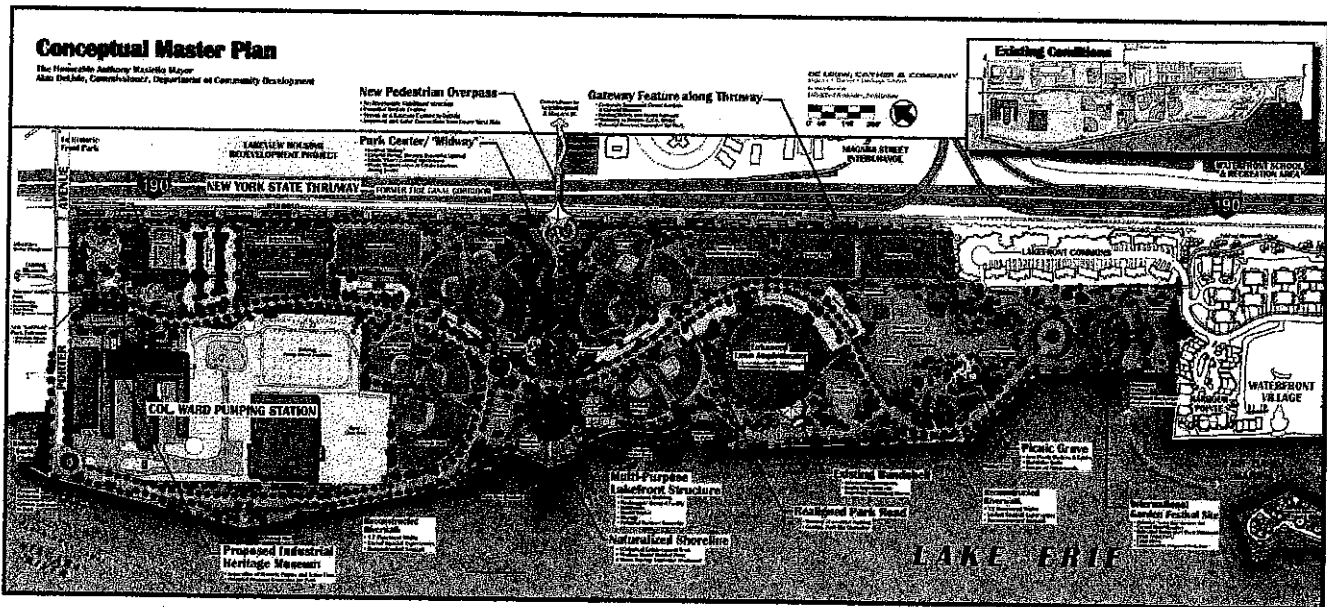




Buffalo's Premier Waterfront Park

LaSalle Park Master Plan



City of Buffalo
Honorable Anthony Masiello, Mayor

prepared by:

DE LEUW, CATHER & COMPANY
Engineering • Planning • Landscape Architecture

Foit-Albert Associates, Architects, P.C.

February 1998



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LaSalle Park

Master Plan

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Buffalo, New York



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Introduction

The LaSalle Park Master Plan project is a redesign and redevelopment of Buffalo's Premier Waterfront Park on Lake Erie at the mouth of the Niagara River. The park's strategic location adjacent to downtown Buffalo, Erie Basin Marina, the ethnically diverse Lower West Side community, the expanding Peace Bridge (Gateway from Canada), and Lake Erie, make it a tremendous waterfront asset to the City and region. Major project focus includes enhanced waterfront access and improved recreation for the community. The new master plan aims to establish a more passive waterfront edge, as well as improve and restructure active recreational features. It also brings a focus of new community attractions, highlights ethnic and cultural heritage, and creates a colorful, vibrant festival atmosphere.

Background

The history of LaSalle Park literally grew from the lake. Prior to 1913 much of the land that is now LaSalle Park was beneath the waters of Lake Erie. The Erie Canal was in the location now occupied by the NYS Thruway. In 1913 the City of Buffalo acquired a large tract of land and underwater property between Jersey Street and Georgia Street, and from the 1920's through 1931 this underwater land began to be filled. It was planned for a park to help celebrate the City's centennial in 1932. The Colonel Ward Pumping Station was built in 1915 between Porter Avenue and Jersey Street. A seaplane deck and ramp were developed at the south end of the park in 1931, but were never used to any great extent.

The next 60 years brought little overall planning to LaSalle Park. Consequently, a series of existing recreational features, the bandshell, roads, and park amenities have been haphazardly laid out within the park.

Existing Conditions

LaSalle Park consists of 77.3 acres of land. On Porter Avenue, adjacent to the NYS Thruway, a 4.3-acre site of the Centennial Pools exists. South of this site is a vacant city-owned 1.4-acre site utilized for construction materials storage. For the current Master Plan purpose, this area has been aggregated to form an 83-acre overall park property.

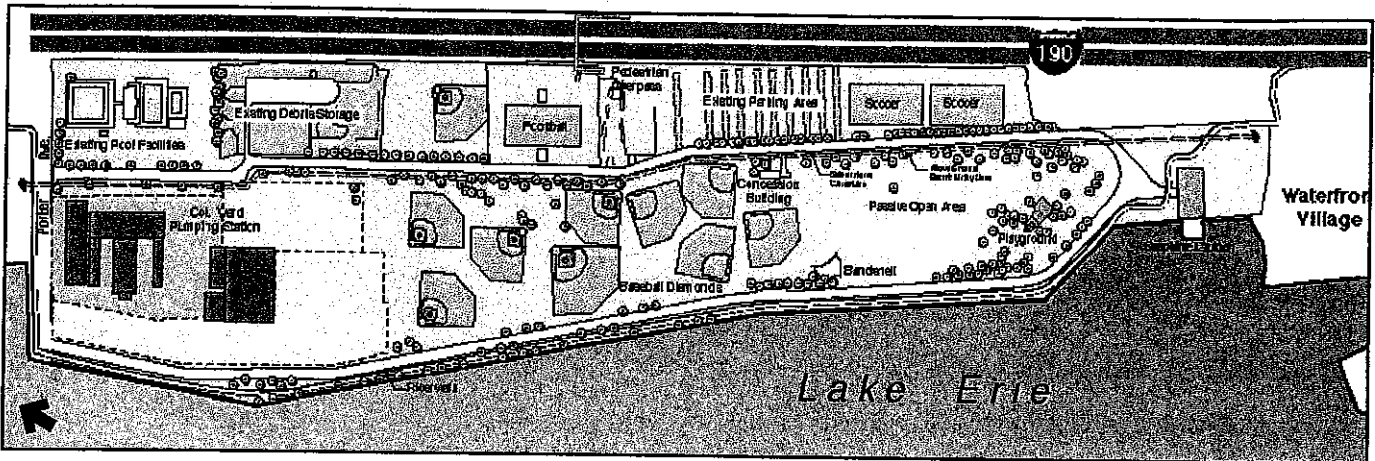
LaSalle Park is centrally located on the city's waterfront near downtown and is the only major city park with direct waterfront access. A significant problem is the park's separation from the adjacent Lower West Side neighborhood by the NYS Thruway (I-190), creating an isolation factor with limited and dangerous access opportunities. The level of park use has been heavily dependent upon the programmed activities and events in the park. Festivals, concerts and recreation leagues attract hundreds of people to the park, yet day-to-day



Regional Context



*LaSalle Park, Peace Bridge and Front Park
Aerial Photo*



Existing Conditions Map

community use is somewhat limited. The major attractions have established LaSalle Park as a regional destination for Western NY and Southern Ontario. However, very little activity occurs during the colder months of the year.

The park contains a large number of athletic fields and facilities including: 6 baseball and 4 softball diamonds, 1 football and 2 soccer fields, a swimming pool complex, playground and picnic area, a concert bandshell, concession stand with restrooms, and Riverwalk pathway along the water's edge. The condition of these facilities is deteriorating. LaSalle Park has been affected by years of neglect, poor maintenance and safety concerns. Maintenance has been an ongoing concern, and sports fields have often been hazardous to the players due to rough surfaces, rocks and occasional "sink holes" within the fields. The heavy use by recreation leagues and lack of practice fields have caused excess wear and tear on the fields. (See Appendix A)

The existing seawall is also a concern. This wall has deteriorated over the years due to constant wave action and periodic flooding from the Lake. Windy days can cause lake levels to rise 2 feet, with flood levels recorded over the 8 feet mark. The erosion and soil undermining have resulted in serious liability concerns and safety hazards within the park.

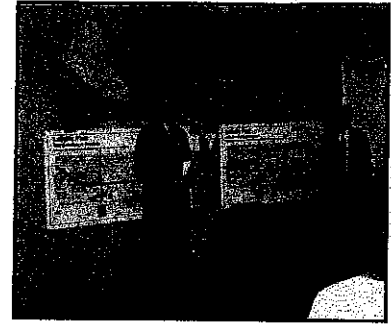


Eroding Seawall Edge



Planning Process

The LaSalle Park Master Plan is founded on extensive community input early in the planning process. The planning team solicited comments from park user groups and interested parties before entering into any design alternatives. This allowed time to balance the issues and to carefully weigh various opportunities and concerns. No user group was given more or less attention during the process. The following steps complete the process:



Community Workshop

I. Project Initiation / Background Research

II. Site Inventory & Analysis (Existing Conditions of Park)

III. Community Outreach

1. Meetings with Park User Groups and Community Stakeholders
2. Community Workshops
3. Recreational Programming
4. Events Coordination / Programming
5. User Survey

IV. Preliminary Park Master Plan

1. Preliminary List of Implementation Priorities
2. "Before and After" Imagery
3. Preliminary Costs for Construction
4. Public reviews / Steering Committee consensus

V. Final Master Plan

1. Final Illustrative Master Plan
2. Final Project Marketing Poster
3. Final Costs for Construction
4. Final outreach to the Public

VI. Project Implementation

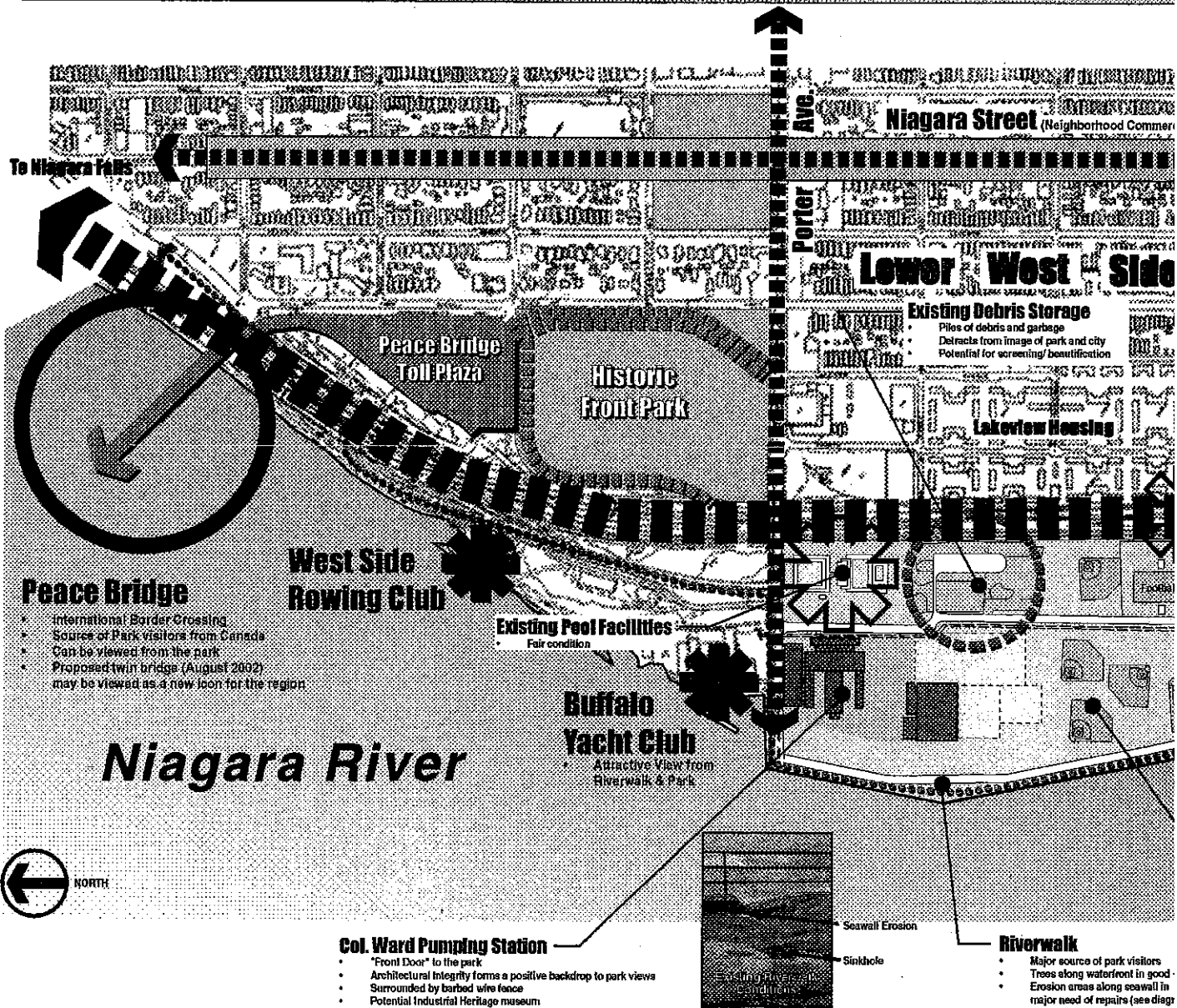
Following the Master Plan process, a determination of funding and implementation priorities will be made by the City of Buffalo. Funding applications will be an important part of the ongoing process, as well as outreach to corporate sponsors and key stakeholder groups. Final design and construction documents will be needed as preparation before construction begins.

Site Inventory and Analysis

A thorough inventory and analysis of existing park conditions and area surroundings was critical to the planning process. This was accomplished through many site visits to the surrounding neighborhoods and park. Emphasis was given to park access conditions, property utilization, recreational facilities, proximity to Front park and the Peace Bridge, adjacent residential areas and connections to Downtown. Previous waterfront planning concepts (i.e. Horizons, City Planning, etc.) for the park were analyzed.

LaSalle Park

Site Inventory & Analysis





Community Workshop

Community Participation

Extensive public/community input was included in the planning process for the new park master plan. A project steering committee was formed which included representatives of all the major park user groups. In addition, numerous planning workshops and meetings were held including:

- Festival / Concert Planners*
- Industrial Heritage Committee*
- Recreation Leagues*
- Women for Downtown Waterfront Committee*
- Lakefront Commons / Waterfront Village*
- Overall Community Meeting / workshop on West Side*
- Hispanics United*
- City of Buffalo Public Works and Water Authority*
- City Hall Interdepartmental meetings (Parks, Community Development, Planning, etc.)*
- Lakeview Housing Planning Team (HUD Hope 6)*
- Numerous Steering Committee Meetings*
- Final Plan Presentation to Community (with Superspan discussion)*

Bilingual documents (English and Spanish) were prepared to accommodate a large nearby community population. Empowerment and "ownership" by the surrounding community is vital to LaSalle Park's future success. (See Appendix B - Key Comments to Date)

Architectural Inventory/ Analysis

An architectural inventory/analysis was prepared by Foit-Albert Associates. The structures analyzed include the Colonel Ward Pumping Station, bandshell, concession stand and pool house building. The conditions of the structures were assessed and recommendations were made on redesign, rehabilitation, relocation or removal. A detailed account of the architectural inventory/analysis can be found in the *Final Master Plan Highlights* section which appears later in the document and the *Appendix C*.

User Survey

A useful tool in the planning process was a community-based User Survey that was distributed at the many meetings and various sites around the Lower West Side. (An example of this survey form is included in the appendix). Approximately 100 surveys were filled out during July and August, 1997 with the following results:



1. How often do you or your family use LaSalle Park?
Rarely - 35% *Frequently - 65%*
2. If pedestrian and/or car access to LaSalle Park improved, how often would you use the park?
Rarely - 27% *Frequently - 73%*
3. If park improvements were made, how often would you use the park?
Rarely - 22% *Frequently - 78%*
4. If security and police patrol increased, how often would you use either park?
Rarely - 13% *Frequently - 87%*
5. List up to 8 activities you would like to do in the park (Most responses in order of popularity).

<i>Walking</i>	<i>Bicycling</i>
<i>Music / Concerts</i>	<i>Softball / Baseball</i>
<i>Children's Activities and Events</i>	<i>Open space (kite flying, frisbees, etc.)</i>
<i>Relaxation (i.e. picnics, etc.)</i>	<i>Fishing</i>
<i>Swimming</i>	<i>Jogging</i>
<i>Restaurant / Expanded Concessions</i>	
6. List up to 4 concerns for the park or additions you would like to see (Most responses in order of popularity).

<i>Increased Police Security</i>
<i>Better Park Maintenance</i>
<i>More Trees and Plants</i>
<i>More Community Activities and Events</i>

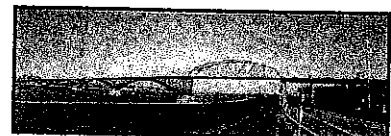
Planning Issues and Opportunities

Early in the planning process, a number of issues and opportunities were identified that related to the future of LaSalle Park. These items were each assessed as to their impact on the park, and each helped to guide the comprehensive master planning process.

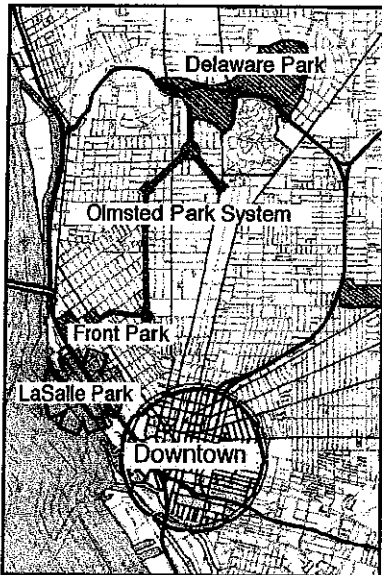
Unique Opportunities

Ethnic Diversity - No other neighborhood in the City can boast as rich and diverse culture and ethnic diversity as the neighborhood near LaSalle Park on Buffalo's Lower West Side. Historically, the area grew up around the Erie Canal as the gateway neighborhood into the City with a dominant Irish population. Later a canal town of Italian culture grew, with parts of the culture remaining today. More recently, a diversity of cultures, including a large Hispanic population have made this an area of both unique challenge and significant opportunity.

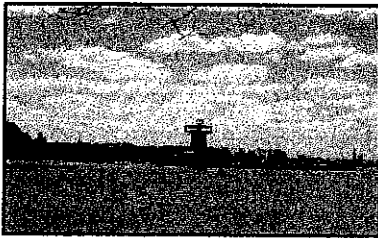
International Location - In addition to historic Front Park, LaSalle Park provides a unique "Gateway" to both Buffalo and the United States. Tremendous opportunities exist for enhancement of this international location with close ties to Front Park, Peace Bridge and Mather Arch (Park) in Fort Erie, Ontario. LaSalle Park and Mather Arch (Park) also host the international Friendship Festival.



North View to the Peace Bridge



LaSalle Park's relation to the Historic Olmsted Park System



View of Lake Erie and Erie Basin Marina

Signature Jewel on the Lake - Frederick Law Olmsted chose Front Park as Buffalo's "Window on the Lake" long before LaSalle Park "grew" from the Lake. However, Front Park has become disconnected from the waterfront due to NYS Thruway and Peace Bridge encroachments. Fortunately, LaSalle Park has now become that open "window" and is destined to become Buffalo's premier waterfront setting. By combining the waterfront attributes of LaSalle Park and historic integrity of Front Park, the two greenspaces can become a grand gateway to Buffalo, U.S.A.

Local and Regional Attraction - Opportunities exist for the creation of both a neighborhood park and a regionalized recreational attraction on the Lake. Most of the existing park facilities already serve both the neighborhoods and region, yet other issues, such as safety and security, tend to detract from full realization of this potential.

Marketing and Programming - An innovative marketing and programming solution on behalf of the City, County and surrounding community groups will help carry LaSalle Park successfully into the 21st Century. It is the active recreational leagues, concerts at the bandshell, Friendship Festival, and various other organized events that create the synergy that is needed for this park. Members of the Hispanic community (Hispanics United meeting) have expressed interest in a central activity area for social gatherings, dances and festivals, similar to a Spanish Plaza or Italian Piazza (town center).

Overlook to Lake, River and Canadian Shore - No other place in Buffalo provides such a panoramic vista of Lake Erie. We must capitalize on this location, and enhance these viewing opportunities.

Unique Activities and Attractions - Part of the effort of marketing the park to the region will be to create unique activities and attractions not found in other parks or areas. The biggest unique attraction is the Lake itself.

"Not an Olmsted Park" - The fact that LaSalle Park does not fall within the guidelines and oversight of the Buffalo Olmsted Parks Conservancy and historic Olmsted Park System, makes redevelopment opportunities more flexible for LaSalle Park. This flexibility allows the city to create an innovative park design that is not regulated by historic precedents. A transfer of recreational facilities from Front Park into LaSalle Park will also enable a full rehabilitation of the existing historic parkland.

Year Round Use - LaSalle Park's sheer size adjacent to downtown makes it a natural for year round use and recreation. Whether it's a summer baseball game or winter cross country skiing, the park serves a major need for both the resident or the downtown office population.

Image Enhancement along the Thruway Edge - LaSalle Park constitutes a large portion of Buffalo's Downtown frontage along the New York State Thruway and Amtrak rail line. Unfortunately, the park has turned its back to this corridor and created a poorly maintained image for the City. Opportunities exist for reversing this image and making LaSalle Park a major gateway feature for the City of Buffalo.



Waterfront Promenade - No other major park in Buffalo has such an impressive setting along the waterfront with views to Lake Erie, the Niagara River and Canadian shoreline. The current Riverwalk provides opportunities for being near the water, yet does not provide a showcase for the lake. The development of a more aesthetic waterfront promenade will provide a world-class boardwalk experience here in Western New York. The promenade also provides an opportunity to soften the existing hard urban edge of the Lake and provide increased visual interest.



Existing Riverwalk

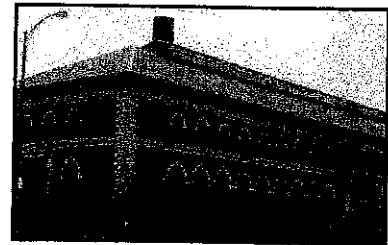
Concert Bandshell - Very few parks offer the facilities for major outdoor concerts and gatherings like LaSalle Park. The Junior League had the bandshell built with funds raised by the *showhouse endowment fund* which supports the LaSalle Park Concert Series. The distinct "Birdair" Structure (a WNY, Company) will continue to play a major role in the park's activities and future success. Event organizers have expressed the need for upgraded backstage facilities and restrooms to handle their events more effectively and efficiently.



Existing Bandshell

Friendship Festival - A successful event that should be encouraged to flourish under this International Park setting. Other events and festivals should be welcomed into the park at all times of the year. LaSalle Park is everyone's park.

Colonel Ward Pumping Station - The historic, "one of a kind" Ward Pumping Station is a magnificent structure, both inside and out, that has received continued support and recognition from the Erie County Preservation Coalition and Industrial Heritage Committee about opening it as a public museum. An Industrial Heritage Museum within an improved park setting could help create a regional attraction for Western New York and Southern Ontario.



Colonel Ward Pumping Station

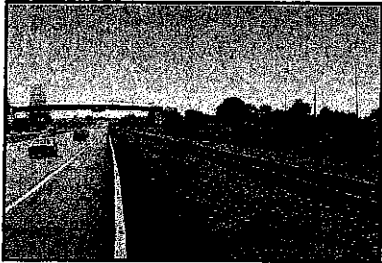
Ecological Enhancement - Unique opportunities exist for the enhancement of LaSalle Park with environmentally sensitive improvements. This includes re-created wetlands along the shoreline, the planting of native vegetation to attract wildlife, historical shoreline treatments, etc. Given the condition of the existing bulkhead and possible reconstruction, the opportunity may exist to alter this straight edge and reintroduce new naturalized shoreline treatments and "ecological" zones. The Niagara River Corridor is internationally recognized as the "World's First Globally Significant Important Bird Area (IBA)". Extensive attention from environmental groups and nature enthusiasts will be focused on LaSalle Park as the southern node of this bird migratory flyway.



Rip-rap at Erie Basin Marina

Issues / Concerns

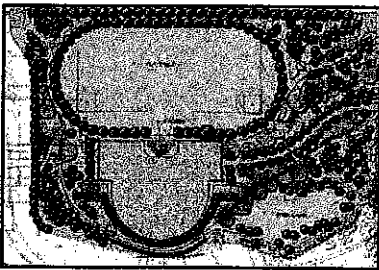
Safety and Security - Due to the park's isolation, the area has been deemed unsafe and insecure by many who have used it. Police patrol is limited due to the circulation and access issues, and community policing is not fully organized. Many residents in the Lower West Side Community will go out of their way up to Porter Avenue to get to the park, rather than to cross using the pedestrian overpass due to safety concerns. Also, a major concern regarding access for emergency vehicles to the park on normal days, as well as large festivals must be addressed. Comfort and safety is what brings people back to the park for more visits.



NYS Thruway and Railroad Tracks separate LaSalle Park from adjacent neighborhoods



Existing Circulation and Parking Conditions



Front Park Master Plan
Wendel & De Leuw, Cather 1996

Community "Ownership" - A challenge exists to organize, empower, and celebrate the ethnically diverse neighborhoods around LaSalle Park. From the upscale housing along Waterfront Village to the lower income areas along the Lower West Side, opportunities exist to bring together the surrounding neighborhoods in a positive manner to benefit the park. An issue of neighborhood "ownership" of the Park will be critical to its future success and condition.

Isolation - LaSalle Park is truncated from the heart of the City by the NYS Thruway (I-190). The words "isolated" and "intimidating" have been used to describe the park. Pedestrian and bicycle access is provided at the northern and southern ends, and midsection of the park, yet vehicular access is only provided at the park's northern end. Also, the issue regarding the access for emergency vehicles to the park must be addressed.

Access and Circulation - Existing access to the park is poor at best, especially from Downtown and the Lower West Side. No directional signs exist for LaSalle Park within the community and the circulation within the park is difficult. Based on community meetings, only a small portion of the residents of the Lower West Side own automobiles, making the need for better and safer pedestrian access even greater. Better access is needed, not necessarily more access.

Condition of Seawall (Bulkhead) - A major concern for the park's future is the condition of the bulkhead along the water's edge. This timber-pile bulkhead structure with a concrete top cap was constructed in the 1920's to retain the landfill that is now LaSalle Park (*The former shoreline extended closer to the current Thruway, or former Erie Canal alignment*). At low water levels, the wood timber cribbing is largely exposed, which is damaging to its strength, and at high water, heavy wave action through and over the wall creates damaging erosion and lessens its stability.

Riverwalk Conflicts - As with Isle View Park in Tonawanda, a problem of shared use exists along the Riverwalk, including conflicts between joggers, roller bladers, bicyclists, walkers, families with strollers, dogs on leashes, and fishermen. Fishermen tend to spread out along the pathway, making an already difficult situation even worse.

Colonel Ward Pumping Station - While the historic pumping station presents tremendous opportunities for industrial heritage, we must remain sensitive to the current active functions and requirements of the Buffalo Water Authority. This facility provides the City with its drinking water. The issue of aesthetics and compatibility of the existing chain link and barbed wire fence around their facility are addressed in the master plan. Also the pipe storage area or stock yard near the Thruway needs to be addressed in terms of the most desirable location for this use.

Relocating Uses from Front Park - Accommodating numerous recreational facilities plays a major role in the planning and design of the park. A recent Front Park Master Plan recommended the relocation of specific recreational facilities out of the historic park and over to LaSalle Park.

Weather Impact - LaSalle Park is at the mercy of the elements, both good and bad, many times a year. Summer breezes create a comfortable setting in within



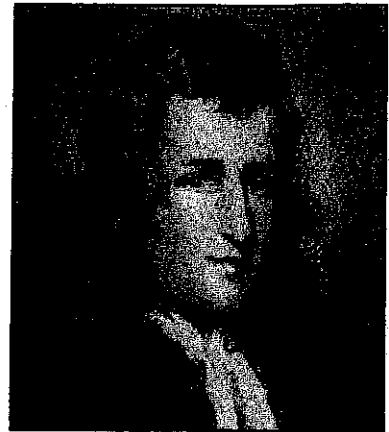
the region, yet the winter months bring fierce winds and wave action pounding against its shoreline. Escape from this harsh situation is difficult due to the lack of facilities and vegetation throughout the park.

Who was LaSalle? - Understanding the namesake of the park is an important issue to address and understand. Is the current name a fitting name for this international park? LaSalle is an important name to Western New Yorkers as an early explorer on the Lakes.

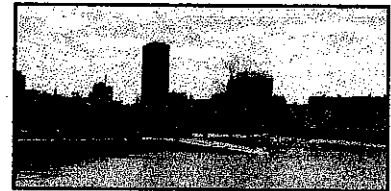
ADA Conformance - The existing difficulty of access to the park is inhibited by the lack of compliance and conformance of the Hudson Street Pedestrian Overpass to the *Americans with Disabilities Act* guidelines. The clearance height of this structure is due to the necessary clearance over the Conrail rail line adjacent to the park. This situation makes it difficult for bicyclists, rollerbladers, children and seniors to comfortably cross over the Thruway into the Park. All facilities within the park will follow the ADA guidelines.

Sports Facilities - Although a positive program for LaSalle Park, we must be mindful as to the final setting of sports facilities in the park. Often times a park with extensive recreation suffers from conflict of uses. Some of this is being eliminated through recreational programming and scheduling through the Buffalo Human Services, Parks and Recreation Department, however, situations of liability occasionally surface between sports uses.

Sea Plane / Boat Launch area - There are differing opinions as to the preferred future use of this park area. The issues of cost, feasibility, amount of use and proximity to residents creates a sensitive issue.



La Salle (Robert Cavalier),
(Rome) Robert Cavalier
(no ms. no. in. ka. v. 1787),
Sieur de, 1643-87. French
explorer of North America.



Existing Seaplane/ Boat Launch area

The Master Plan

Focus on Waterfront Access and Heritage

Western New Yorkers have continuously demanded more public access to the waterfront. LaSalle Park represents a pristine stretch of waterfront in the City of Buffalo, yet few people feel good about the park. The park's many events, concerts and festivals already draw people from all over Western new York and Southern Ontario, yet few in comparison venture into the park during non-festival times. The Master Plan aims to make LaSalle Park a premier destination for the general public on a day to day basis, rivaling the best waterfronts in the country. Given the State's focus and investment in regional attractions and waterfront access, LaSalle Park is a natural. It is one of the finest properties and points of access along the Lake Erie shoreline, yet has never seen its just reward in terms of design and development. The LaSalle Park Master Plan focuses much regional attention to the opportunities in the park. Federal, State, City and County funding and partnerships with private support is a must.



LaSalle Park

Buffalo's Premier Waterfront

Conceptual Master Plan

The Honorable Anthony Masiello Mayor
Alan DeLisle, Commissioner, Department of Community Development

New Pedestrian Overpass

- Architecturally Significant Structure
- Potential Birdair Feature
- Serves as a Gateway Feature to Buffalo
- Improved and Safer Connections from Lower West Side

Connections to Neighborhood & Niagara St.

Gateway Feature

- Corporate Sponsored Flower Garden & Colorful Banners
- Existing Debris and Waste Removal
- Welcome to Buffalo, U.S.A. Theme
- Potential Revenue Generator for Park

Park Center/ "Midway"

- Festival "Midway"
- Colorful Paving, Banners, Decorative Lighting
- Ethnic Fair/ Cultural Significance
- Picnic Shelters serve as Vendor Locations during Events

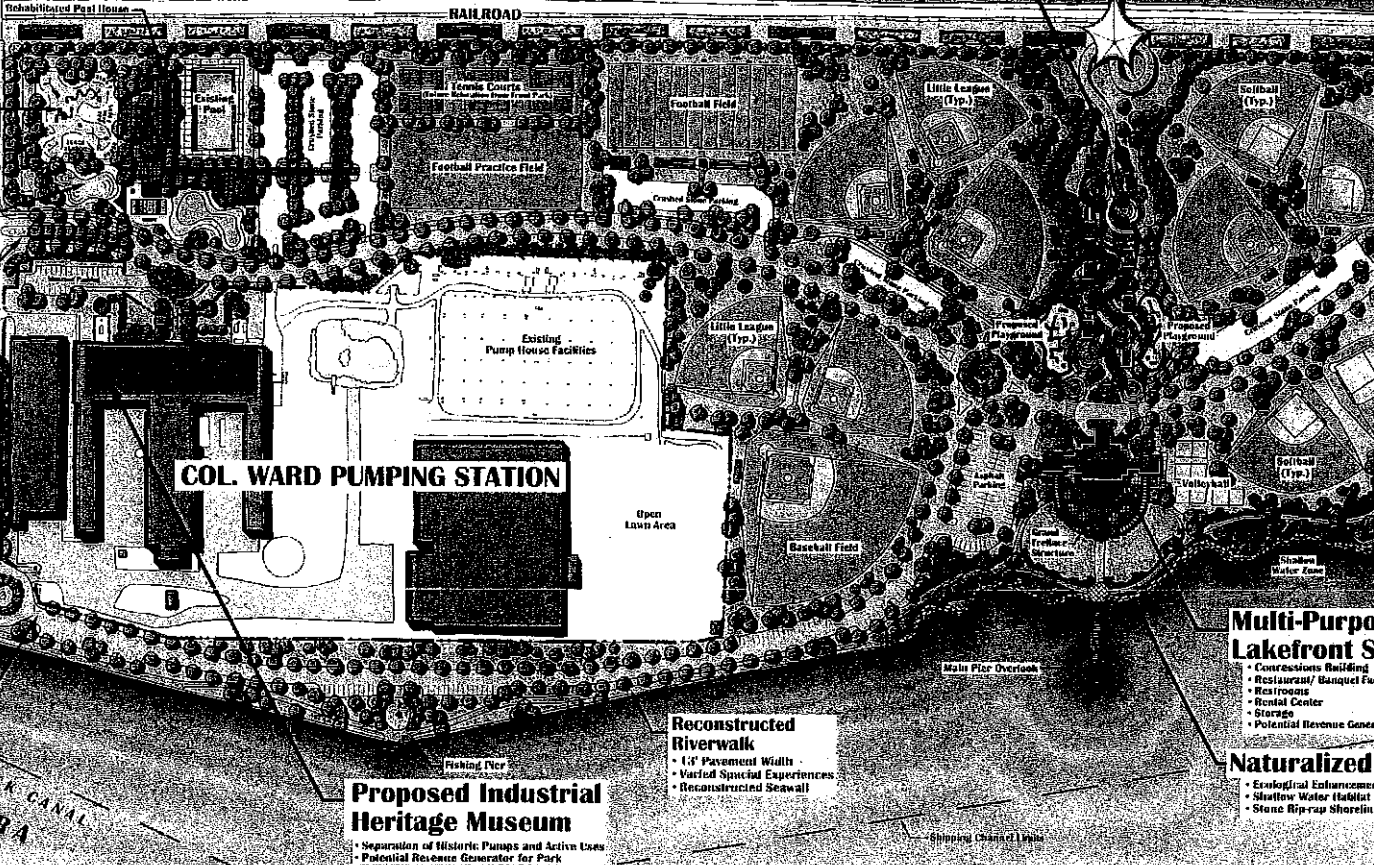
LAKEVIEW HOUSING REDEVELOPMENT PROJECT

NEW YORK STATE THRUWAY - FORMER ERIE CANAL CORRIDOR

To Historic Front Park

AVENUE

190



Multi-Purpose Lakefront S

- Conference Building
- Restaurant/ Banquet Facility
- Restrooms
- Rental Center
- Storage
- Potential Revenue Generator

Naturalized

- Ecological Enhancements
- Shallow Water Habitat
- Stone Rip-rap Shoreline

Reconstructed Riverwalk

- 11' Pavement Width
- Varied Spectral Experiences
- Reconstructed Sewall

Proposed Industrial Heritage Museum

- Separation of Historic Pumps and Active Uses
- Potential Revenue Generator for Park

Gateway Feature Along Thruway (view looking southbound along NYS Thruway)



Park Center/ "Midway" Feature

Daytime Cross Section



Park Center/ "Midway" Feature

Nighttime Cross Section



The work proposed calls for rehabilitation of an existing park with development of new facilities and waterfront attractions. The project further develops and enhances waterfront access along the Lake Erie shoreline, with expanded Riverwalk facilities and numerous opportunities for seating and overlook areas. The public will be given new opportunities to get closer to the water's edge and experience both an urban shoreline and a naturalized shoreline (natural stone rip-rap). Water-based recreation will be enhanced by the development of new fishing platforms and piers, as well as transient boat dockage. Viewing areas will be provided to watch sailing and power boats along the Niagara River, Black Rock Canal and Lake Erie. Our heritage and history will play a major role in the character of the redesigned park, particularly focusing on historic Erie Canal initiatives (current NYS Thruway corridor), historic breakwaters and Col. Ward Pump Station. An Industrial Heritage Museum is proposed for the historic Pumping Station. A celebration of Buffalo's prolific cultural heritage is also proposed, highlighting the long list of immigrant communities within the City.

Park Restructuring

The proposed master plan envisions a restructuring of current park uses to maximize the park's future potential for many additional new and diversified uses while maintaining the multitude of existing uses. This restructuring/redesign will allow for new facilities to be added to the park, bringing more people and focus to Buffalo's waterfront. The City of Buffalo would maintain ownership of the park, yet a newly formed community-based Steering Committee would oversee future park issues that impact the park. This system has been very successful in nearby Delaware Park.

Programmed maintenance is a major key to LaSalle Park's future success. Due to current Buffalo Park's Department hardships, with regard to reduced numbers of maintenance personnel and dwindling funds, innovative ideas have been generated to create new revenue opportunities for the park's future upkeep. This proposed dedicated "endowment" fund would come from corporate advertisement and "Gateway" enhancements along the NYS Thruway, potential "naming-rights" to various park facilities, a new interactive water playground attraction, extreme park attraction and a new major park restaurant/banquet facility. This approach to revenue generation has never been done within the City. The resulting public benefit upon the completion of the LaSalle Park plan will be tremendous.

The revitalization of LaSalle Park will be viewed as a major catalyst and "anchor" attraction on Buffalo's waterfront. As a highlight, the park is sandwiched between some of Western New York's finest resources. These include the Peace Bridge (to Canada), Buffalo's Central Business District, Erie Basin Marina and NYS Thruway. The historic Colonel Ward Pumping Station is located within the Park at its northern end, and is a "one-of-a-kind" facility in the country. The historic pump station's potential as a nationally recognized Industrial Heritage Museum is well-founded. In addition, the existing LaSalle Park concert bandshell is a major regional draw to the park during the warmer months. Also the greatest resource of all for LaSalle Park is its location on Lake Erie which



includes the Buffalo Harbor, Black Rock Canal and Niagara River. These resources will all play a major role in the future success of the park, including greater waterfront access within a much safer and pleasurable environment. Boating and fishing opportunities along the park shoreline will be greatly enhanced. Privatizing of both the Colonel Ward Pumping Station (Heritage Museum) and Concert Bandshell are desirable ways of increasing attention and improving upkeep.

Final Master Plan Highlights

VEHICULAR CIRCULATION

Existing

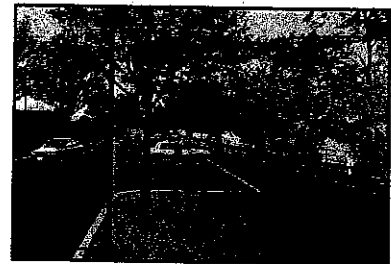
- The current park road is in very poor condition, needing full reconstruction soon. A rough surface and large potholes create an unsafe condition.
- The roadway pavement is excessively wide (35'-40' in some areas - wider than many City streets). This pavement dominates much of the waterfront edge.
- Existing roadway circulation is one large loop with long straight sections that encourage high speed travel.
- Current on-street parking along the main park road creates traffic hazards during busy use periods.
- Vehicular access is currently limited to the northern end of the park.



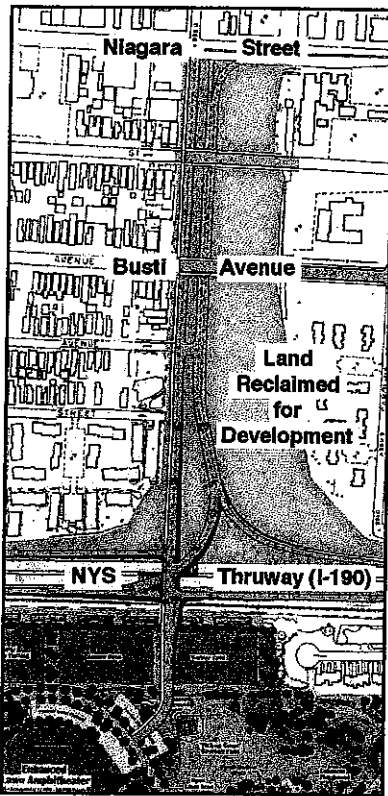
Existing Roadway Conditions - Park Road adjacent to the Col. Ward Pumping Station

Proposed

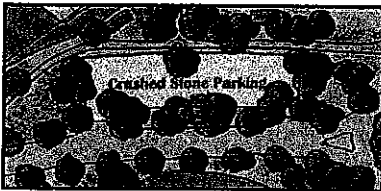
- Reconstruction of the park roadway on a new alignment with a curving, "park-like" character, giving a variety of experiences and views to cars entering the park. Focal views will be directed towards the Lake and Downtown skyline.
- A narrower pavement width (±26') will eliminate on-street parking, slow traffic speeds, and add more greenspace to the park. Off-street parking lots are provided throughout the park adjacent to the activities they support.
- Sections of the roadway are eliminated along the Lake shoreline, creating new passive waterfront greenspace.
- The long, straight roadway loop is eliminated. A smaller vehicular "loop" is established near the Col. Ward Pumping Station which may remain open year-round.
- The park road will terminate at the southern end of the park with a cul-de-sac and limited parking.



Computer Simulation of Narrowed Park Road, 90 degree Parking, and Riverwalk Reconstruction



Interchange Reconfiguration Study



Typical Off-street Parking area

- Preliminary project objectives included exploring the potential for new vehicular access points to the park, and their respective impacts on the surrounding community or park design. These alternatives included:
 1. Potential connections from both Court Street and Fourth Street near the Waterfront School are not practical for roadway connections due to the high clearances over the NYS Thruway, Thruway ramps and the ConRail tracks. The connections would also impact some residents of Lakefront Commons.
 2. A possible reconstruction of the Virginia/ Carolina interchange is likely in the future. A new interchange design was explored by the planning team which would allow travelers to exit towards Niagara Street to the east or LaSalle Park to the west. There was opposition to this concept from nearby residents. The master plan can accommodate interchange access if warranted in the future.
 3. The northern vehicular/pedestrian east entrance on Porter Ave. will be improved by shifting the current entrance to the park away from the Pump Station allowing room for new entry features such as decorative walls, plantings and lighting.
 4. A roundabout at the terminus of Porter Avenue is proposed.

PARKING

Existing

- Existing on-street parking is located along the wide, straight park road.
- A large gravel/grass lot is located near the pedestrian overpass, but is poorly defined and difficult to recognize.

Proposed

- Convenient off-street parking is proposed in separate crushed stone/gravel lots and asphalt lots adjacent to specific park activities. Gravel parking is more cost effective than asphalt and reduces storm water run-off.
- Small, 90 degree parking strips along the road will allow cars to overlook the Lake during any weather condition.

PEDESTRIAN CIRCULATION

Existing

- Current Riverwalk conditions within the park are poor and hazardous due to the erosion / undermining taking place from wave action along the existing sea wall.
- Current width is generally too narrow for multiuse traffic and any increased usage.
- The existing pedestrian overpass does not meet ADA standards, is too narrow and is too isolated for comfort. Safety concerns prevent many community residents from using this crossing. Many residents prefer to cross at Porter Ave.

Proposed

- Proposed reconstruction of the Riverwalk along the water's edge at a 13' width (5' pedestrian-way and 8' bikeway). The generous width will



provide safer access for bicyclists, roller-bladers, walkers and joggers, families with strollers, dog walkers, etc.

- Reconstruction of the Riverwalk will take place following the repair or reconstruction of the sea wall to prevent future undermining.
- A revitalized Riverwalk will include varying character and spatial experiences, with overlook areas and benches. The unique layout will provide a variety of urban, pastoral and ecological zones with hardy, waterfront plantings and naturalistic landscape settings.
- A new pedestrian overpass over the Thruway is proposed that creates a safe, comfortable access to the park from the Lower West side. An architectural significant pedestrian bridge structure is envisioned as a gateway into the park. The lake side of the structure will be dominated by a large waterfront fabric structure, reminiscent to sails on the Lake or the current Bandshell structure.
- A new park walkway is also proposed along the eastern section of the park, paralleling the park road. This walkway will provide a continuous park loop when connected to the Riverwalk, bringing park users close to the various "inland" activities.
- In addition to the new/ widened pedestrian bridge, pedestrian access will be improved along Porter Avenue. This improved access will improve the connections to Front Park and the Lower West Side.



Existing DAR Drive near Waterfront Village



Computer Simulation of proposed Road Removal and new Pathway System

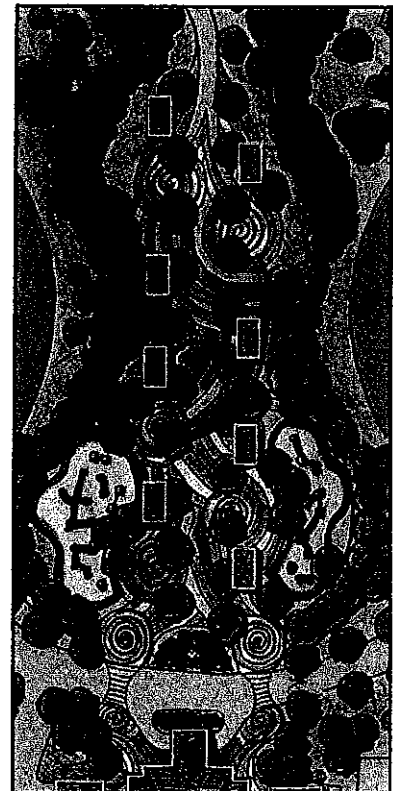
PARK CENTER / "FESTIVAL MIDWAY"

Existing

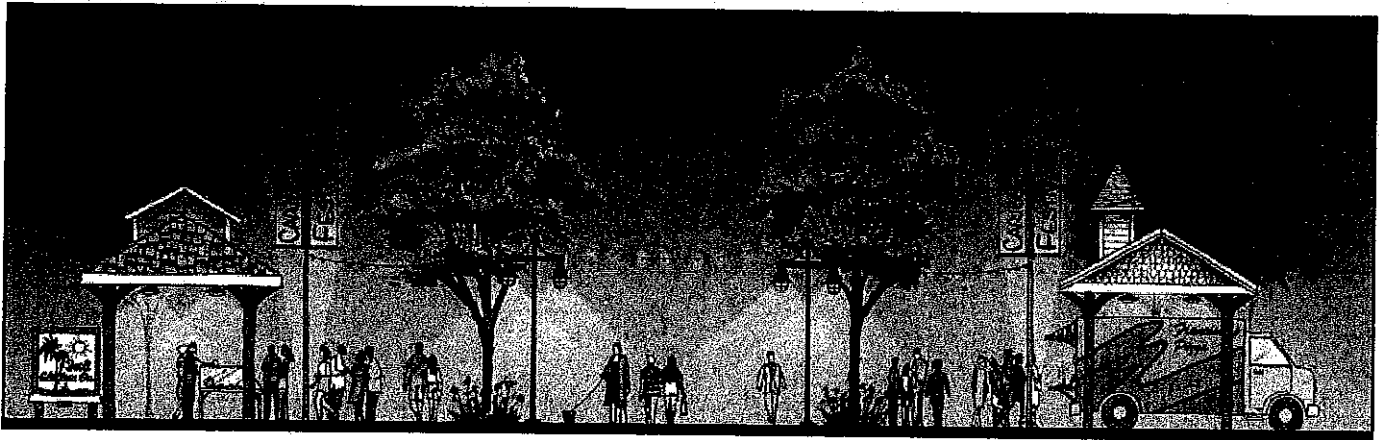
- Currently, no park center exists at LaSalle Park

Proposed

- New to LaSalle Park is the creation of a proposed park center, or "FESTIVAL MIDWAY," corridor.
- This new feature is an extension of the Buffalo's Lower West Side community into the park, with its rich ethnic heritage and cultural diversity. It begins as a continuation of the new pedestrian overpass, flows through a colorful plaza area with decorative pavement patterns, includes a proposed first-class concession/banquet facility, and terminates at a fishing pier in Lake Erie.
- This "midway" consists of decorative, colorful pavements, pedestrian-scale light standards with colorful banners, decorative street furnishings, and numerous large street trees. The midway is framed with decorative picnic shelters (or small "Birdair" canopy structures) serving both the recreation leagues and vendors during events and festivals, as well as general community picnic shelters at all other times. Vendors can pull their trailers underneath and between the shelters on each side of the midway creating a temporary street festival atmosphere during events such as the Friendship Festival, Hispanic Festival and the Caribbean Festival.
- This corridor is also envisioned as a memorial area to highlight Buffalo's rich immigrant history. The pavement could include a timeline of immigrant travel to Buffalo for all residents of the region to enjoy.



Colorful Park Center! "Midway"



Cross-section through Proposed Park Center/ "Midway" Corridor (Daytime and Nighttime)



Perspective Sketch of Proposed Festival Midway

CONCESSION FACILITY/ PARK CASINO

Existing

- The existing concession stand contains concessions, toilet rooms and storage presently used by sports groups.
- The structure is a low slung masonry building which is neither inviting nor particularly recognizable.

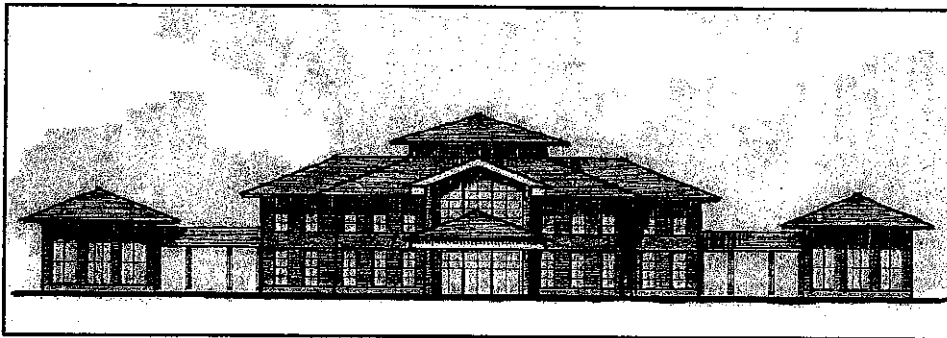
Proposed

- Similar to the role of the former "Lakeview House" in Front Park, the proposed main park structure will be of architectural significance as a premier Lakefront facility. It will replace the current park buildings and consist of a possible restaurant, restrooms / comfort station, concessions, a second-story banquet facility (revenue generator), ice cream

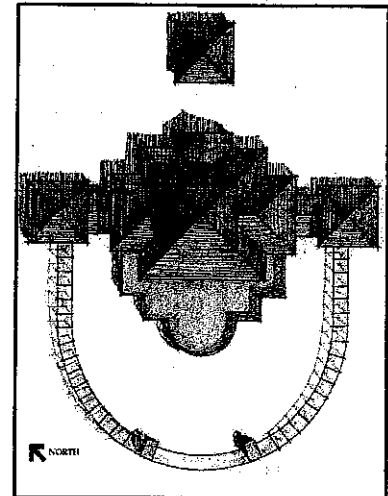


shop, rental facility, recreation league storage space, fishermen's bait shop, etc.

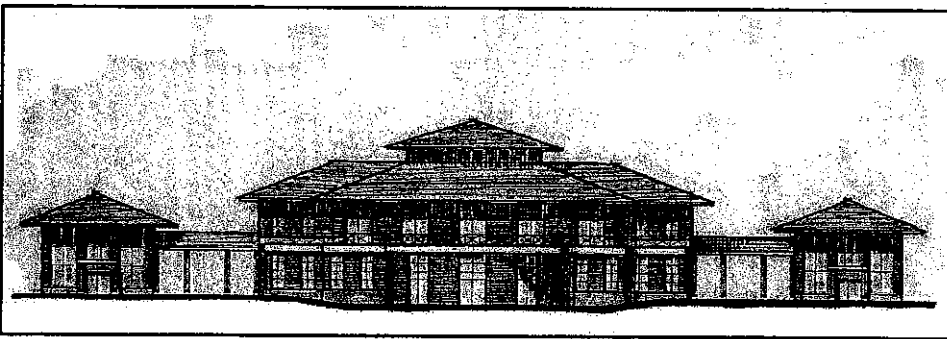
- The structure is envisioned to be a year-round attraction. Large, flexible spaces and predominant areas of glass will create a prime setting to view Lake Erie.
- The architectural style will be complementary to the modern bandshell. The roofs picks up the Colonel Ward Pumping Station's character and the structure also recognizes the Frank Loyd Wright heritage in Western New York.
- Winter months could include a "warming hut" setting with winter sport rentals and a large fireplace.
- The second story banquet facility will include a lofty indoor space and outdoor terrace which will afford beautiful views to the Lake.



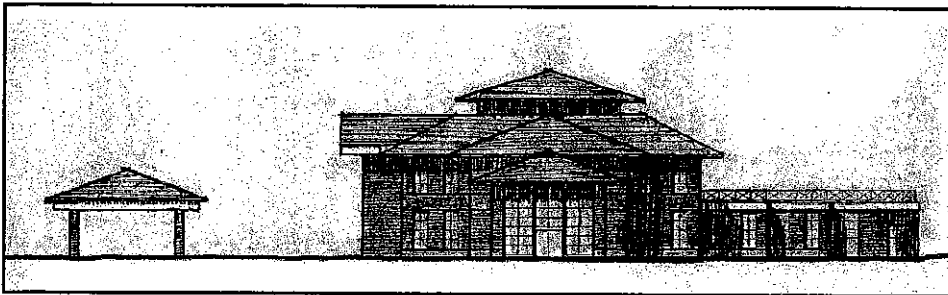
Concession Facility/ Park Casino - East Elevation



Concession Facility/ Park Casino - Plan View



Concession Facility/ Park Casino - West Elevation



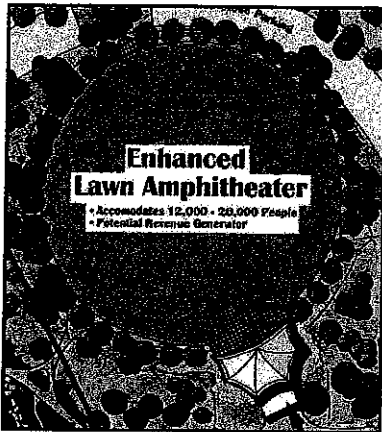
Concession Facility/ Park Casino - South Elevation

BANDSHELL AREA

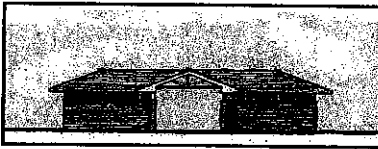
Existing



Existing Bandshell



Proposed Bandshell and Amphitheater Enhancements



Proposed Entrance Gate/ Ticket Booth/ Restrooms

- The existing bandshell is the major feature in the existing park.
- The tension-stayed fabric structure designed by Hamilton, Houston & Lownie, and engineered by Birdair is showing its age but has successfully maintained its structural integrity. The Birdair Corporation has expressed a willingness to partner with the City on the bandshell's future.
- The lack of support facilities such as dressing rooms, toilets and backstage storage/ staging at the Bandshell has been a problem for concert and performance groups.

Proposed

- An increased slope for the lawn will enhance the "amphitheater" effect for the bandshell.
- A new entrance gate/ ticket booth/ restroom building is proposed to serve amphitheater patrons and will be located at the main entrance opposite the bandshell stage.
- A formal definition of the perimeter will create a more effective concert setting. An option to secure the perimeter of the amphitheater with decorative fencing will enable revenue to be generated from performances at the bandshell. *(There is a potential to hold 12,000 to 20,000 people in this area which will encourage more outdoor concert tours to perform in Buffalo.)* The amphitheater will have open gates during free events and off-performance times for general public use.
- The bandshell itself is proposed to be expanded by 1200 square feet to accommodate changing areas, restrooms and storage for the performers.
- Colorful banners are proposed to hang from the structure to enhance the "festival" atmosphere in the park.
- The existing lighting/ speaker frame will be reconstructed to accommodate the necessary loading requirements. *(See Appendix C)*

ATHLETIC FACILITIES

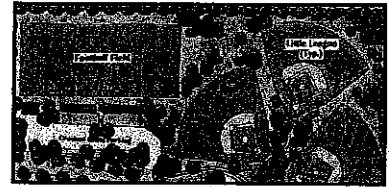
Existing

- The existing field conditions are fair to poor. Rough surfaces and "sink-holes" are common, particularly on the existing soccer fields.
- The athletic fields are scattered throughout the park with no organized patterns. Baseball fields hug the waterfront edge, eliminating use of the waterfront for passive recreation uses.
- Current athletic fields include: 2 soccer fields, 1 baseball diamond, 6 little-league diamonds, 4 softball diamonds and 1 football field.
- The existing soccer fields have improper slopes towards the Thruway, with no safety barrier between the fields and railroad tracks. Other fields also have problems with uneven surfaces and slopes.
- Some existing fencing and backstops in the park are in poor condition.



Proposed

- New clusters of athletic fields are designed for more dynamic and coordinated "league" play.
- Athletic facilities are pulled away from the water's edge, restoring a more passive waterfront edge.
- Reorientation and relocation of some of the existing fields has opened up new space for additional park activities. Regrading the eastern edge of the park along the railroad tracks will open up more usable park space.
- The Master Plan maintains all existing numbers of fields, and adds 1 soccer field, 1 practice football field, 6 tennis courts, and 1 "informal pickup game" baseball diamond. The tennis courts are relocated from Front Park.
- All baseball / softball fields will be of regulation size, with all official league amenities.
- As requested by the recreation leagues, lighting and scoreboards are proposed on the "marquis" playing fields.

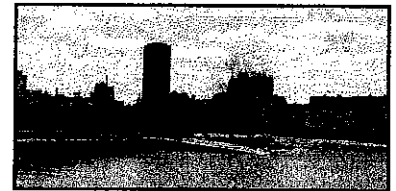


Typical Clustering of Recreation Fields

FORMER BOAT LAUNCH / SEA PLANE RAMP AREA

Existing

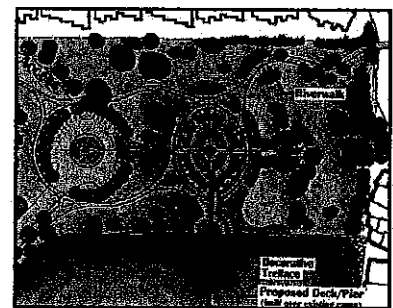
- The current facility is off-limits to any public use and is detracting from the aesthetics of the overall park. The concrete ramp surface is in poor condition and is a potential safety hazard to those who venture near it.
- The old asphalt parking is in poor condition and closed to any use.
- Loitering is a problem at the south end of the park.



Existing Boat Launch/ Seaplane Ramp area

Proposed

- The removal of this ramp structure is very expensive and unproductive to the overall plan. The city has recommended against any boat launch or marina use in this area.
- A large wood deck pier/platform is proposed to be constructed over the ramp structure, thus covering the unsightly ramp and allowing the public to access out over the water.
- The platform will become a major node along the Riverwalk as an overlook to the Lake and Erie Basin Observation Tower.
- Fishing is an optional use from this platform.
- A decorative trellis structure is proposed enhance the site and will be open and airy to allow continued views from the neighboring residential units.
- An **International Garden Festival Site** is proposed for this location, creating another regional destination within LaSalle Park. This garden site would focus on formal floral displays, once a vital part of many of Buffalo's parks. Maintenance of these gardens will be handled through "adopt-a-park" or private funding.
- The Garden Festival site could also accommodate international "Sister-City" gardens, similar to the new Japanese Gardens in Delaware Park. This concept will allow Buffalo's numerous Sister-City's to highlight their culture heritage on the waterfront.



Proposed International Garden area and Fishing Platform

SWIMMING POOL FACILITIES

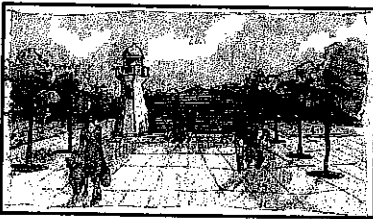
Existing

- The current swimming pool facilities are in need of upgrade and repair, and consist of a large spray pool area, public swimming pool and abandoned diving pool.
- The City continues to struggle with the maintenance and funding for a 2-month-a-year activity. (This is a City-wide problem.)
- The existing pool house is a one story masonry building approximately sixty-five hundred square feet. While in a state of disrepair, it is well situated adjacent to Porter Avenue and the NYS Thruway.

Proposed



Proposed Swimming Facility Improvements



Proposed Pool House Improvements

- A regional destination for the waterfront with high visibility from the Thruway is envisioned with the creation of a major water park.
- The splash pool/wading pool area is proposed to be restructured and re-used as a large interactive water playground with lots of unique water play equipment and spray structures. This type of facility is developing in parks across the country as a way for municipalities to rejuvenate old wading pool areas and generate revenue for parks maintenance.
- The swimming pool is proposed to be rehabilitated and enhanced.
- Rehabilitation of the pool building will require a gut renovation of the building interior, new mechanical and electrical systems, and complete exterior door and window replacement.
- A new decorative architectural element (i.e. light house, clock tower) will give the LaSalle Park increased visibility and identity from the NYS Thruway and from distant viewpoints.
- The diving pool will be removed.

“EXTREME GAMES” PARK

Existing

- A large unused lawn area exists where this use is proposed.

Proposed

- Similar to many new parks across the country, an “Extreme Games” park is proposed. This will combine with the adjacent revitalized swimming pool/water playground area to create a very dominant waterfront attraction.
- This potential park revenue generator will consist of roller-blade, skate board, snake board and bike ramps, half-pipes, tracks, etc.



Proposed “Extreme Games” Park



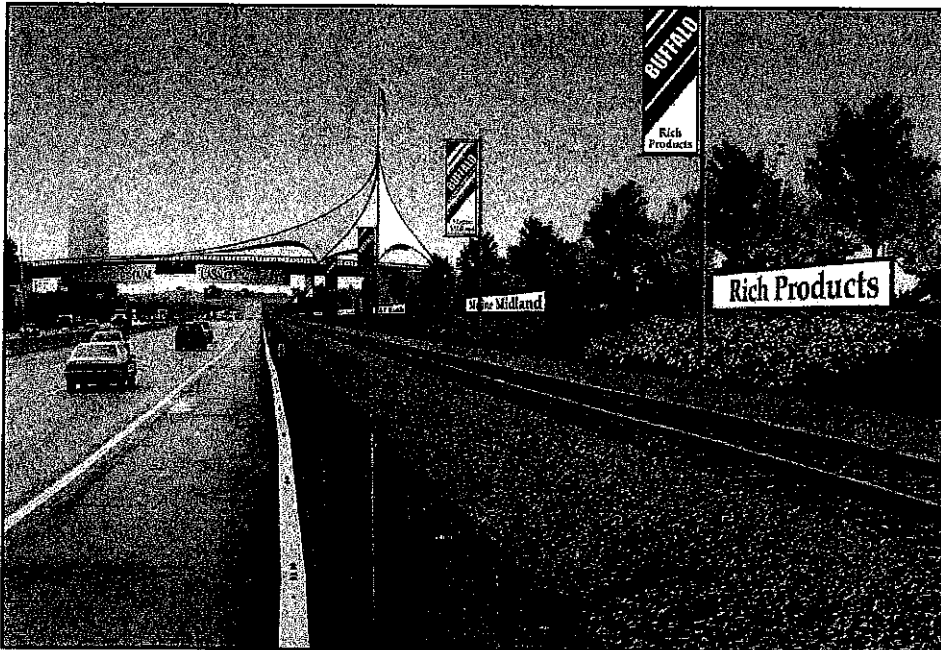
GATEWAY ALONG NYS THRUWAY I-190

Existing

- Currently much of LaSalle Park's highway edge is unsightly to the approximately 90,000 motorists traveling per day (NYS DOT AADT) on the NYS Thruway (I-190). The park's existing edge consists of overgrown weeds, dilapidated fencing, debris, trash and construction storage, etc.

Proposed

- LaSalle Park is part of the grand Gateway to Buffalo and the United States at the Peace Bridge.
- A new 50' wide landscaped gateway corridor is proposed along the entire length of LaSalle Park along the Thruway and rail line. This gateway is proposed to consist of corporate-sponsored (and maintained) floral displays and signage (advertisement), decorative lighting/banners and a dominant street promenade. It is critical to make a good impression to tourists and locals as they pass through our city.
- The proposed new architecturally significant pedestrian overpass will also become a major feature within this Gateway.



Computer Simulation of Proposed Gateway Image Enhancements



Existing view of Park Edge looking southbound along the NYS Thruway

ECOLOGICAL / ENVIRONMENTAL ZONE



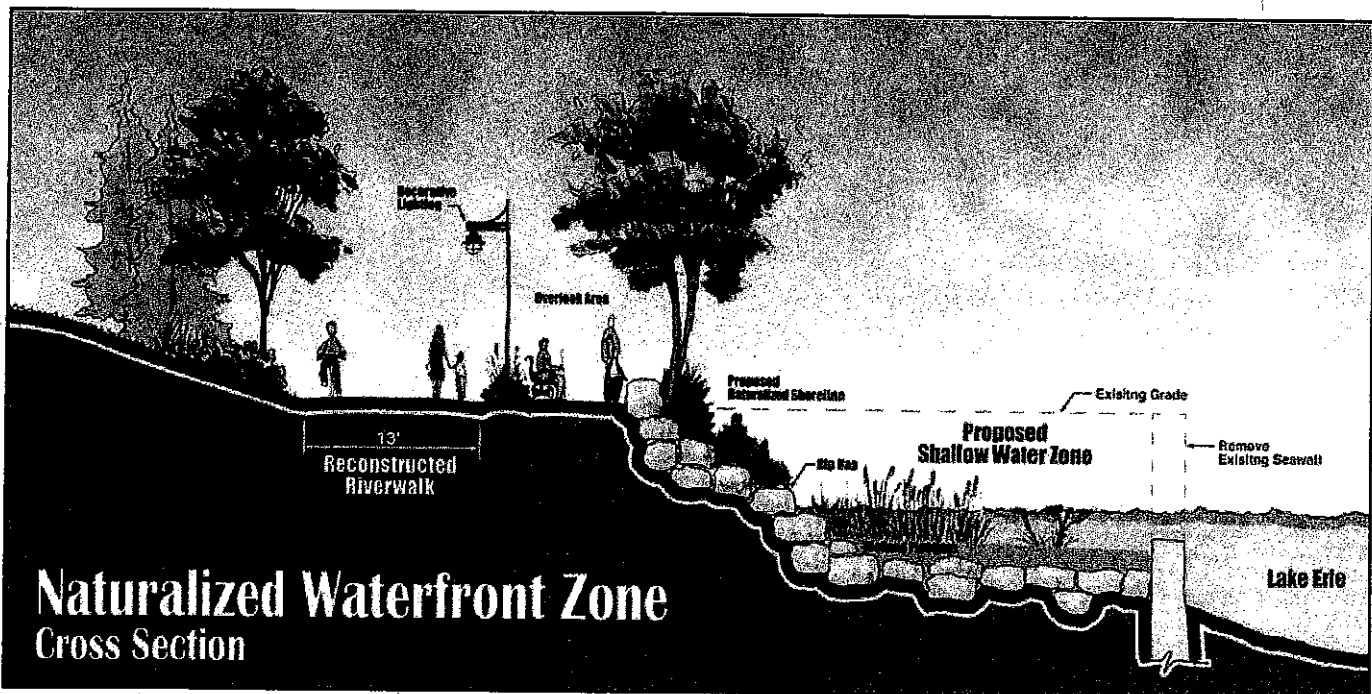
Existing off-shore wetlands near LaSalle Park

Existing

- Given the park's hard urban edge, there is no current ecological focus in the current park.

Proposed

- An ecological zone is proposed along the midsection of the park's waterfront edge. An opportunity exists to reconstruct or replace the existing seawall due to deteriorating conditions, and because of this, the midsection of the shoreline is proposed to be changed into a more naturalistic setting. A shallow shoreline area with a natural stone rip-rap/ planted shoreline will be created.
- The naturalized shoreline will encourage more wildlife habitat and provide a varied experience to Riverwalk users. Benches and overlook points will be included.
- Environmental awareness and education will be highlighted with interpretive displays and identification markers. Area school children will have a first hand look at natural shoreline conditions along the Lake.
- LaSalle Park is at the southern end of the Niagara River corridor, an international migratory bird flyway zone. A "greening" up of the park with native vegetation will create a more conducive environment for these migratory birds and other forms of wildlife. Over a thousand native and ornamental trees and shrubs will be planted as part of the master plan.



Naturalized Waterfront Zone Cross Section

Proposed Naturalized Shoreline Treatment



SEAWALL RECONSTRUCTION

Existing

- The existing seawall is in poor condition which allows undermining and erosion along its length adjacent to the Riverwalk.

Proposed

- The master plan proposes that the entire seawall will be stabilized (except the area that will be replaced by the naturalized shoreline treatment). If detailed construction analysis shows stabilization will not be sufficient, total seawall reconstruction will be required.



Sinkhole adjacent to seawall caused by erosion and undermining

PARK MAINTENANCE

Existing

- The proposed removal of the parks maintenance facility in Front Park ("Delano House") will shift these functions into LaSalle Park.

Proposed

- The proposed park maintenance facility in LaSalle Park may be incorporated into the Col. Ward property or as a separate structure in an unobtrusive location (ie. the east end of the proposed parking lot near the existing pool.)
- It is envisioned that increased future funding, park revenue generators (i.e. corporate gateway gardens, concessions/casino/banquet facility, interactive water playground, extreme games park, bandshell concerts, etc.), and private sources will allow full time maintenance staff to be added to the park programming.
- With the extraordinary commitment from numerous park user groups, the potential for an "adopt-a-park" program for certain park maintenance tasks is a great opportunity to keep the park looking its best.

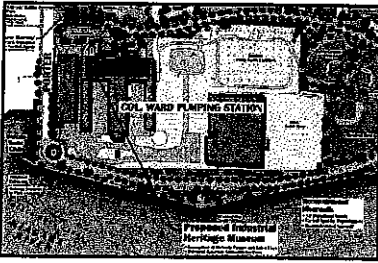
COLONEL WARD PUMPING STATION

Existing

- The Historic Ward Pumping Station (1916) is a architectural landmark on the waterfront in Buffalo and is the primary source of drinking water for the City. The impressive structure includes both modern facilities and historic features.



Historic steam pumps inside the Colonel Ward Pump Station



Proposed Plan for Industrial Heritage Museum

Proposed

- The Master Plan is proposing that the historic "great hall" in the pumping station be transitioned into an Industrial Heritage Museum, highlighting not only the Pumping Station itself, but also all of Buffalo's magnificent industrial legacy. This structure is ideally situated at the Peace Bridge and NYS Thruway for high visibility and regional focus. A separation of historic (abandoned) and active pump station uses will be needed to allow the public to enter the facility as a museum and maintain security over the City's drinking water supply.
- The edge of the pump station property will be aesthetically enhanced with tree and flowering shrub plantings. The chain-link fence with barbed wire at the top is proposed to be replaced with a decorative aluminum fence.

Note: The LaSalle Park master plan team was fortunate to have visited a comparable facility in Hamilton, Ontario. The "Museum of Steam and Technology" is open to the public and was Hamilton's first waterworks pumping station (1859). It was mentioned that the entire Hamilton Museum could fit within a small portion of the Colonel Ward Pumping Station's great hall. It is a good precedent of an historical museum facility adjacent to an active water treatment plant that works quite successfully. We envision a similar project for the Colonel Ward Pumping Station. (See Appendix D)

MISCELLANEOUS PARK FEATURES

Proposed

- The Commodore Perry Monument (currently situated in Front Park) will be relocated to a more prominent location in LaSalle Park.
- A new Parks Department maintenance shed will be constructed in the park, allowing for the removal of maintenance facilities in Front Park.
- A cul-de-sac is proposed at the foot of Porter Avenue to allow for better circulation when the park is closed to public use.
- A water taxi service is envisioned between LaSalle Park and Erie Basin marina.
- Emergency access is provided at the end of the southern roadway cul-de-sac at Lakefront Commons.
- Park awareness will also be improved by creating new on-site and off-site signage for park.



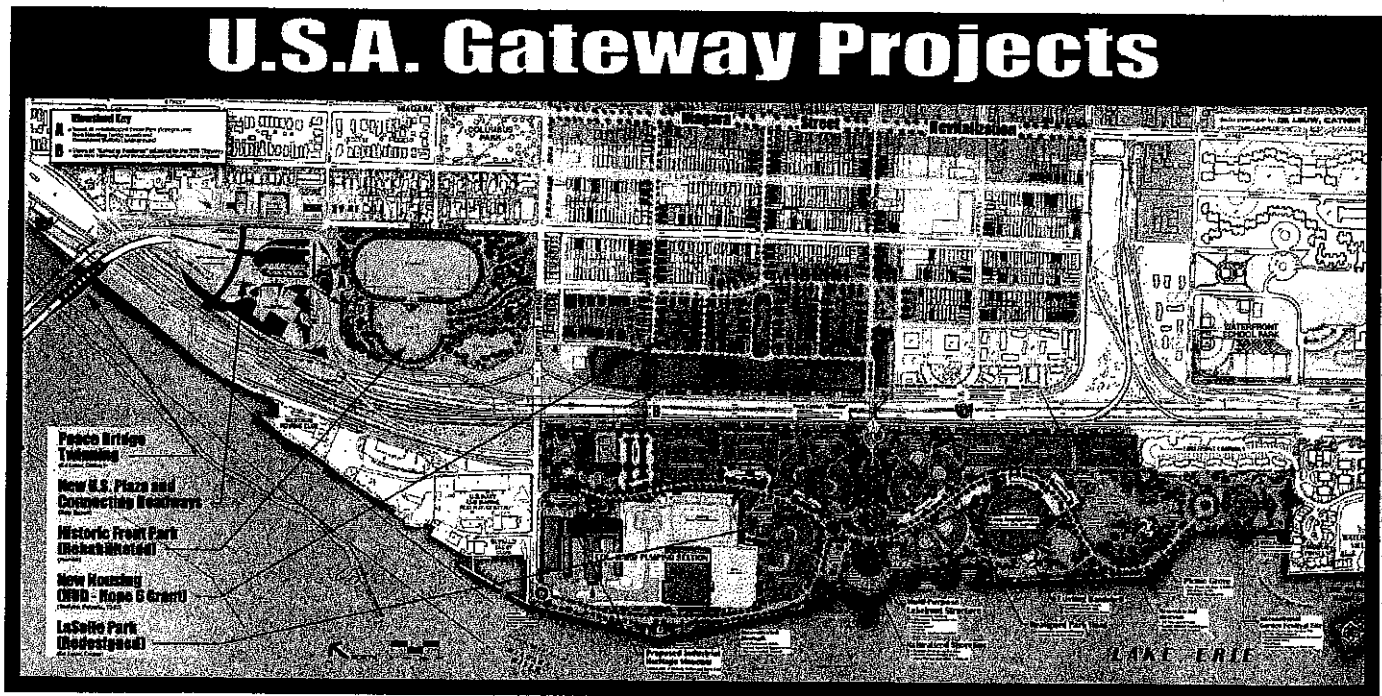
COORDINATION WITH OTHER PROJECTS

The LaSalle Park design team has coordinated with other area initiatives planning. The team coordinated with Wallace, Roberts, Todd (the design consultant for the HUD-Hope 6 project adjacent to LaSalle Park) regarding Hudson Linear Park. WRT proposes to remove Hudson Linear Park and has replace it with new parkland adjacent to the NYS Thruway. The 50' wide LaSalle Park "gateway features" could be mirrored opposite the Thruway in this new park. The LaSalle Park master plan also accommodates the uses to be removed from Front Park based on that park's master plan.

As part of the Peace Bridge Capacity Expansion Project, a map was created by De Leuw, Cather illustrating the proposed plans for the area surrounding the bridge. The projects include the proposed twin Peace Bridge, proposed U.S. Peace Bridge Plaza, Front Park Rehabilitation, Lakeview Housing (HUD-Hope 6), and LaSalle Park master plan. These projects link together both visually and through pedestrian and vehicular circulation creating a "Gateway to the United States". When implemented, the LaSalle Park Master Plan will will become a major anchor in the overall gateway plan on local, regional and even international levels.

Conclusion

LaSalle Park provides the City with tremendous opportunities for waterfront access and recreation as we move into the 21st century. Increased pressure on greenspace for alternative uses within the City establishes LaSalle Park as the primary "Window on the Lake" for the new millennium.



Project Costs

The following are preliminary, conceptual level costs for the redevelopment of LaSalle Park:

NEW ROADWAYS	\$1,356,800.00
PARKING AREAS (paved and stone)	\$277,500.00
UTILITIES	\$350,600.00
RECONSTRUCTED RIVERWALK	\$473,700.00
ADDITIONAL PARK PATHWAYS	\$132,200.00
PARK CENTER / FESTIVAL MIDWAY AREA	\$343,600.00
MULTI-PURPOSE STRUCTURE / CONCESSION AREA	\$1,678,000.00
SPORT FACILITIES	
BASEBALL (1 major league, 6 minor league)	\$344,200.00
SOFTBALL (4 total)	\$209,300.00
FOOTBALL (2 total)	\$130,000.00
SOCCER (3 total)	\$44,000.00
NEW TENNIS (6 total)	\$139,300.00
SAND VOLLEYBALL (4 total)	\$7,600.00
X-TREME PARK (Area prep. only)	\$82,200.00
INTERACTIVE WATER PLAYGROUND	
STRUCTURE REHAB	\$398,400.00
POOL REHAB	\$65,900.00
NEW WATER PLAYGROUND	\$385,000.00
PLAYGROUNDS (Upgrade and New)	\$130,000.00
PICNIC AREA	\$168,800.00
BANDSHELL AREA	\$350,100.00
DECK OVERLOOKS / FISHING PIERS	\$369,800.00
PORTER AVE. ENTRANCE FEATURES	\$100,000.00
MISCELLANEOUS LANDSCAPE / FENCING TREATMENTS	\$422,400.00
GENERAL GRADING / EARTHWORK	\$344,100.00
GATEWAY / THRUWAY EDGE ENHANCEMENTS (not including corporate gardens)	\$48,600.00
DEMOLITION ESTIMATE	\$575,400.00
SEAWALL STABILIZATION (*See also below)	\$550,000.00
NATURAL SHORELINE TREATMENT	\$205,000.00
NEW SHORELINE RAILINGS	\$155,500.00
Subtotal LaSalle Park * (with Seawall Reconstruction) 15% Contingency	\$9,838,000.00 \$1,475,700.00
LaSalle Park Grand Total (Including Seawall)	\$11,313,700.00
<i>Additional possible park-related costs:</i>	
NEW PEDESTRIAN BRIDGE (With Decorative Structure)	\$2,875,000.00
LaSalle Park Grand Total with New Pedestrian Bridge & Structure (Includes 15% Contingency)	\$14,188,700.00
*(See Appendix E for Full Preliminary Cost Breakdown)	

*Note: If a total Seawall Reconstruction is warranted, it is estimated that demolition, earthwork and overall sheet pile wall construction will cost approximately \$3,500,000.00. (based on 3,100 LF @ \$1,130/LF).





Appendices

Appendix A - Existing Conditions Photos

Appendix B - Key Comments to Date

Appendix C - Architectural Studies

Appendix D - Industrial Heritage Museum

Appendix E - Preliminary Cost Breakdown



Appendix A

Existing Conditions Photos

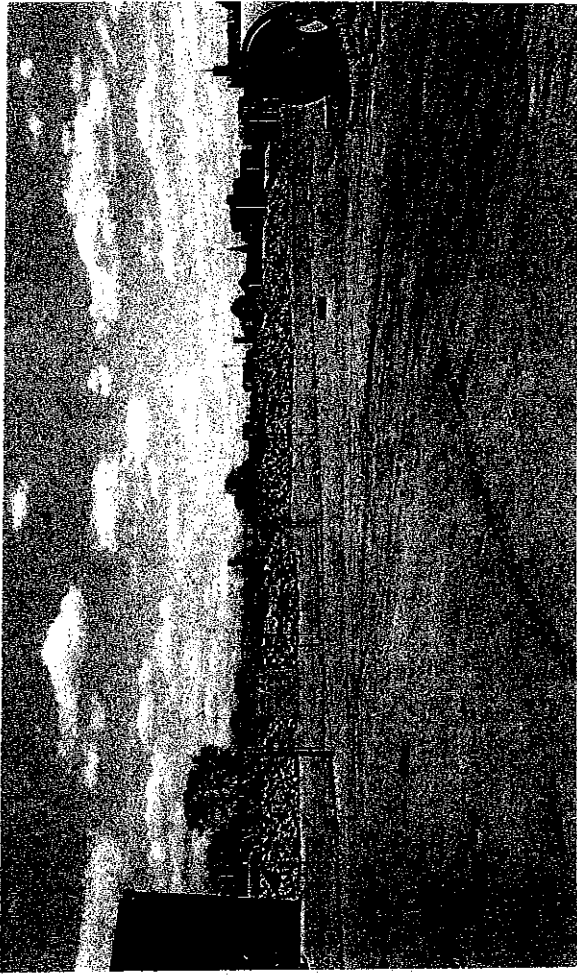


Photo 2: Existing debris/storage area along entrance road into LaSalle Park. Considered an eyesore by the public, this plan proposes it be eliminated.



Photo 4: Existing northerly view of debris area showing underutilized land within the project area.

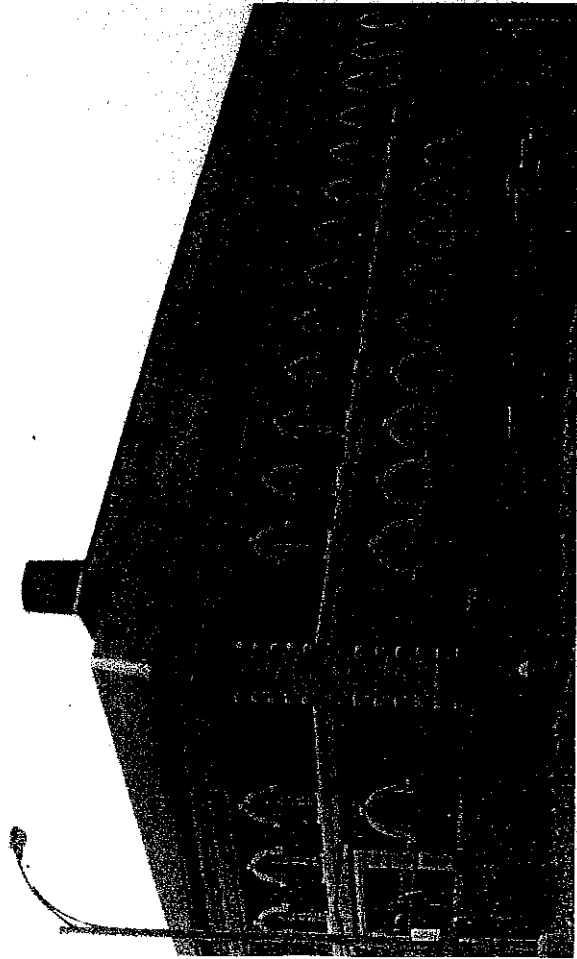


Photo 1: View of the historic Colonel Ward Pumping Station at the entrance to the project area. The building is fenced off from public access.

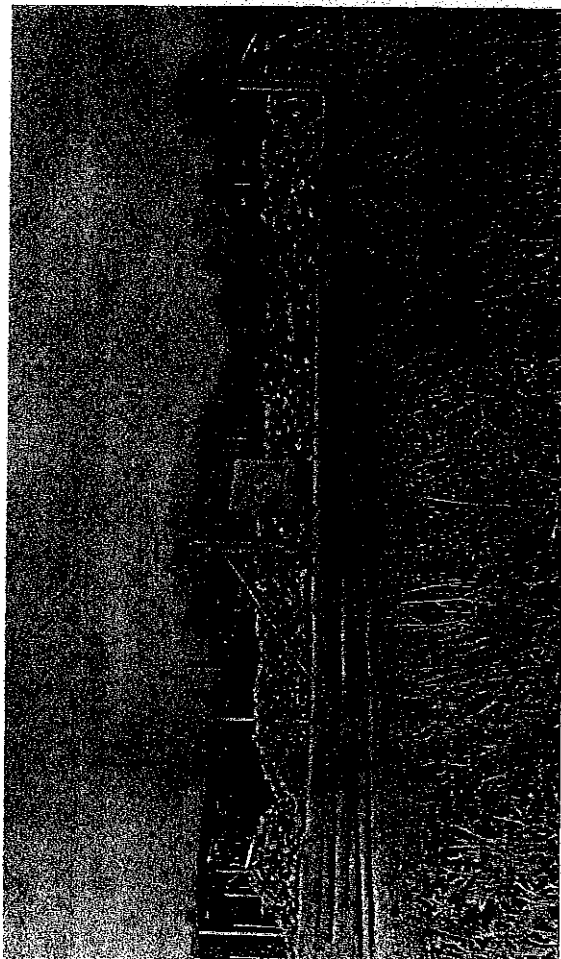


Photo 3: This photo exemplifies the dangerous conditions and safety issues surrounding the existing debris/storage.

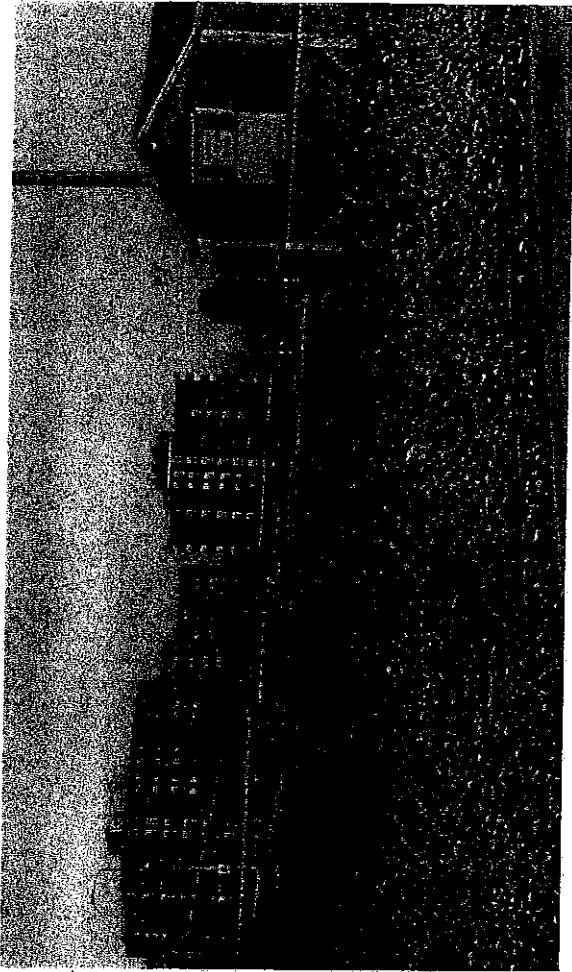


Photo 6: Existing view from the project site looking east towards pedestrian overpass. Notice the dilapidated conditions of the fencing, structures, lights, overpass, etc.

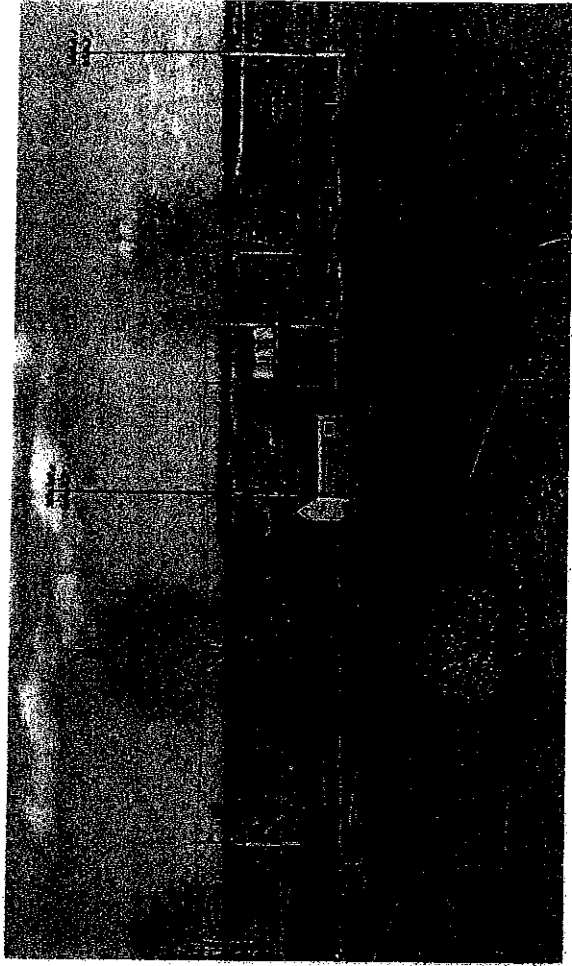


Photo 8: Existing view looking west/northwest from pedestrian overpass.



Photo 5: Existing park view looking south from the I-190 (NYS Thruway). Notice the pedestrian overpass crossing from LaSalle Park into the surrounding neighborhoods. Also notice the unkempt conditions along the park's edge.

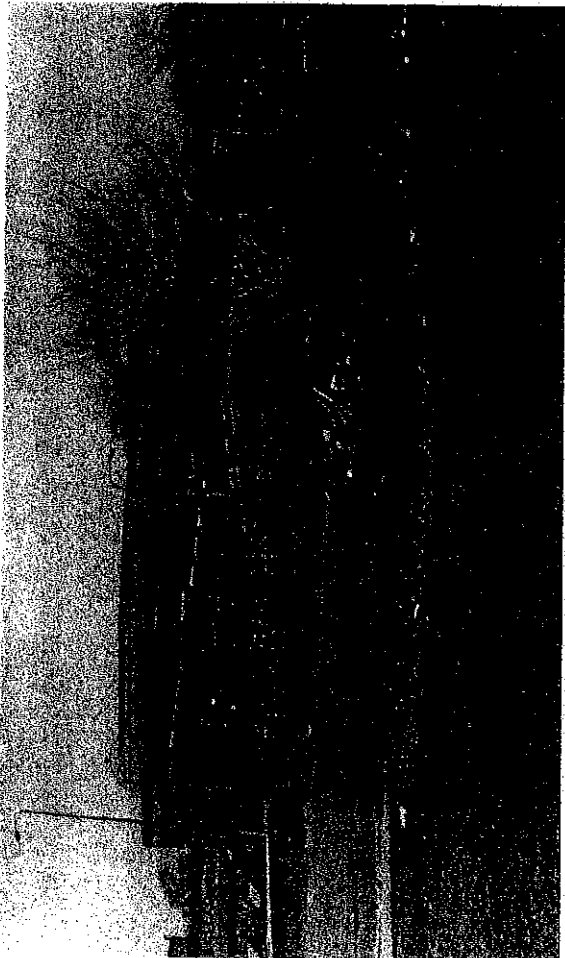


Photo 7: Existing view from park looking east towards Thruway (pedestrian overpass) and lower westside neighborhood. This is the proposed area for the festival midway site.

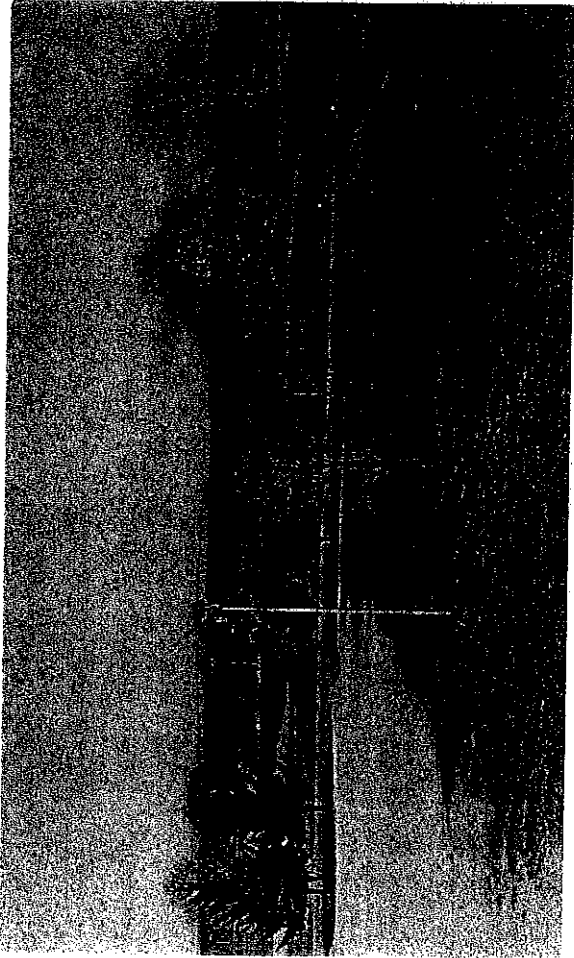


Photo 9: Existing view looking west from pedestrian overpass.

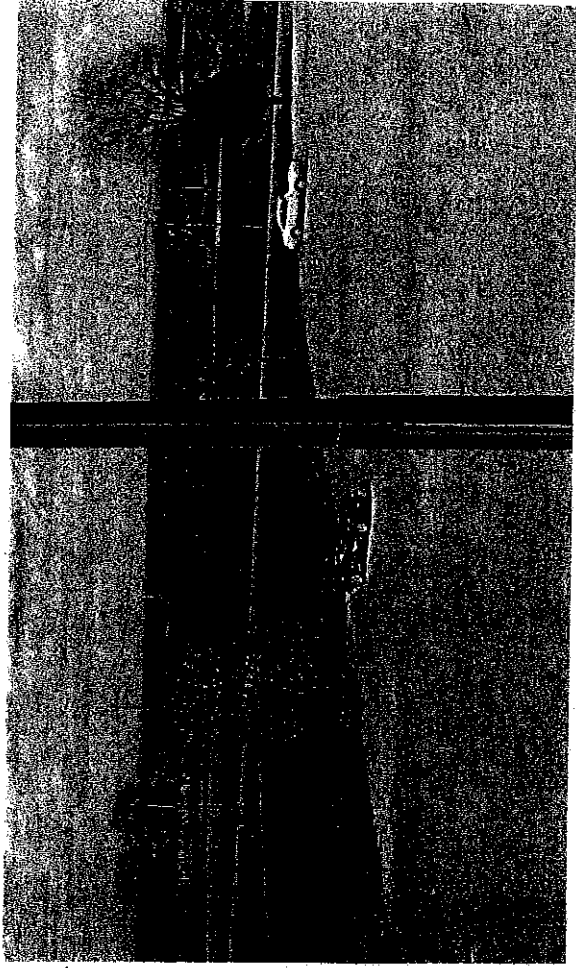


Photo 10: Existing view looking west/southwest from pedestrian overpass. Poor conditions of existing parking dominates the views in project area.

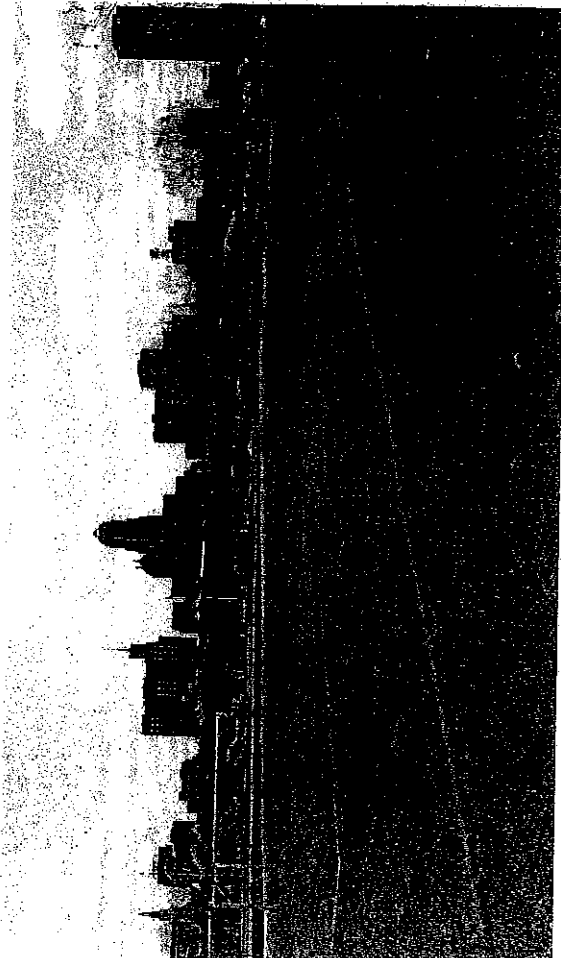


Photo 11: Spectacular southerly view of Downtown Buffalo as seen from LaSalle Park. The park is close in proximity to Lake Erie, the Peace Bridge and Downtown Buffalo.

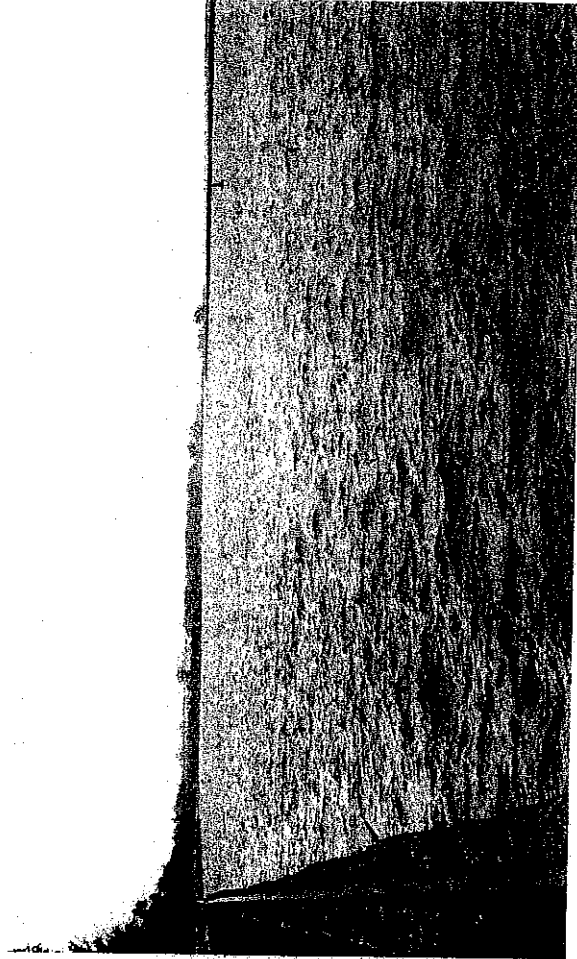


Photo 12: Existing southerly view from LaSalle Park overlooking Lake Erie with the Erie Basin Marina and historic lighthouse in the distance.



Photo 13: Existing view from LaSalle Park to Lake Erie and water intake structure.



Photo 15: Similar to Photo 14, this photo shows the force of Lake Erie on the park's edge.



Photo 14: Existing eroded seawall and riverwalk conditions.

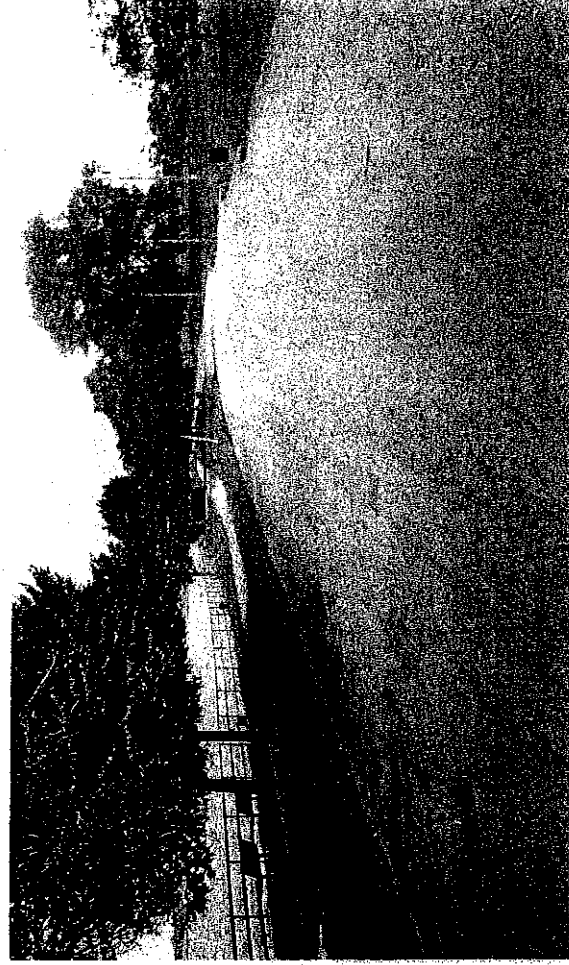
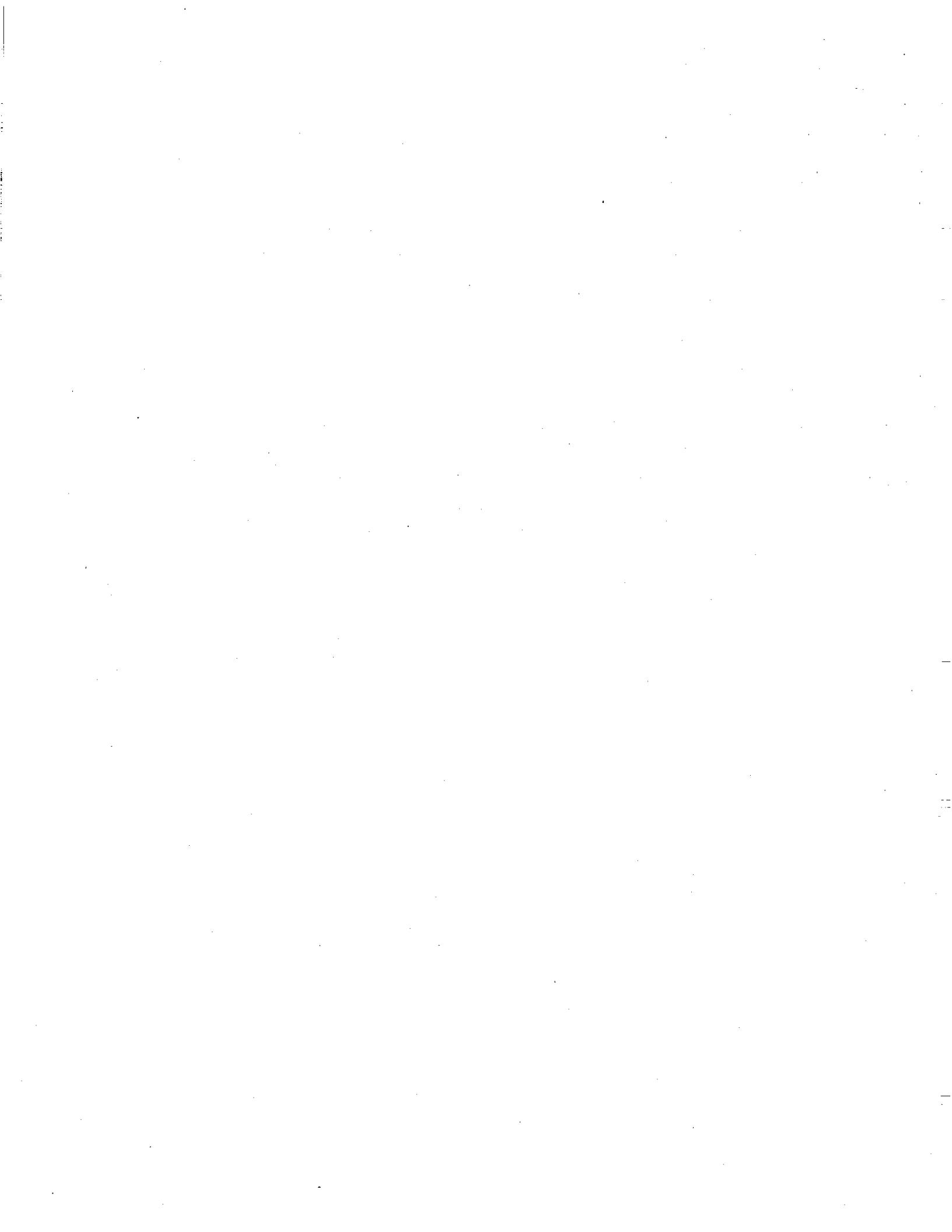


Photo 16: View looking north along shoreline edge. Notice the excessively wide pavement conditions dominating the waterfront.



Appendix B

Key Comments to Date



KEY COMMENTS TO DATE

LaSalle Park Master Plan

GENERAL

- o LaSalle Park is the gateway to Buffalo, Erie County and the U.S.A.
- o LaSalle Park should be everyone's park.
- o A new image is needed for LaSalle Park. How about a more appropriate international name?
- o Large ethnic diversity makes LaSalle Park unique and special.
- o Clean up the park as soon as possible. Garbage is not picked up regularly.
- o The park needs to look better from Thruway!
- o Year-round use is needed. Why close park all winter?
- o Explore the potential for a year-round restaurant / comfort station near the water.
- o Let's bring Corporate sponsorship into the park (Similar to Parks and Gardens in Toronto)
- o All groups using the park need better communication with each other. The City Hall Departments need to communicate better.
- o Why a Master Plan? We've heard many hairbrain ideas in the past.
- o The Hispanic Community is concerned that groups with more money/resources or that are more organized will have more say in park matters.
- o Many Lower West side residents do not have cars.
- o Local schools should be brought into the process.
- o More restrooms are needed throughout the park, particularly during special events.
- o A pet area / dog run area should be considered for the Park.
- o Temporary Docking along the park seawall should be considered.
- o There is a need for a place to lock up bicycles.
- o Waterfront Village Residents don't want trees to block their views.
- o Park flooding is a concern. High waves batter the park with debris and erosion problems.
- o The hours of use at the park should be enforced.
- o Master Plan efforts should be coordinated with other area efforts, i.e. Niagara Street, Lakeview, etc.

RECREATION

- o City Pools are expensive to maintain. Diving Pool does not meet code.
- o Possible Hockey Rink (covered)?
- o The athletic fields need to be in better condition. We don't want injuries from poor surfaces.
- o It's very windy!! Who would want to move Tennis Courts into LaSalle Park? Tennis or Basketball are not viable uses due to the wind.
- o Drainage problems need to be addressed.
- o There is a need for more storage facilities.
- o Multi-seasonal use would be nice, but park is closed during winter.
- o Family Picnicing is a popular activity along Lake. Potential conflicts with roadway and baseball.
- o Perhaps create a different water use for the Spray Pools and Diving Pool.
- o There is a need for water lines / drinking fountains in the park.
- o Practice fields are needed to prevent over-wear of the athletic fields. Too much use wears the grass out.
- o The slope is much too great near the railroad tracks. The existing fields are not level.
- o Better maintenance of the fields is needed. The leagues will help with their own labor.
- o The City has allocated \$10,000 for field improvements.
- o A new multi-purpose facility with restrooms, storage and a weigh station would be nice.
- o Conflicts occur between pick-up games with older kids and the league games.
- o The bleachers get moved all around.
- o They would like a lighted facility?

- o More ball diamonds are needed.
- o Fishing is a popular activity in LaSalle Park. There are conflicts with the Riverwalk.
- o Add fishing decks along the seawall.

ACCESS TO PARK / CIRCULATION

- o "You can't get there from here!"
- o More connections are needed from the neighborhoods.
- o No vehicular traffic through Waterfront Village.
- o Promote pedestrian access and not vehicular access. Many parks in country don't allow cars to enter.
- o Remove the road along the waters edge. Repair / realignment the other main park roadway.
- o Connect downtown to LaSalle Park from behind City Hall.
- o What about two points of vehicular access to the park?
- o Better Signage is needed.
- o The pedestrian overpass is hard to find, very unsafe and doesn't meet current ADA standards.
- o Kids walk on top of the overpass cage.
- o Kids throw things at passing vehicles.
- o Traffic flow after events is a major problem.
- o Need better visual connection between Lower West Side and Lake / LaSalle Park

SAFETY / SECURITY

- o The Conrail Tracks are a constant safety concern. There are no fences along the edge.
- o The pedestrian overpass is very unsafe and dangerous to cross.
- o Girls have been harassed near the athletic fields.
- o Kids playing on the Seaplane ramp is a safety concern.

PARK CONDITIONS / USAGE

- o Erosion along Seawall & Riverwalk is big problem. Serious Liability concerns.
- o The Seawall repair is on the Environmental Bond Act for \$4-5 million.
- o Drag Races commonly occur.
- o Many families picnic in the park.
- o Athletic fields are in rough shape. Too worn out. The soccer and football fields have sink holes.
- o Drug use is a problem in the park. Needles, prostitutes, etc. are found in both park areas.

FESTIVALS / BANDSHELL

- o Sheas Buffalo has taken over as the organizer for the bandshell concerts.
- o Access for elderly and handicapped needs to be addressed.
- o There is need for dressing rooms and toilet facilities at the Bandshell.
- o How long is the Birdair Structure going to last?
- o Waterlines to the bandshell are being installed this spring.
- o The Philharmonic is looking for more concerts in the park.
- o Hamilton, Ontario, is called the City of Festivals. We should check it out.
- o Improved Marketing is extremely important.
- o Events parking is a problem for surrounding areas. Gridlock before, during and after events.
- o Two large Hispanic community events are held in park - - Hispanic Festival and Columbus Hospital event.
- o The bandshell promoters don't communicate with the recreation leagues.
- o Is the frame that holds the lights in the bandshell safe?
- o Birdair from Amherst should be asked to come inspect their structure.

- o A mobile trailer is parked behind the bandshell for facilities, and 600' of hose is run from the concession stand.
- o The rooms on the stage have little use and are mostly empty. There is no heat and very little lighting.
- o No phones are available at the bandshell. Nearby Pay phones only take phone cards . . . this is not practical.
- o Could changing rooms or restrooms be placed in these rooms?
- o Outlets are needed throughout the park.
- o An ugly snow fence is used as a barrier at the bandshell.
- o The electrical / lighting system is not efficient or effective.
- o The large blue poles aren't used for speakers any more.
- o Speakers are set on the grass outside the bandshell.
- o Site lines to the bandshell are important.
- o A colorful mural is being painted on the back side of the bandshell.

CONCESSION STAND

- o Clarkson Center is running this for second year. Seems to be working fine.
- o Push Carts and outside vendors will be utilized for special events.
- o Restrooms will be cleaned every hour starting this season.
- o Security and better lighting is needed.
- o Create smaller concession areas throughout the park, closer to the activities. This may ease the demand on the existing concession building.
- o A large gathering area / plaza near the concession building could act as a park center.
- o Remove sharing of storage with sports groups.
- o This structure needs to be more recognizable and inviting.
- o Outdoor dining would be nice.

PARKING

- o Parking is not well organized in park.
- o Parking along main park roads is unsafe.
- o Shuttles from off-site should be utilized for large events.

PUMPING STATION / WATER AUTHORITY LANDS

- o It looks like hell along Highway
- o Who's responsible for what?
- o Why can't the Water Authority relocate their storage area?
- o The Water Authority stated that they cannot move their storage yard. In fact they will need more room in the near future.
- o DPW uses part of this land for stockpiling materials.
- o The cobblestones will be reused.
- o The garbage on the site is not the water Authority's and they don't have the resources to clean it up.
- o Security issues are a big concern.
- o Guided tours are okay, but they will not open their doors to the public.
- o Foundations under the park area may prohibit certain uses.
- o The Pumping Station is likely to be privatized very soon.
- o They use DAR drive in back of the Pumping Station for deliveries, etc.
- o The Pumping Station should be opened as an Industrial Heritage Museum. It is one-of-a-kind in the country. Various other uses could be combined within one facility. Weddings and banquets could be nice in the facility.
- o Hamilton, Ontario, has a Pumping Station opened to the public.

CONRAIL TRACKS

- o Needs more separation from park. Very unsafe now.

NYS THRUWAY (I-190)

- o The image of the park and City is terrible. Passing vehicles see lots of trash and poor maintenance.
- o Is the Highway being widened? What about a realignment of the Niagara Street Interchange?
- o We should consider improving image along Park edge. Colorful flags and banners. Corporate-sponsorship?

HUDSON LINEAR PARK

- o Need better connection across Highway to LaSalle Park.
- o The small amphitheater is occasionally utilized.
- o Lower West Side residents are primary users.
- o Drugs and Prostitution are a problem in this area.

ENVIRONMENTAL

- o LaSalle Park is at the start of the International Bird Destination Site. (Migratory Corridor)

MASTER PLAN PROCESS

- o A "comprehensive" Plan is great. Let's not get pulled in any one direction . . . politically or otherwise.

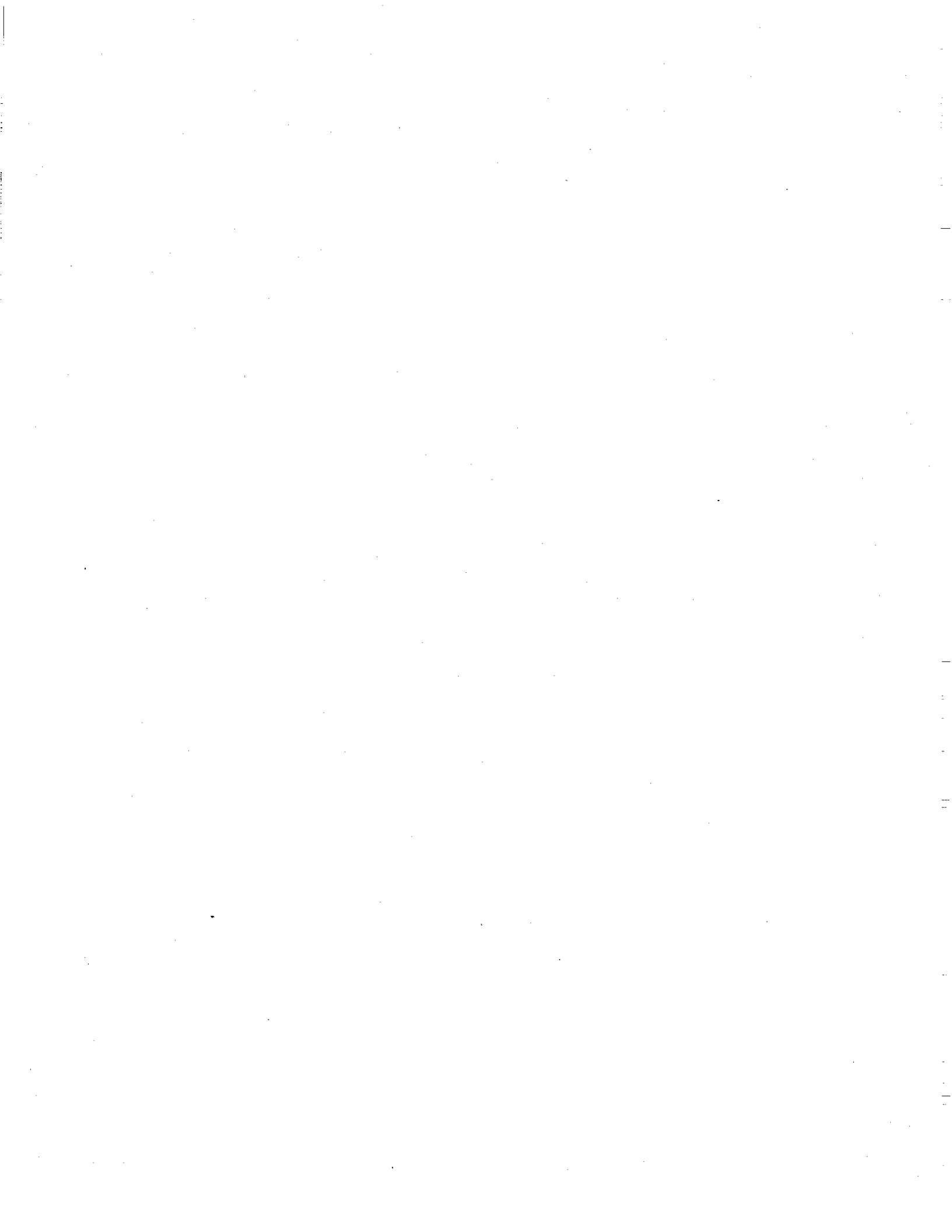
FUTURE MAINTENANCE / SUSTAINABILITY

- o First phase of park development must clean up the park.
- o A steering committee should oversee all park activities in the future. (Similar to Delaware Park)
- o An "Adopt-a-Park" program is a good idea.
- o Front Park maintenance facility may be relocated to LaSalle Park.
- o The park should be marketed better to the public.
- o Explore the "Canal Corridor Initiative" for funding source.



Appendix C

Architectural Studies





EXISTING CONDITIONS REPORT

Colonel Ward Pumping Station

At the time of its completion in 1916, the Colonial Ward Pumping Station was the largest pumping plant built in the United States. As described in "Buffalo Architecture: A Guide", "the vast expanse of the engine room, and the straight-forward construction, have caused the interior of this building to be compared with McKim, Mead, and White's Penn Central Station in New York City".

Located at the north end of LaSalle Park on Porter Avenue at D.A.R. Drive, the massive Colonel Ward Pump Station continues to serve the needs of the City of Buffalo Water Authority, drawing water from the circular masonry structure located in the mouth of the Niagara River, filtering, purifying, and distributing to the entire City. As such, the plant offers a splendid overview of today's water treatment technology housed in turn-of-the-century architecture.

Security issues are a major concern at the pumping station, with tours heavily guarded and not offered as open public visits. It is likely that the Colonel Ward Pumping Station will be privatized in the near future and, therefore, will not be opened to the public. The Industrial Heritage Society is a likely candidate for developing a program for tours which would compliment their on-going educational programs focusing on the rich industrial heritage of the city and region.

The LaSalle Park Master Plan design team visited the Hamilton (Ontario) Museum of Steam and Technology. This facility is housed in the Hamilton Pump House, completed in 1859 and in active duty until 1910. The unique attribute of this facility is the "double cylinder expansive steam engine" with its characteristic "walking beams", each measuring 30 feet long and weighing 25 tons. Upon replacement with electrically driven pumps, the historic pump house was adopted by the Hamilton chapter of the Institute of Power Engineers. In 1983, the pump house was opened to the public as the Hamilton Museum of Steam and Technology for viewing of this monument of Canada's industrial heritage. In spite of its remote relationship to major roadways, this Museum continues to attract a substantial tourist population, along with local school groups and other interested parties.

The prospect of transforming the under-utilized engine room as a feature of the LaSalle Park experience is worthy of further discussion and study. This great hall, with its five massive pumps intact, could form the nucleus for an Industrial Heritage Museum. The age, function, history and siting of the Colonel Ward Pump Station contribute to the potential development of tourism and educational opportunities. The direct access to the I-190 corridor provides linkage to a wide range of industrial heritage sites from South Buffalo and its magnificent grain elevators, to the hydroelectric and petrochemical industries of Niagara Falls. With thoughtful planning and marketing, the engine room of the Colonel Ward Pump Station has the potential to serve as the heart and soul of a Western New York Industrial Heritage Trail.

Band Shell

The band shell, which is centrally located in LaSalle Park, has become a signature element of the park. A tension-stayed fabric structure designed by Hamilton, Houston & Lownie, and engineered and manufactured by Birdair, the band shell is used seasonally for concert events. A visual examination of the structure indicates the need for routine maintenance such as preparation and painting of steel elements. The teflon fabric, while exhibiting numerous patches, appears to be in serviceable condition and can be expected to have an additional life span of ± 10 years. It is recommended that the City of Buffalo authorize Birdair to inspect the structure for deficiencies.

Shea's Buffalo has taken responsibility as the organizer for the band shell concert series. There are a number of functional issues relating to the band shell which impact usage of the building. There is a need for performance dressing rooms, backstage storage/staging, and toilet rooms. The LaSalle Park Master Plan anticipates the construction of approximately twelve hundred square feet of backstage space to be developed for these uses.

One area of concern recently has been the capacity of the steel frame for use in supporting lighting and speakers. This feature has been underutilized due to questions regarding its fitness. Attached is a sketch supplied by Birdair which quantifies the structural qualities of this frame. As shown, the frame is designed to support 3600 pounds, based on equal distribution at fifteen (15) prescribed loading points.

The rooms on the stage have little use and are, for the most part, underutilized. There is no heat and insufficient lighting in these spaces. Hollow metal doors and door frames serving these spaces are badly deteriorated. The electrical and lighting systems serving the band shell are neither efficient nor effective, and require upgrading. Access for the elderly and physically challenged is not addressed by the existing design, and can be effectively handled within the bounds of the backstage expansion renovation.

As illustrated in the Master Plan, the band shell is well sited to fit the plan. A strategy of maintenance and limited renovation/addition will position the band shell for expanded use and increased effectiveness.

Concession Stand

The existing concession stand contains concessions, toilet rooms and storage, presently utilized by sports groups. A single story low slung masonry building, it is neither inviting nor particularly recognizable. This building is poorly sited in relation to the Master Plan. We recommend its demolition, with its program space reformulated in the proposed park casino.

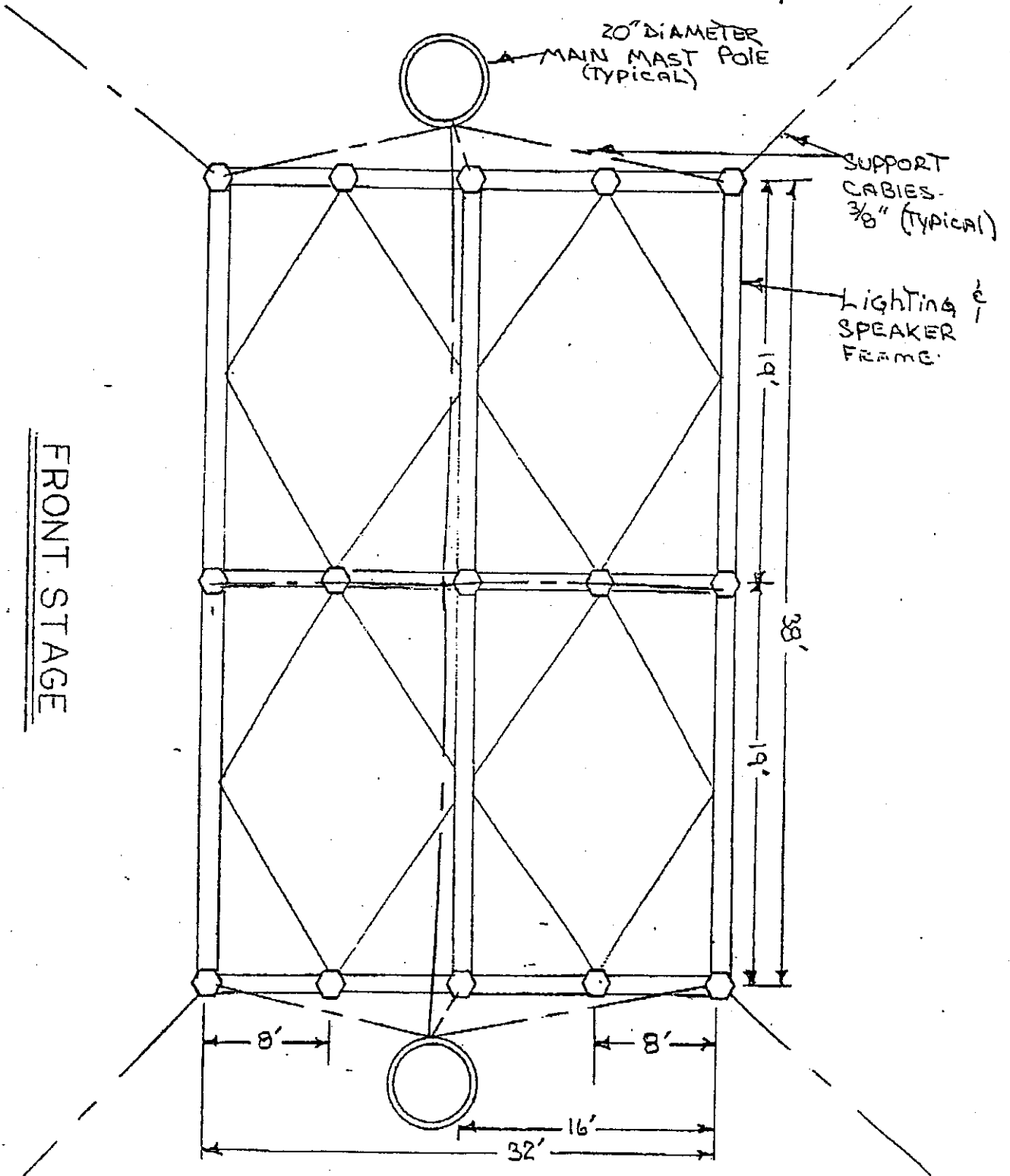
Pool House Building

The Centennial Pool, located in the northeast corner of LaSalle Park at Porter Avenue, is among the most used of the 12 city pools. The Pool House building is located just north of Centennial Pool. This one story masonry building of approximately sixty-five hundred square feet, while in a state of

disrepair, is well situated to take advantage of its strategic location just off Porter Avenue and adjacent to I-190 Thruway. Rehabilitation of this building will require gut renovation of the building interior, new mechanical and electrical systems, and complete exterior door and window replacement.

97018

TITLE BUFFALO BAND SHELL
LIGHTING / SPEAKER FRAME



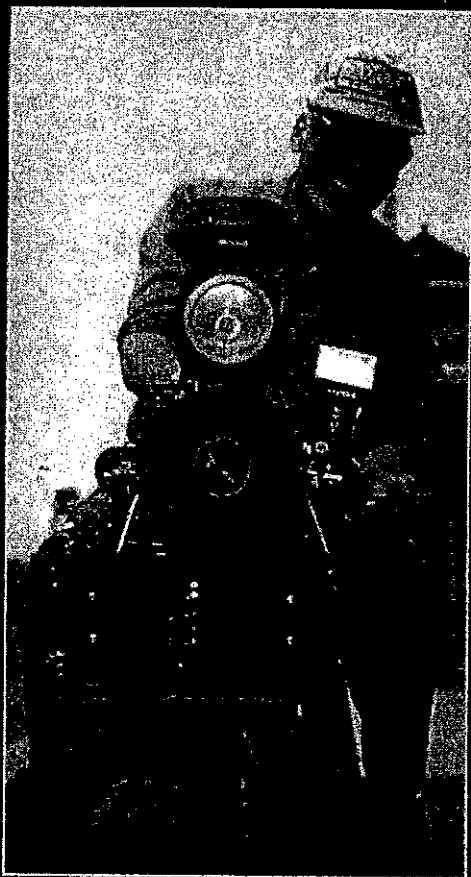
- NOTES:
1. ○ = LOADING POINTS NOT TO EXCEED 240 lbs EACH
 2. FRAME CAN SUPPORT 3600 lbs AT EQUAL DISTRIBUTION



Appendix D

Industrial Heritage Museum

Museum of Steam & Technology



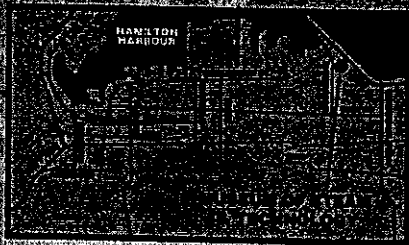
Hamilton ~ Ontario



Come today and take a peek into life at the beginning of Canada's industrial revolution. Housed in Hamilton's 1850 Waterworks Pumping Station, The Hamilton Museum of Steam & Technology preserves two 70-ton steam engines. These Canadian-made engines are the oldest surviving examples in the nation. The Waterworks Pumping Station is a National Historic Site and a Civil and Power Engineering Landmark. The museum offers changing exhibits in the Keefer Gallery and special "Steaming Days" in the warmer months, where model steam engines run on an outdoor track. Fun for the whole family.

**Hamilton Museum of Steam
& Technology (905) 546-4797**

200 Waterworks Pumping Station
Hamilton, Ontario
Hours: Open daily 10am to 4pm
1300-1310 Dundas Street East
Hamilton, Ontario
The City of Hamilton



The 5 Museums of the City of Hamilton

The City of Hamilton operates the Hamilton Military Museum, the Hamilton Railway Museum, the Hamilton Whiskey Museum and the Hamilton Museum of Steam and Technology.



Appendix E

Preliminary Cost Breakdown

Preliminary Cost Estimate

("Opinion of Probable Costs")

LaSalle Park Master Plan

Based on Conceptual Level Master Plan

NEW ROADWAYS

Pavement @ 22' wide (6"asphalt,6"base)	194,000 SF	\$2.75 /SF	\$533,500.00
Concrete curbing	18,720 LF	\$15.00 /LF	\$280,800.00
Street trees	350	\$350.00 /EA	\$122,500.00
Decorative lighting (throughout)	100	\$4,200.00 /EA	\$420,000.00

Roadway total **\$1,356,800.00**

PARKING AREAS (paved and stone)

Asphalt (3.5"asphalt, 4"base)	43,800 SF	\$2.55 /SF	\$111,690.00
Stone (6" compacted stone, incl. excavation)	3,633 CY	\$24.00 /CY	\$87,192.00
Wood guiderail	8,730 LF	\$9.00 /LF	\$78,570.00

Parking total **\$277,452.00**

UTILITIES

Storm sewer (incl. in roadway cost)	-	-	
Sanitary sewer	SAY	LS	\$10,000.00
Water lines	400 LF	\$22.00 /LF	\$8,800.00
Hydrants	4	\$2,500.00 ea.	\$10,000.00
Drainage system (D.I's every 250')	8,818 LF	\$34.00 /LF	\$299,812.00
NYNEX	SAY	LS	\$5,000.00
Niagara Mohawk	SAY	LS	\$10,000.00
National Fuel	SAY	LS	\$7,000.00

Utility total **\$350,612.00**

RECONSTRUCTED RIVERWALK

Pavement @ 13' (3.5"asphalt,4"base)	75,000 SF	\$2.55 /SF	\$191,250.00
Striping	5,800 LF	\$0.25 /LF	\$1,450.00
Benches (incl. concrete base)	20	\$800.00 /EA	\$16,000.00
Decorative lighting	91 LF	\$2,500.00 /EA	\$227,500.00
Tree plantings	125	\$300.00 /EA	\$37,500.00

Riverwalk total **\$473,700.00**

ADDITIONAL PARK PATHWAYS

Pavement @ 8' (3.5"asphalt,4" base)	51,840 SF	\$2.55 /SF	\$132,192.00
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PARK CENTER / FESTIVAL MIDWAY AREA

Special colored paving	7,000 SF	\$10.00 /SF	\$70,000.00
Ornamental lighting (incl. electrical)	24	\$3,700.00 /EA	\$88,800.00
Benches (incl. concrete base)	10	\$800.00 /EA	\$8,000.00
Pavilions (incl. concrete base)	8	\$16,000.00 /EA	\$128,000.00
Trash receptacles	8	\$600.00 /EA	\$4,800.00
Bike racks	1	\$400.00 /EA	\$400.00
Large trees	110	\$300.00 /EA	\$33,000.00
Ornamental trees	44	\$240.00 /EA	\$10,560.00

Park Center / Festival area total **\$343,560.00**

MULTI-PURPOSE STRUCTURE / CONCESSION AREA

Main concession/ restaurant	SAY	\$1,500,000.00 LS	\$1,500,000.00
Special paving (colored concrete)	6,400 SF	\$10.00 /SF	\$64,000.00
Benches (incl. concrete base)	10	\$800.00 /EA	\$8,000.00
Trash receptacles	4	\$400.00 /EA	\$1,600.00
Trellace	SAY	LS	\$75,000.00
Concrete	8,400 SF	\$3.50 /SF	\$29,400.00

Concession area total **\$1,678,000.00**

SPORT FACILITIES**BASEBALL (1 major league, 6 minor league)**

Infields (sand @6" depth)	800 CY	\$15.00 /CY	\$12,000.00
Turf	5 AC	\$2,800.00 /AC	\$15,120.00
Special grading	9 AC	\$1,000.00 /AC	\$8,700.00
Top soil	826.00 CY	\$19.00 /CY	\$15,694.00
Fencing 4' high (incl. 12' backstop)	5,430 LF	\$24.00 /LF	\$130,320.00
Bleachers (incl. asphalt pads)	8	\$4,500.00 /EA	\$36,000.00
Benches	14	\$800.00 /EA	\$11,200.00
Scoreboard	3	\$5,000.00 /EA	\$15,000.00
Lights	22	\$4,100.00 /EA	\$90,200.00
Special drainage	SAY	\$10,000.00 /LS	\$10,000.00

Baseball fields total **\$344,234.00**

SOFTBALL (4 total)

Infields (sand @6" depth)	600 CY	\$15.00 /CY	\$9,000.00
Turf	4 AC	\$2,800.00 /AC	\$10,080.00
Special grading	3 AC	\$1,000.00 /AC	\$3,200.00
Top soil	376.00 CY	\$19.00 /CY	\$7,144.00
Fencing 4' high (incl. 12' backstop)	2,880 LF	\$24.00 /LF	\$69,120.00
Bleachers (incl. asphalt pads)	6	\$4,500.00 /EA	\$27,000.00
Benches	8	\$800.00 /EA	\$6,400.00
Scoreboard	2	\$5,000.00 /EA	\$10,000.00
Lights	14	\$4,100.00 /EA	\$57,400.00
Special drainage	SAY	\$10,000.00 /LS	\$10,000.00

Softball fields total **\$209,344.00**

FOOTBALL (2 total)

Turf	3 AC	\$2,800.00 /AC	\$7,280.00
Special grading	3 AC	\$1,000.00 /AC	\$3,000.00
Top soil	405.00 CY	\$19.00 /CY	\$7,695.00
Football goals	4	\$1,500.00 EA	\$6,000.00
Bleachers (inc. asphalt base; 15 seats)	2	\$4,500.00 /EA	\$9,000.00
Benches (incl. asphalt pad)	4	\$800.00 /EA	\$3,200.00
Scoreboard	1	\$5,000.00 /EA	\$5,000.00
Fencing 4' high	1,040 LF	\$20.00 /LF	\$20,800.00
Storage/ announcer structure	1 SAY	\$25,000.00 /LS	\$25,000.00
Water fountain	1	\$1,000.00 /LS	\$1,000.00
Lights	8	\$4,000.00 /LS	\$32,000.00
Special drainage	LS	\$10,000.00 /LS	\$10,000.00

Football fields total **\$129,975.00**

SOCCER (3 total)

Turf	4 AC	\$2,800.00 /AC	\$11,200.00
Special grading	4 AC	\$1,000.00 /AC	\$4,000.00
Top soil	538.00 CY	\$19.00 /CY	\$10,222.00
Benches (incl. asphalt pad)	4	\$800.00 /EA	\$3,200.00
Soccer goals	3 PR	\$1,800.00 /EA	\$5,400.00
Special drainage	LS	\$10,000.00 /LS	\$10,000.00

Soccer fields total **\$44,022.00**

NEW TENNIS (6 total)

Court surface	39,600 SF	\$2.55 /SF	\$100,980.00
Nets	6	\$900.00 /EA	\$5,400.00
Fence @ 10' high	940 LF	\$35.00 /LF	\$32,900.00

Tennis courts total **\$139,280.00**

SAND VOLLEYBALL (4 total)

Sand @ 1' depth	266 CY	\$15.00 /CY	\$3,990.00
Nets with posts	4	\$900.00 /EA	\$3,600.00

Volleyball total **\$7,590.00**

X-TREME PARK (Area prep. only)

Special grading	32,000 SF	\$0.02 /SF	\$640.00
Surface treatment	32,000 SF	\$2.55 /SF	\$81,600.00

X-Treme park total **\$82,240.00**

INTERACTIVE WATER PLAYGROUND**STRUCTURE REHAB**

Rehab existing structure	SAY	LS	\$360,000.00
Decorative fence for spray pool, x-treme park, pool	1,600	\$24.00 /LF	\$38,400.00
Structure total			\$398,400.00

POOL REHAB

Rehab of existing pool	SAY	allw.	\$50,000.00
Decorative fencing	530 LF	\$30.00 /LF	\$15,900.00
Pool total			\$65,900.00

NEW WATER PLAYGROUND

Maintenance of existing pipes	SAY		\$30,000.00
Waterplay equipment	SAY	allw.	\$200,000.00
Surface	25,600 SF	\$5.00 /SF	\$128,000.00
Decorative fencing	LF	\$30.00 /LF	\$0.00
Trees	90	\$300.00 /EA	\$27,000.00
Water Playground total			\$385,000.00

PLAYGROUNDS

Upgrade of existing playground			
Equipment and surface	SAY	\$30,000.00 LS	\$30,000.00
New playgrounds near festival area			
Equipment and surface	SAY	\$100,000.00 LS	\$100,000.00
Playground total			\$130,000.00

PICNIC AREA

Shelters (including concrete base)	11	\$12,000.00 /EA	\$132,000.00
Tables (for shelters only)	20	\$400.00 /EA	\$8,000.00
Tables (including concrete base)	16	\$1,000.00 /EA	\$16,000.00
Grills	18	\$300.00 /EA	\$5,400.00
Trash receptacles	10	\$600.00 /EA	\$6,000.00
Drinking fountains	1	\$1,000.00 /EA	\$1,000.00
Bike racks	1	\$400.00 /EA	\$400.00
Picnic area total			\$168,800.00

BANDSHELL AREA

Repair to Birdair structure	SAY	LS	\$75,000.00
Enhance / rehab. to rooms beneath	SAY	LS	\$180,000.00
Plaza area	500 SF	\$6.00 /SF	\$3,000.00
Minor electrical improvements	SAY	LS	\$3,000.00
Water service/ fountain	SAY	\$2,500.00 LS	\$2,500.00
Decorative fence and gates	1,320 LF	\$30.00 LF	\$39,600.00

Perimeter walkway @ 8' (3.5" asphalt, 4" base)	9,600 SF	\$2.55 /LF	\$24,480.00
Surrounding trees	75	\$300.00 /EA	\$22,500.00
Ticket / restroom building	SUM	\$75,000.00 LS	\$75,000.00

Bandshell total **\$350,080.00**

DECK OVERLOOKS / FISHING PIERS

Main pier/ walkway (incl. railing)	SAY	\$250,000.00 LS	\$250,000.00
Special paving at riverwalk	1,225 SF	\$8.00 /SF	\$9,800.00
Pier over seaplane ramp	SAY	\$35,000.00 LS	\$35,000.00
Trellace	SAY	LS	\$25,000.00
Special plantings	SAY	LS	\$10,000.00
Piers along riverwalk	2	\$20,000.00 EA	\$40,000.00

Pier total **\$369,800.00**

PORTER AVE. ENTRANCE FEATURES

Entrance features incl. signage, etc.	SAY	\$100,000.00 LS	\$100,000.00
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MISCELANEOUS

General grading/earthwork/lawn areas	1,720,620 SF	\$0.20 /SF	\$344,124.00
New fence / screening around Pump Station	6,360 LF	\$30.00 /LF	\$190,800.00
Bike racks	4	\$400.00 /EA	\$1,600.00
Misc. park trees	600	\$300.00 /EA	\$180,000.00
Miscellaneous landscape treatments	SAY	LS	\$50,000.00
Thruway edge enhancements (not including corporate gardens)			
Large trees	90	\$300.00 /EA	\$27,000.00
Ornamental trees	90	\$240.00 /EA	\$21,600.00

Total for miscelanaous items **\$815,124.00**

DEMOLITION ESTIMATE

FENCES

Around Pump station	6,360 LF	\$2.00 /LF	\$12,720.00
Maintenance area	1,200 LF	\$2.00 /LF	\$2,400.00
Around pool	1,500 LF	\$1.50 /LF	\$2,250.00
Around football field	1,660 LF	\$1.50 /LF	\$2,490.00
All ballfields	4,920 LF	\$1.50 /LF	\$7,380.00

REMOVAL OF:

Football bleachers w/ pad		say	\$10,000.00
Concrete walk from DAR Dr. to bridge	4,000 SF	\$1.00 /SF	\$4,000.00
Diving pool	1	LS	\$10,000.00
Asphalt parking area (assume 9" depth)	28,800 CY	\$2.00 /CY	\$57,600.00
Concession building	1	\$2,000.00	\$2,000.00
Riverwalk (not incl. in cost of new) (assume 9" depth)	21,060 CY	\$2.00 /CY	\$42,120.00
Asphalt seaplane parking area (assume 9" depth)	15,000 CY	\$2.00 /CY	\$30,000.00

Trees	55	\$455.00 EA	\$25,025.00
Soil in wetland area	183,700 CY	\$2.00 /CY	\$367,400.00

TOTAL DEMOLITION COST **\$575,385.00**

SEAWALL STABILIZATION (*See also below)

(Repair Existing Wall only)

Rehab. existing wall	<i>assume</i> 15,000 CY	\$550,000.00 LS	\$550,000.00
New natural shoreline treatment incl.- (1,250'x2'x8'x1/27') Rip-rap area	1,300 CY	\$100.00 /CY	\$130,000.00
(3'x4'41,250x1/27) Key			
Special plantings	\$75,000.00 SAY	LS	\$75,000.00
New shoreline railings	5,760 LF	\$27.00 /LF	\$155,520.00

Seawall Total (*See also below) **\$910,520.00**

Lasalle Park Subtotal **\$9,838,010.00**

15% Contingency *\$1,475,701.50*

LASALLE PARK GRAND TOTAL (including Seawall Repair)	\$11,313,711.50
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Additional possible park-related costs:

NEW PEDESTRIAN BRIDGE (With Decorative Structure)

Bridge replacement	SAY	\$2,500,000.00 LS	\$2,500,000.00
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Pedestrian Bridge Subtotal **\$2,500,000.00**

15% Contingency *\$375,000.00*

Pedestrian Bridge Total **\$2,875,000.00**

LaSalle Park Grand Total with New Pedestrian Bridge & Structure	\$14,188,711.50
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**Note: If a total Seawall Reconstruction is warranted, it is estimated that demolition, earthwork and sheet pile wall construction will cost approximately \$3,500,000.00 (based on 3,100 LF @ \$1,130/LF).*

