



Welcome!

**Houghton Park Master Plan
Public Workshop
March 06, 2024**

Today's Agenda

- Welcome and Introductions
- Master Plan Project Background
- Master Plan concept refinement
- Phase 1 elements and budget review
- Phase 1 Prioritization Activities
- Next Steps
- Open Questions



Meet the Team

- Joy Kuebler Landscape Architect, PC
 - Project Leader, engagement and landscape architecture
- Kheops Engineers/ ANPRA Architecture
 - Topographic survey and engineering
 - Building conditions, and architect
- C&S Engineers
 - Building environmental and utility conditions
- Trophy Point
 - Cost Estimating



Project Background

Overall Project Purpose:

To develop a blueprint for future improvements for Houghton Park to realize the vision of feasible, equitable, accessible, safe, and functional park facilities.



Project Background

- New Master Plan for Houghton Stachowski Park (Houghton Park).
- One of eight City of Buffalo park master plans funded by the American Rescue Plan.
- Will include recommendations for rehabilitation of existing facilities as well as improvements to attract new and serve existing park users.
- Big-picture approach to defining priorities for updated and new facilities for Houghton Park including Houghton Conservation Area – also known as the Woods and the Fields.
- For the purposes of the Master Plan, Houghton Conservation Area is considered part of Houghton Park. Buffalo Niagara River Land Trust is the perpetual steward of the Conservation Area and the City of Buffalo, which owns it, is responsible for facilities within this area.



Master Plan concept refinement

- All existing types of Recreation Facilities to be retained
 - New facilities will support Section 6 City School team use
- Passive recreation elements in the main park and conservation area to be expanded
- Park identity and access to be enhanced
- Park security to be enhanced
- New loop walks will also support vehicular loading for maintenance vehicles



Master Plan concept refinement

Expansion of Option C from previous meeting

- Recreation aspects
 - New building, pool and separated splashpad facility
 - Right sized parking lot
 - Looping walk throughout entire park
 - Large multi-use field for lacrosse, soccer, football, field hockey, flag football
 - 1 new Section 6 baseball field, 1 softball field
 - Strategic lighting elements to support the center field area
 - 4 Basketball courts, 4 pickleball courts, 1 full size roller hockey rink
 - New playgrounds, additional teen/ adult challenge area
 - Entertainment Pavilion



Master Plan concept refinement

- Conservation Area
 - Limited access barriers where appropriate
 - Stone dust trails
 - 10' wide multi-use trail and authorized vehicle access
 - 5' wide multi-use trails
 - Water overlooks with appropriate railings
 - Passive recreation elements, seating, wayfinding
 - Kayak access and stone dust trail head elements



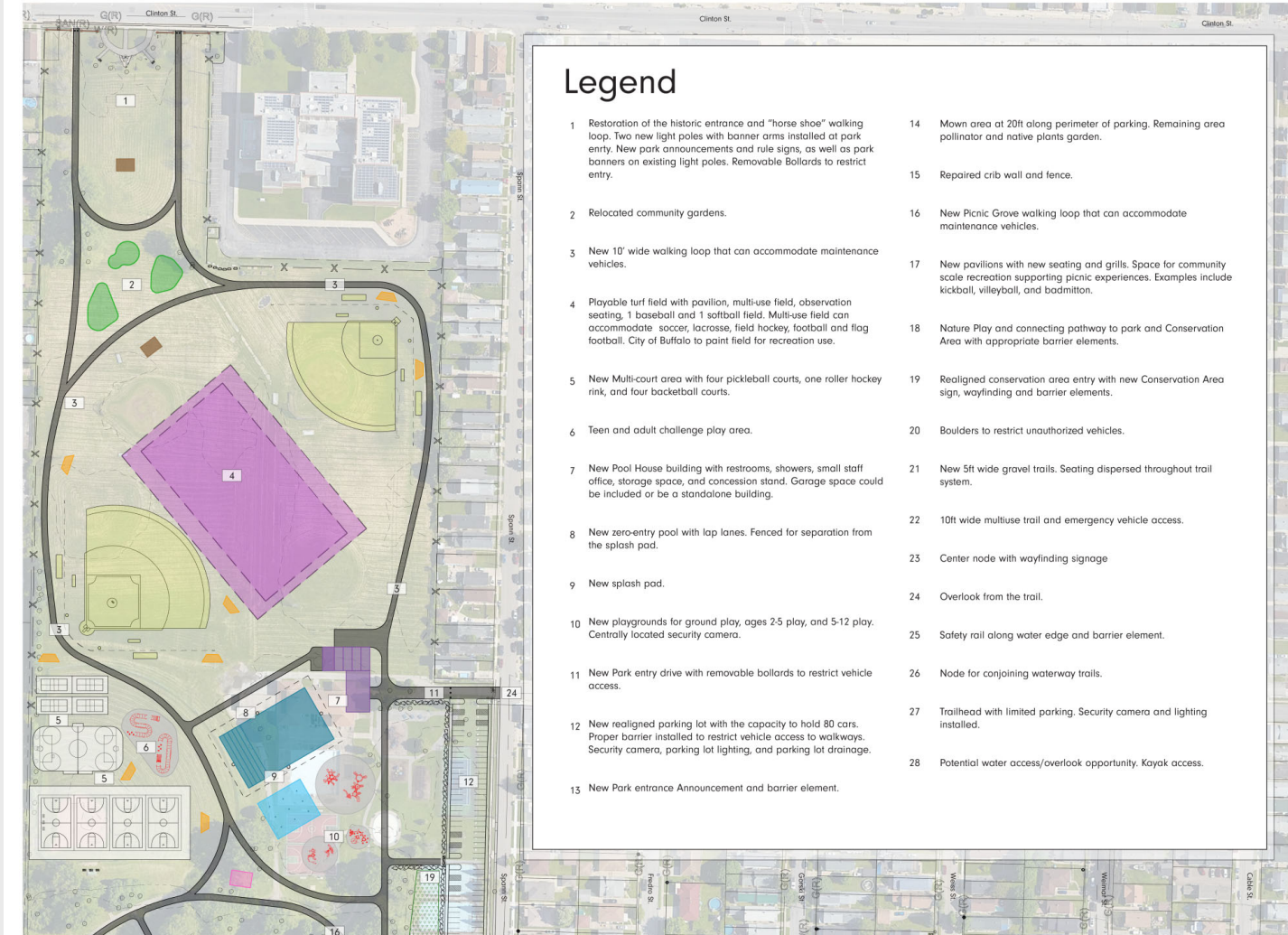
Right Sizing and Budget

- New Building
 - Modeled from buildings City Of Buffalo presently creating for other park development projects
 - Consistency for building structure, equipment, systems, care and maintenance.
- Entertainment Pavilion
 - Modeled from specialty pavilions presently being created for other park development projects.
- Parking lot
 - Recommendation to design an 80 car parking lot for both Phase 1 and the Master Plan.



Master Plan

APPROXIMATE COSTS
\$16 million



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Master Plan

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Leveraging Future Infrastructure Work



- Buffalo Sewer Authority underground storage tank system
 - Addresses drainage both in the park and in the community.
- Anticipated design schedule 2026- 2028, with a construction window between 2028-2032.
- Opportunities
 - Stabilize the site and soils forever, strong soil foundation for multi-use and ball fields.
 - Elimination of Community and Park drainage and standing water issues.
 - Ease of connecting any Park stormwater needs directly to the system
 - BSA required to provide *Community Betterment Funding* which will significantly support the Master Plan implementation



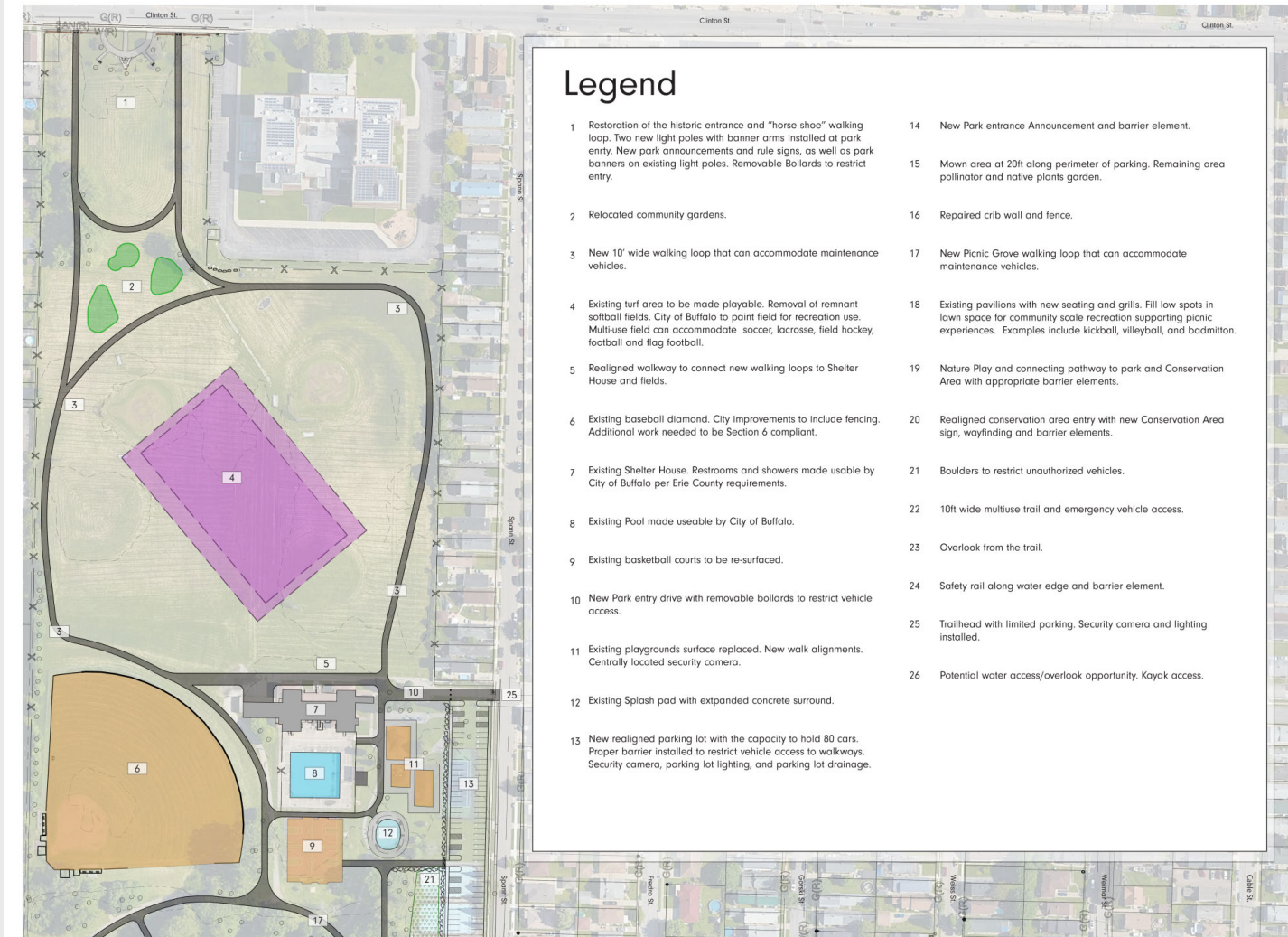
Phase 1 Design Considerations

- A. City of Buffalo work separate from Phase 1 Budget
 - Making Shelter House useable- For Summer Pool Season
- B. Parking lot
- C. Loop walks and drainage
- D. Play fields
- E. Conservation Area access trail
- F. Perimeter security and safety
- G. Incidentals



Phase 1

APPROXIMATE COSTS
\$3.2 million



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Phase 1



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A- Update on Shelter House and Restrooms

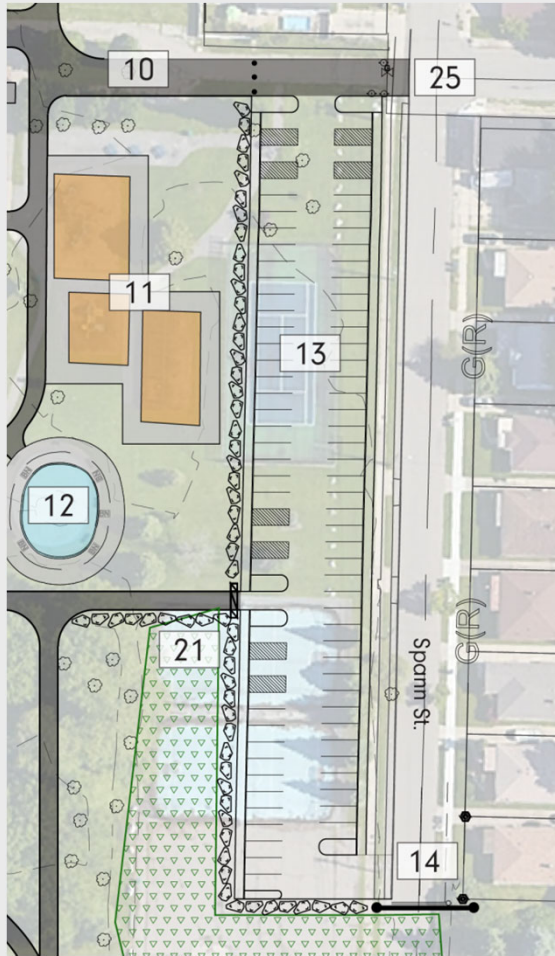
- City of Buffalo and Erie County Health Department building review
 - Existing Shelter House and pool will open this summer if staffing needs can be met
 - First Floor work only
 - Walls and ceilings scraped and painted
 - Restrict access to basement and second floor
 - Existing toilet rooms to remain
 - Install water heaters for two sinks and two showers
 - Exterior access to the building through existing ramps and stairs
 - Area surrounding building to be cleaned of inappropriate materials
 - Building work will be provided by City in-house parks staff



B- Parking Lot

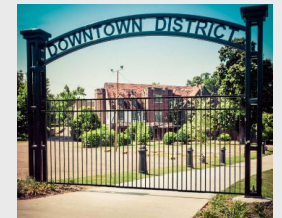
- Reconstruction of parking lot and appropriate barrier elements
- Relocation closer to Shelter House
- 80 car capacity
 - Maintains existing play equipment for phase 1
 - Access lanes wide enough for municipal sanitation trucks to turn around
- Large barrier element with park announcement at newly constructed foot of Spann St
- Returns 17,000 sf (net) of previous impervious pavement to greenspace, pollinator space, and nature play area





APPROXIMATE PHASE 1 COSTS \$718,460

- Removal of existing parking lot, tennis courts and relocation of boulders
- New access drives
- Parking lot pavement, drainage, lights and security camera
- Resetting of boulder surround
- New removable bollards or access barriers where appropriate
- Large barrier / announcement element
- Reclaim pavement at foot of Spann St



Remove existing courts
\$47,520

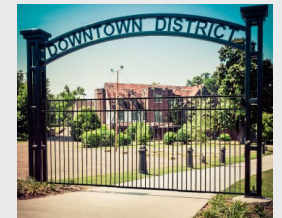
**Remove existing parking lot and
Spann St**
\$97,575

New parking lot
\$431,860

Large Barrier element
52,800

Line Items

- Removal of existing parking lot, tennis courts and relocation of boulders
- New access drives
- Parking lot pavement, drainage, lights and security camera
- Resetting of boulder surround
- New removable bollards or access barriers where appropriate
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C- Loop walks and drainage

- All loop walks shall be 10' wide and support vehicular loading for maintenance vehicles. All include barrier elements in costs
 - Rebuild Clinton Street historic walks
 - New loop walk around center field recreation area
 - Rebuild walks connecting around Shelter House, new parking lot, existing recreation elements
 - Rebuild walks around picnic area
 - New connections to Conservation Area
- Drainage- leverage and reuse as much on site as possible





**APPROXIMATE PHASE 1 COSTS
\$1,127,238**

- Removal of existing concrete and asphalt walks in the park
- Strip turf and soil for new walks
- New asphalt pavement
- New access barriers where appropriate
- Trench and backfill for new drainage



**-Horseshoe walk demo and rebuild
\$92,072**

**-New Loop Walk strip soil and build
\$117,480**

**-Paths at building and around
elements- demo, rebuild and new
\$316,840**

**-Picnic grove walk demo and rebuild
\$277,715**

**-Drainage
\$323,136**

Line Items

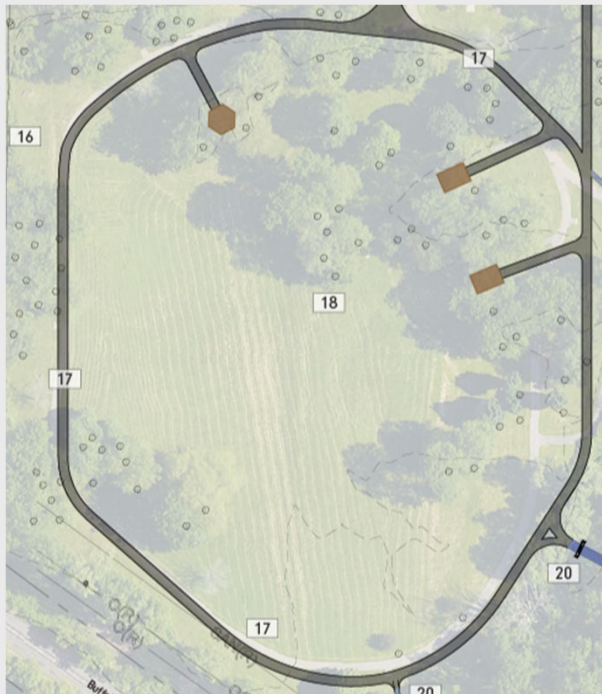
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- Strip turf and soil for new walks
- New asphalt pavement
- New access barriers where appropriate
- Trench and backfill for new drainage



D- Play Fields

- Make lawn area playable in Phase 1
 - Feather out and fill low spots in existing lawn area to make space playable for community recreation needs
 - Remove various backstop and fence elements
 - Stockpile any remaining clay infill from previous softball fields
- Inspect and relocate existing bleachers, provide new bleachers if funding allows





APPROXIMATE PHASE 1 COSTS \$91,872

- Remove existing backstops and fencing
- Excavate and stockpile existing clay infield material
- Fill low areas w clean soil
- Feather and grade fields for recreation play
- Seed new lawn area



E- Conservation Area Access Trail

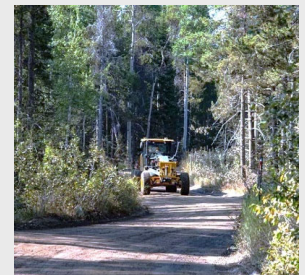
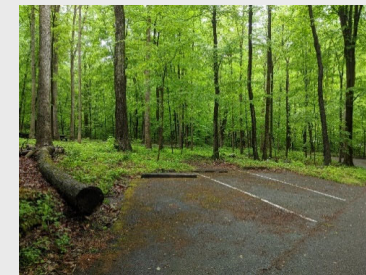
- Conservation Area entry sign and security camera
- 10' stone dust trail suitable for emergency vehicle access from Cable St to new entry point along Picnic Grove loop walk
- Limited access barriers where appropriate
- Trailhead with limited parking





APPROXIMATE PHASE 1 COSTS \$351,859

- Regrade area at existing turnaround
- New stone dust parking area
- Signage, lighting and security camera
- Regrade and fill to create 10' wide stone dust trail suitable for authorized vehicles
- Access barriers where appropriate



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Stone Dust Trail – access lane and simple trails
\$283,853

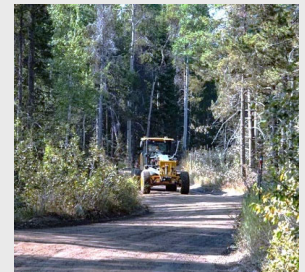
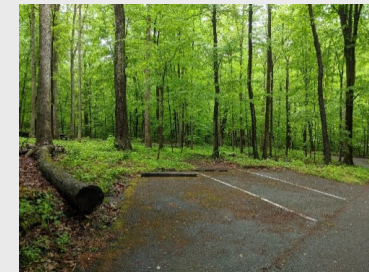
Gate and sign at Cable St
\$14,785

Camera at Cable St
\$21,120 each

Stone Dust Parking
\$53,223

Line Items

- Regrade area at existing turnaround
- New stone dust parking area
- Signage, lighting and security camera
- Regrade and fill to create 10' wide stone dust trail suitable for authorized vehicles
- Access barriers where appropriate



F- Perimeter Security and Safety

- Park Perimeter elements
 - Removable bollards at Clinton St historic walks (in loop walk number)
 - Removable bollards at new parking lot access lanes leading to Shelter House and playgrounds (noted in parking lot costs)
 - Relocated boulders at parking lot (included in parking lot costs) and new boulder placement at any open perimeter edge
 - Determine crib wall ownership and repair if appropriate
 - Determine perimeter fence breaches and repair, add boulders if appropriate
- Park Security lighting and cameras
 - At new parking lot
 - At Shelter House



F- Perimeter Security and Safety

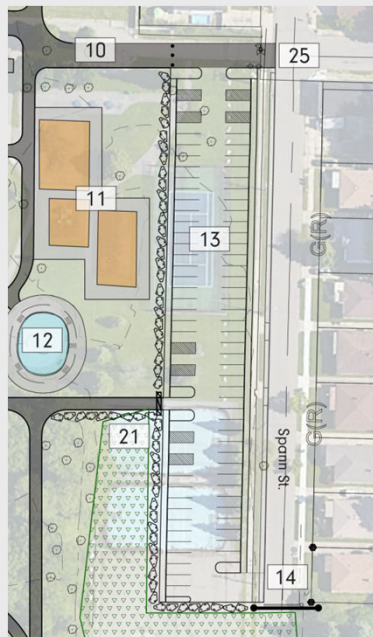
- Neighborhood Perimeter elements
 - Fredro St: Add boulders to steel guiderail
 - Gorski St: Add boulders and additional steel guiderail
 - Weiss St: Add Conservation Area signs and adjust steel barriers for restricted cattle style access
 - Weimar St: Add boulders to steel guiderail
 - Cable St: Trailhead entry, Conservation Area signs, restricted access barrier
- Neighborhood Security lighting and cameras at ends of streets





**APPROXIMATE PHASE 1 COSTS
\$246,175**

- Boulders at any unprotected perimeter edges
- Removable bollards at Clinton St
- Crib wall repairs
- Fence replacement
- Improvements at dead ends
 - Steel guiderail
 - Park entry signs
 - Upgrades to streetlights
 - Security cameras



Pole Mounted security cameras/ lights
\$21,120 each

Boulder edging
\$750 each boulder

Crib wall repair
\$20,700

6' Chain Link fencing
\$56 per linear foot
\$89,887

Boulder barriers and cameras at three streets
\$24,075 each

Line items

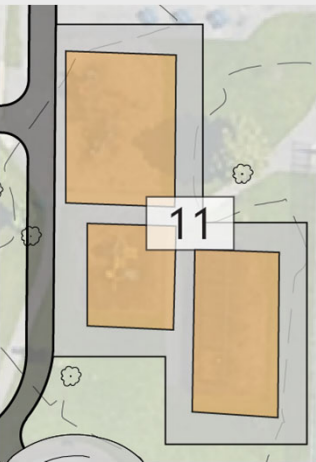
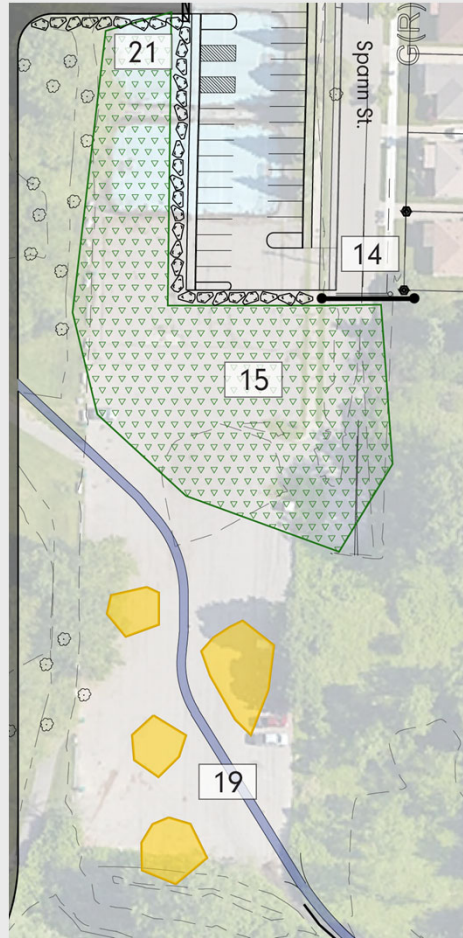
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- Improvements at dead ends
 - Steel guiderail
 - Park entry signs
 - Upgrades to streetlights
 - Security cameras



G- Incidentals

- Signs and banners
- New wood carpet at playground
- Refresh surfacing on basketball courts
- Infield and dugout update for baseball
- Relocation of community garden and pollinator garden
- Informal nature play area
- Replacement of picnic shelter furnishings
- Miscellaneous Plantings





APPROXIMATE PHASE 1 COSTS \$630,179

- Signs and banners
- New wood carpet at playground
- Refresh surfacing on basketball courts
- Infield and dugout work
- Relocation of community garden and pollinator garden
- Informal nature play area
- Replacement of picnic shelter furnishings



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Light Poles, Banners and Signage
\$63,360

Wood Fiber at existing Playground
\$48,787

Refresh basketball court
\$37,170

Infield and dugout work
\$142,560

Relocate Community garden and pollinator garden
\$65,050

Informal Nature Play
\$52,800

Replacement picnic shelter furnishing
\$34,600

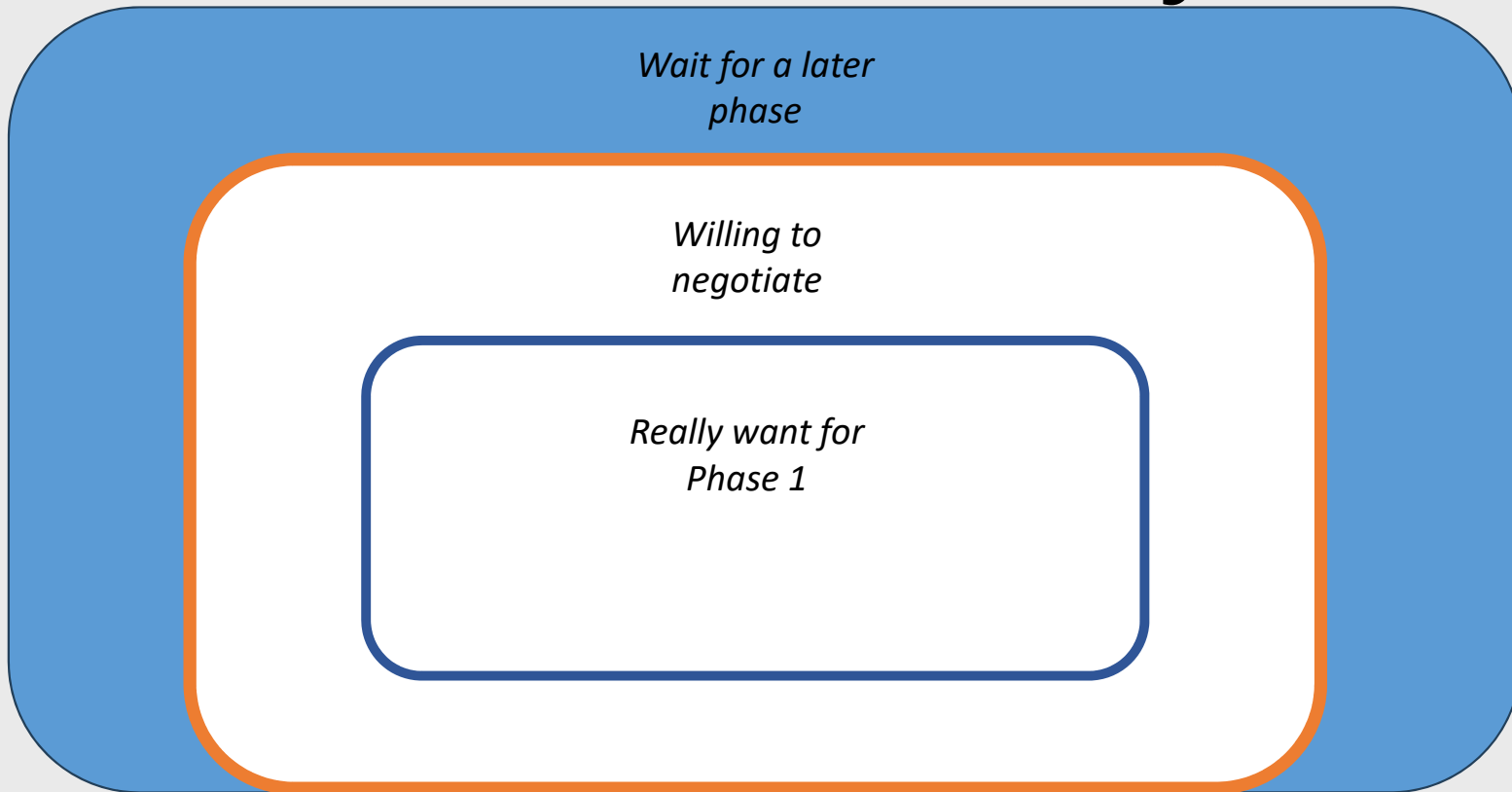
Miscellaneous Plantings
\$26,400

Line Items

- Signs and banners
- New wood carpet at playground
- Refresh surfacing on basketball courts
- Infield and dugout work
- Relocation of community garden and pollinator garden
- Informal nature play area
- Replacement of picnic shelter furnishings



Phase 1 Prioritization Activity



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Thank you!



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