



Elmwood Business Leaders Survey

BUSINESS NAME: _____
 CONTACT NAME: _____
 EMAIL: _____
 PHONE: _____
 ADDRESS: _____

Do you, and/or your staff currently use the ramp for parking? YES NO
 How many spots on an average daily basis? _____

Do your customers currently use the ramp for parking? YES NO
 How many spots on an average daily basis? _____

Do you and/or your customers primarily demand parking (circle all that apply):

Weekdays
 7a-10a
 10a-3p
 3p-8p
 after 8
 Weekends
 Spring/Summer
 Fall/Winter

Do you anticipate your use of the ramp will increase over the next 24 months? YES NO

Do you believe that if the ramp had greater visibility for public parking it would be used more frequently?
 YES NO

Is there a number of parking stalls that you think should be made available for public parking?
 ANSWER _____

Is there a number of parking stalls that you think your business will demand for public parking?
 ANSWER _____

Do you oppose or support the acquisition of the Gallagher Ramp by a private entity, at a market price?
 SUPPORT SUPPORT, IF PUBLIC SPACE IS MADE AVAILABLE OPPOSE

How concerned are you about the impact of Women and Children's Hospital of Buffalo closures impact on your business? 1 - not at all concerned 10 - extremely concerned ANSWER 10

From a business perspective, please rate the following on a scale form 1 - 10, of which will have the most favorable and lease favorable impact 1- least favorable, I hope it doesn't happen to 10- very favorable, I support this use.

Condominiums and Townhomes <u>10</u>	Daycare <u>5</u>	Grocery Store <u>7</u>
Apartments (Market Rate) <u>10</u>	Elementary School <u>5</u>	Fitness <u>7</u>
Apartments (Affordable) <u>10</u>	Restaurant <u>10</u>	Hotel <u>7</u>
Other Need _____		

Comments:
Really important to respect the integrity of the neighborhood
Public Art by local artists



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Do you, and/or your staff currently use the ramp for parking? YES NO
 How many spots on an average daily basis? _____

Do your customers currently use the ramp for parking? YES NO
 How many spots on an average daily basis? _____

Do you and/or your customers primarily demand parking (circle all that apply): *never - we have a parking lot*
 Weekdays 7a-10a Weekends 10a - 3p Spring/Summer 3p-8p Fall/Winter after 8

Do you anticipate your use of the ramp will increase over the next 24 months? YES NO

Do you believe that if the ramp had greater visibility for public parking it would be used more frequently?
 YES NO

Is there a number of parking stalls that you think should be made available for public parking?
 ANSWER 20% of the ramp?

Is there a number of parking stalls that you think your business will demand for public parking?
 ANSWER no

Do you oppose or support the acquisition of the Gallagher Ramp by a private entity, at a market price?
 SUPPORT SUPPORT, IF PUBLIC SPACE IS MADE AVAILABLE OPPOSE

How concerned are you about the impact of Women and Children's Hospital of Buffalo closures impact on your business? 1 - not at all concerned 10 - extremely concerned ANSWER 1

From a business perspective, please rate the following on a scale form 1 - 10, of which will have the most favorable and lease favorable impact 1- least favorable, I hope it doesn't happen to 10- very favorable, I support this use.

Condominiums and Townhomes <u>10</u>	Daycare <u>10</u>	Grocery Store <u>8</u>
Apartments (Market Rate) <u>10</u>	Elementary School <u>7</u>	Fitness <u>5</u>
Apartments (Affordable) <u>10</u>	Restaurant <u>10</u>	Hotel <u>5</u>
Other Need _____		

Comments: _____



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BUSINESS NAME: _____
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 EMAIL: _____
 PHONE: _____
 ADDRESS: _____

Do you, and/or your staff currently use the ramp for parking? YES NO
 How many spots on an average daily basis? _____

Do your customers currently use the ramp for parking? YES NO
 How many spots on an average daily basis? 5

Do you and/or your customers primarily demand parking (circle all that apply):
 Weekdays 7a-10a 10a-3p 3p-8p after 8
 Weekends Spring/Summer Fall/Winter

Do you anticipate your use of the ramp will increase over the next 24 months? YES NO

Do you believe that if the ramp had greater visibility for public parking it would be used more frequently?
 YES NO

Is there a number of parking stalls that you think should be made available for public parking?
 ANSWER 30

Is there a number of parking stalls that you think your business will demand for public parking?
 ANSWER 5-10

Do you oppose or support the acquisition of the Gallagher Ramp by a private entity, at a market price?
 SUPPORT SUPPORT, IF PUBLIC SPACE IS MADE AVAILABLE OPPOSE

How concerned are you about the impact of Women and Children's Hospital of Buffalo closures impact on your business? 1 - not at all concerned 10 - extremely concerned ANSWER 1 - not concerned at all

From a business perspective, please rate the following on a scale form 1 - 10, of which will have the most favorable and lease favorable impact 1- least favorable, I hope it doesn't happen to 10- very favorable, I support this use.

Condominiums and Townhomes <u>2</u>	Daycare <u>9</u>	Grocery Store <u>10</u>
Apartments (Market Rate) <u>7</u>	Elementary School <u>8</u>	Fitness <u>4</u>
Apartments (Affordable) <u>6</u>	Restaurant <u>3</u>	Hotel <u>5</u>
Other Need _____		

Comments: _____



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 EMAIL: _____
 PHONE: _____
 ADDRESS: _____

Do you, and/or your staff currently use the ramp for parking? YES NO
 How many spots on an average daily basis? _____

Do your customers currently use the ramp for parking? YES NO
 How many spots on an average daily basis? _____

Do you and/or your customers primarily demand parking (circle all that apply):
 7a-10a 10a - 3p 3p-8p after 8
 Weekdays Weekends Spring/Summer Fall/Winter

Do you anticipate your use of the ramp will increase over the next 24 months? YES NO

Do you believe that if the ramp had greater visibility for public parking it would be used more frequently?
 YES NO

Is there a number of parking stalls that you think should be made available for public parking?
 ANSWER 5070

Is there a number of parking stalls that you think your business will demand for public parking?
 ANSWER 5070

Do you oppose or support the acquisition of the Gallagher Ramp by a private entity, at a market price?
 SUPPORT SUPPORT, IF PUBLIC SPACE IS MADE AVAILABLE OPPOSE

How concerned are you about the impact of Women and Children's Hospital of Buffalo closures impact on your business? 1 - not at all concerned 10 - extremely concerned ANSWER 1

From a business perspective, please rate the following on a scale form 1 - 10, of which will have the most favorable and lease favorable impact 1- least favorable, I hope it doesn't happen to 10- very favorable, I support this use.

Condominiums and Townhomes <u>3</u>	Daycare <u>8</u>	Grocery Store <u>8</u>
Apartments (Market Rate) <u>3</u>	Elementary School <u>4</u>	Fitness <u>8</u>
Apartments (Affordable) <u>6</u>	Restaurant <u>3</u>	Hotel <u>2</u>
Other Need _____		

Comments: _____

Elmwood Crossing Neighbor Meeting

WHO CAME TO THE MEETING?

	COUNT	PERCENT
Hodge	25	20%
Oakland	16	13%
Summer	1	1%
Bryant	9	7%
Utica	12	10%
Other/Not Given	50	41%
Ashland	9	7%
Anderson		
ESTIMATED ATTENDANCE	122	

WHAT DID THEY SAY AT THE MEETING?

	COUNT	PERCENT
Demolition: AGAINST	1	2%
Art: SUPPORT	1	2%
Art: AGAINST	1	2%
Retail: Utica AGAINST	1	2%
Trees: SUPPORT	1	2%
Grocery: AGAINST	2	4%
Other	2	4%
Construction & Vacancy CONCERNS	2	4%
Design Related	4	8%
Affordable Housing: SUPPORT	4	8%
Elmwood/Bryant 6 Stories AGAINST	5	10%
Green Space SUPPORT	6	13%
Parking: CONCERNS/GENERAL	7	15%
Charter School: AGAINST	11	23%
TOTAL COMMENTS	48	

Mediterranean; balconies; residential; more condos less apartments.

playground; adult swings; green space

Summary of Feedback Cards from the Elmwood Crossing Open House October 18, 2018

Twenty-Eight (28) feedback cards were submitted in the following categories:

- One (1), Planned Unit Development
- Five (5), Utica Market and Townhomes
- Six (6), Core Hospital Buildings Design and Use
- Fifteen (15), Overall Site plan and Green Space.

Of these (not all cards responded to the likert scale):

	1	2	3	4	5	6	7	8	9	10
number of responses	2	1	0	1	5	3	3	2	2	2

SUMMARY OF FEEDBACK COMMENTS:

1) "FAVORABLE ASPECTS AND COMMON THREADS"

○ SITE PLAN

- Drawings are interesting. Interesting use of buildings.
- Very modern looking – I like how the buildings are in a variety of styles.
- Great renderings. Nice Modern upgrades and mix of ideas.
- Elmwood and Bryant listed under Favorable Aspects without any comment.
- Love the density of your project and the mix and the design.
- Renderings look great.
- I am most excited for the exterior lighting.
- Changes of garbage dock and loading docks.
- The Williams and the Hodge are great.
- Wrapping and balconies on tower is best I have seen yet.
- Recladding Variety Tower.
- Art installations.
- 451 appears more attractive and substantial than other recent Elmwood new builds.
- This is an opportunity to show how buildings can be reused in innovative ways to create exciting human centered spaces.
- Lots of mixed use. Great reuse and opportunity for young and old.
- Bryant side –new buildout with pergola is nicest part of the project.
- Corner Elmwood and Bryant looks nice – that’s an improvement.

○ TOWN HOMES

- Windows on front are nicely framed.
- Renderings of townhomes, grocery store, apartments look awesome – very urban.
- Some of the townhouses look like they’ll fit in.
- Not bad. Black looks modern.

○ GREEN SPACE

- Parks are good!
- The pocket park is a really cool looking place to hang out.
- Garden spaces, though more and larger would be preferred.
- Lots of green space.

- **MARKET**
 - A grocery store will benefit the neighborhood.
- **MISC**
 - I like open collande. (Maybe means colonnade?)
 - Interior

2. "CONCERNING ASPECTS AND COMMON THREADS"

- **PARKING**
 - A lot of concern over parking.
 - The ramp wasn't sufficient to accommodate all the cars when the hospital was open, and it won't be able to do so now.
 - Lack of parking. Ramp won't do it – too far.
 - Parking!!!
 - Existing ramp looks dog-eared and shabby. Will you make façade improvements?
 - Do not want to compete with new dwellers for street parking. It seems that parking has been addressed, but I'm sure it will be an issue eventually.
 - Not enough parking!
 - There will be too much traffic- Parking garage won't be able to handle new residents.
- **TOWN HOMES**
 - The facades are dull and too homogenous for the neighborhood.
 - Alleyways are going to be a problem.
 - Liked the previous townhomes better.
 - Cookie Cutter and boring.
 - West Utica Lofts too contemporary for the area.
 - Doesn't fit the neighborhood - 451 design is much more fitting to the area.
 - Townhouse design is ugly, bland, monotonous.
 - Ugly, cold Industrial. Shame on you. This kind of brutalism is out of place in the EV. Let's have some historical reference.
 - Too many units.
 - Design is a disappointment. Please change to a design more compatible with the neighborhood.
 - Too cookie-cutter.
 - Too bland. Don't like the townhouses, can do better.
 - Not as good as the previous renditions.
 - In general extremely suburban looking and do not echo the historic character of the neighborhood.
 - The apartment building in the old Eckherdt lot seems too big. Previously they were townhomes.
- **GREEN SPACE**
 - It's not a pocket park it's a front yard.
 - Not enough green space – A nice size park would get positive attention. Buffalo is known for its rich architecture and Olmsted parks – you can continue that tradition.
 - Increase green space.
 - Noted under concerning aspects without any additional comment.
 - Tearing down homes to make more green space.
 - "Pocket park" at townhomes is not public space.
 - Not enough green space.

- Green space is lacking. Needs public playground for kids.
 - Not enough. Must include designated areas for different ages. No devoted parking will be enough.
 - Needs more green space.
- **RETAIL**
 - Why only one story?
 - Too much retail given the Amazon effect.
- **CORE HOSPITAL BUILDINGS**
 - Curved glass entry – too heavy
 - Glass façade on condo floors.
 - Crenellated effect of light and dark.
 - Elements on condo floors are disturbingly over scale.
 - The use of dark brick is awful – replace with light color brick.
 - Building is too high for the neighborhood.
 - Dark color of some of the buildings.
- **HOUSING IN GENERAL**
 - You should use better exterior materials.
 - Day care could have senior housing on 2nd & 3rd floors with a visiting area so they can play together.
 - Put fireplaces in some of the units.
 - Please put aside some living space for retirees of modest income.
- **DAY CARE BUILDING**
 - Belongs in East Amherst. You have to re-do it.
 - Day Care is an abomination.
 - Too suburban, should be in Cheektowaga – build it like it's a house on the street.
 - Don't like the suburban look.
 - The EduKids building is hideous. It's totally out of character with the neighborhood. Come up with something better please!
- **OVERALL SITE PLAN**
 - Too dense in an area of single family homes. This part of Elmwood Village will be overwhelmed by the density of your project and the number of cars it will bring.
 - High saturation of apartments and congestion.
 - Lack of maintaining buildings currently.
 - Clean up site now, it is a mess.
 - Put fireplaces in some units.
 - Too dense, traffic and parking will be a nightmare.
 - Wants low income areas.
 - Will it be ADA compliant?
 - Upset about another variance to green code with the Elmwood Bryant property.
 - Please don't let the few Elmwood lunatics hijack the public discussion and make it appear that nobody wants this to happen. Most of us are reasonable people, stakeholders in the neighborhood, and support reasonable development.
 - Please add our names to the list if you need voices of support in public meetings, we would love to help.
 - This is generally a very tight pack. It will be a shock to the existing neighborhood.

- Very concerned about the lack of affordable housing. Please consider the median income of people who live in Buffalo, not that of people who live in Erie County.
- Variety Tower image at night appears too dark and rather scary. Perhaps additional lighting without creating light pollution.
- Would like to see high rise rooftops made into rooftop gardens.
- I have been a longtime Bryant and Linwood resident and know the history of the hospital and neighborhood, so I hope the project will consider the legacy of quality building that marks this neighborhood & whole Elmwood district.
- We have been extremely disappointed by other new builds, this is your great opportunity to lift our spirits.
- Please don't do the mundane. In a city known for its great architecture, please continue the tradition. Much of what is getting built is already 'old'.
- Build something that inspires and creates community.
- Many of the designs proposed here are littered throughout the country – the city deserves better.

Public Engagement Opportunity

Comments from Note Cards

January 31, 2018

Design

- Proposed Elmwood Bryant Building too tall; best to have aa 3-4 story stories perhaps with the top story set back. 3-4 stories is scale for intersection
- Development at Elmwood and Bryant should meet green code – 3 floors nor more
- Mediterranean design of building is lovely
- No six stories on Elmwood
- Balconies
- The infill building at Elmwood must be complains with the Green code or there will e massive community opposition. We worked too hard to get the EV regulations in place to have a six-story building proposed. That is 2x what is permitted. Please propose a building we can support (smiley face)
- Please add functional doorways to building fronting Bryant
- I like commitment to build to curb and add density

Program

- If more of a residential development it could be condos or townhouses. The number of new apartments in Buffalo seems excessive. Ownership by private individuals is better for community.
- No charter schools
- A hotel and school would be better suited closer to Elmwood and apartments moved east
- Grocery store is not needed
- Charter school would be disastrous. Diels fuel form busses is a safety concern.
- We do not need a grocery store.
- No charter schools
- No six-story new build
- I do not want a charter school
- Please reconsider Charter School
- No charter school
- A charter school is not appropriate for this area. The traffic should be terrible
- No charter school
- Affordable Housing
- Some fun
- Open green space, trees, places to set, playgrounds
- Please provide affordable housing at meaningful level – say 20% or more. Living next to and near lower income neighbors is essential to the social fabric of America

- No retail on Utica.
- Limit bars
- After seeing the meeting my only comment is suggesting any retail space you have a small business feel. That's what brings a lot of the village charm people were talking about.
- Turn Elmwood and Bryant into park
- You must make 100% of the units affordable. This is an opportunity to restore affordability in a high opportunity neighborhood that has been unaffordable for years.
- Please aim for 30% AMI – recalculate for the City of Buffalo
- Residential should be mix of sale/rent.
- Room for families
- I would not be in favor of a charter school
- Would want significant number of units for low income individuals
- We are hoping for the inclusion of green space for the neighborhood as a meeting place for families and children.
- Dog park
- Hotel seems to front on interior which is fine

Environment

- Diesel fumes from buses parked at charter school are a health safety issues – long term exposure to diesel fumes is a long cancer risk
- Maintenance and security of the site before and after is important. Litter and trash a problem with foot traffic from the hospital. They did their best and hope you will too.
- Resident parking on Hodge needs to be addressed.
- More green space
- What street changes need to be enacted to accommodate tenants
- Elmwood Village ranks very low in green space
Large trees would be visually and environmentally pleasing
What is plan for parking and affordable and parking lot? Parking is difficult for residents and guests.
- Rodent Control
- Trees and greenery
- Would want trees and greenery
- Sufficient off street parking
- I do not hear anything about sustainability; LEED building Leadership in Energy and Environmental Design
-

Other

- Public art is nice but what about trees and bushes.
- Public art is good
- Parking for grocery store and other business on W Utica needs to be free or else homeowners will be inconvenienced

- Is there a possibility of an resident off-street parking permit?
- I support transfer of ramp by the city – to include parking ramp,