked how Japanese Scholar trees compared to Lindens, which is another species not preferred. More information was requested about the Japanese Scholar to determine if it is appropriate or an alternate variety should be used. John Bidell stated that other flowering varieties would be presented in the next meeting.

Feedback on the Roosevelt Plaza options is as follows:

Option A was the preferred option for the Roosevelt Plaza. Option A will be incorporated into the overall plan for presentation at the next meeting.

Station Review:

- Bryce Bixby presented the updated concept C for the station. The updated concept includes some aspects of option B, with an extended covered space as well as input gained during the recent meeting with the NFTA. Bryce stated that the space between the two station structures will be used for the station identification sign and other signage currently incorporated in the stations. The end wall of the shelter will be used for advertising. The ticket machines are located in the back of the stations within the covered shelter area. The existing explosion proof trash receptacle will be repainted and located in the open area. The electrical cabinets at the platform may be down-sized during the design process and replaced with stainless steel cabinets. It was requested by Buffalo Police that the benches be designed to discourage vagrancy.
- The existing emergency system PACE shall remain as part of the platform station. There will be no pay phones at the train stations. The digital message sign panel, wooden benches, the station mirrors for the train driver will also be installed as part of the station design. John Bidell stated that the NFTA needs to keep the existing video monitoring system at the stations as the cameras are fixed on specific locations and tie into the PACE system. The existing PA system will be incorporated into the renovated stations.
- Steve Carmina inquired if there were any signs/graphics for station. Bryce stated that the signage for the station identification is being discussed with the NFTA. John Bidell stated that it is proposed that the wayfinding sign design could be incorporated with any signs required for the stations and that a separate committee will be a part of that sign design.

Mohawk Street Alignment:

- John Bidell stated that the Mohawk Street section between Main Street and Washington Street now has a straight alignment as desired by the stakeholders. The alignment for the section between Main and Pearl has been shifted north to clear the vault located on the south side for the entire length between Main and Pearl. This shift provides a better Mohawk Street alignment at the intersections. Partial abandonment of the vault will be required to accommodate the turning radii at the corners.
- John Bidell stated that the design as presented meets all the Federal, State and City design criteria and fulfills all the requirements for the Tiger Grant for

the project in providing a connection to Main Street from Washington to Pearl Streets.

- John Bidell stated that the grant does not require provisions for parking along Mohawk Street between Main and Pearl Streets. Jim Sandoro inquired about removal and replacement of the existing trees along Mohawk Street. John stated that the trees had to be removed in order to provide a two way traffic street within this section. The existing vault on the south side precludes the provision of any trees. A section of the street right-of-way is leased to Carl Paladino for parking purposes by the City of Buffalo and therefore there is no space for any landscape elements on the north side of Mohawk Street. John Visco stated that he has no issue with the use of the space adjacent to his building at the northwest corner of Main Street and Mohawk Street.
- Jim Sandoro inquired about the crosswalk at Pearl near the Convention Center. John Bidell stated that that would be a part of the Pearl Street design. Jim inquired about the movement of a handicap person trying to get to Main Street from Pearl Street and the lack of space on the north side of Mohawk Street. John stated that the sidewalk on the south side of the street is 12 feet wide and is designed for handicap access and a handicap person can therefore get to Main Street using this sidewalk. The space on the north side is about 3 to 3.5 feet wide and will be used for providing street lighting for Mohawk Street. Steve Carmina suggested that aboveground planters should be considered for the south side of Mohawk Street.
- Fire hydrant locations will be discussed with the Division of Water.

Other Issues/Updates

- Bob VonLangen of M&T Bank stated that they will not be installing heated sidewalks due to cost.

Next Stakeholders Meeting

- The next Stakeholders meeting for the project is scheduled for Thursday, December 20, 2012 at 2:00 P.M., at Buffalo Place.

These Meeting Minutes represent our understanding of the items discussed and/or agreed upon during this meeting. Any additions, corrections, or revisions by those present shall be directed (in writing) to the undersigned or they will be considered accurate and complete.

Respectfully Submitted,



Pradeep Simlote,
DiDonato Associates

cc: Attendees
att.: Sign in Sheet
Terrie Brightman – MNLA
Kelly Thompson – Bergmann
John Hubert – PB
Keith Kerr - PB



CITY OF BUFFALO
DEPARTMENT OF PUBLIC WORKS
MAIN STREET – 500 BLOCK REHABILITATION
STAKEHOLDERS DESIGN MEETING
SIGN-IN-SHEET



November 29, 2012, 2:00 PM

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