

# WELCOME TO THE 2<sup>ND</sup>

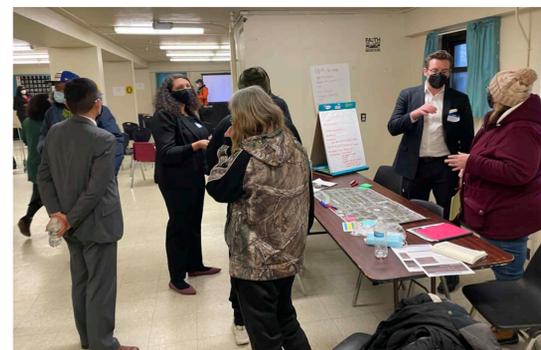
## REIMAGINING PERRY

## COMMUNITY MEETING

### WHY ARE WE HERE?

WE ARE HERE TO REIMAGINE THE FUTURE OF THE COMMODORE PERRY HOMES NEIGHBORHOOD. THE BUFFALO MUNICIPAL HOUSING AUTHORITY (BMHA), ALONG WITH THEIR PARTNERS PENNROSE AND THE MULTI-DISCIPLINARY DESIGN FIRM WRT, ARE HERE TO LISTEN TO YOUR NEEDS AND HOPES FOR THE FUTURE OF COMMODORE PERRY.

THE GOAL OF THIS LONG-TERM PROJECT IS TO UPLIFT THE PERRY NEIGHBORHOOD THROUGH RENOVATION AND NEW BUILDING CREATING REVITALIZED PLACES TO LIVE AND PLAY.



### WHERE ARE WE IN THE PROCESS?

RESIDENT MEETING #1: Occurred in April - Thank You!

COMMUNITY MEETING #2: THIS MEETING!

- PLAN PRIORITIES & PRINCIPALS DISCUSSION
- LISTEN TO HISTORY OF PERRY
- OPEN SPACE, HOUSING TYPES, AND USE/DENSITY DISCUSSION

COMMUNITY MEETING #3: JULY 2022

- REVIEW CONCEPT PLANS

COMMUNITY MEETING #4: AUGUST 2022

COMMUNITY SUPPORTED PERRY NEIGHBORHOOD PLAN

# WELCOME

## TELL US ABOUT YOURSELF

### WHAT GENERATION DO YOU BELONG TO?

THE GREATEST GENERATION (1909-1945)

0%

BABY BOOMERS (1946-1964)

**43%**

GEN X'ERS (1965-1979)

**30%**

MILLENNIALS (1980-2000)

18%

GEN Z (2001-2016)

10%

### WHAT'S YOUR CONNECTION TO PERRY?

PERRY RESIDENT

**83%**

COMMUNITY MEMBER

17%

### WHERE DO YOU CURRENTLY LIVE?

TOWNHOUSE

7%

TOWER

**93%**

### FOR HOW LONG?

**61 YEARS**  
**45 YEARS**  
**41 YEARS**  
**30 YEARS**  
**25 YEARS**  
**22 YEARS**

**19 YEARS**  
**15 YEARS**  
**13 YEARS**  
**11 YEARS**  
**11 YEARS**  
**10 YEARS**

**8 YEARS**  
**6 YEARS**  
**5 YEARS**  
**3 YEARS**  
**2 YEARS**  
**1.5 YEARS**  
**1 MONTH**

**17 YEARS AVERAGE**

# WELCOME

# EXISTING NEIGHBORHOOD



# PERRY (HI)STORIES

## HISTORY OF PERRY

PRE-1900

PARENTS WORKED IN FACTORIES  
GOOD KIDS PLAYED AT LANIGAN  
BASKETBALL, 4H

NEIGHBORS WERE BETTER  
ALL HELPED KEEP THE AREA CLEAN,  
AND LOOK OUT FOR EACH OTHERS' KIDS

IN THE 'GOLDEN DAYS' WE HAD A  
CORNER PARK WITH A SAND BOX

I REMEMBER THE DRUG STORE ON SOUTH PARK,  
LAUNDRY MAT, LIQUOR STORE, WE HAD A FISH  
MARKET, WE HAD SAFE MEMORIES

SENIOR APARTMENT  
WAS VERY IMPORTANT

MEMORIES OF TROLLEYS  
+ TRAINS IN THE AREA

WHAT DO YOU REMEMBER ABOUT PERRY HOMES WHEN YOU FIRST MOVED TO THE NEIGHBORHOOD?

A POSITIVE 'FAMILY'  
EVEN IF [PEOPLE] MOVE AWAY THEY  
RETURN ON PERRY DAY! THERE  
WERE 200 PEOPLE ONE YEAR

AREA WAS NOT WELL REPRESENTED,  
WAS 'THE BOTTOM'



PHOTO OF PERRY HOMES  
LIVING ROOM CIRCA 1960  
Buffalo Municipal Housing Authority Archives



RAIL LINES AND TRANSIT  
ENCIRCLED BUFFALO  
SANBORN FIRE INSURANCE COMPANY 1889



# PERRY (HI)STORIES

## HISTORY OF PERRY 20<sup>TH</sup> CENTURY

REMEMBER MORE COLOR, MORE GARDENS AND FLOWERS,  
‘THEY SAY A LOT ABOUT A PLACE!’  
MORE PLAY AREAS FOR KIDS AND PERSONALIZED PORCHES

DAD WAS A PHOTOGRAPHER.  
MOM MOVED AROUND TO  
DIFFERENT PROJECTS.

BEAUTIFUL PLANTS AND BENCHES, BBQ PIT,  
PICNIC TABLES, SENIORS ALL TOGETHER

WHAT DO YOU REMEMBER?

MEMORIES OF IRON WORKERS!  
MANY WORKED IN WROUGHT IRON.

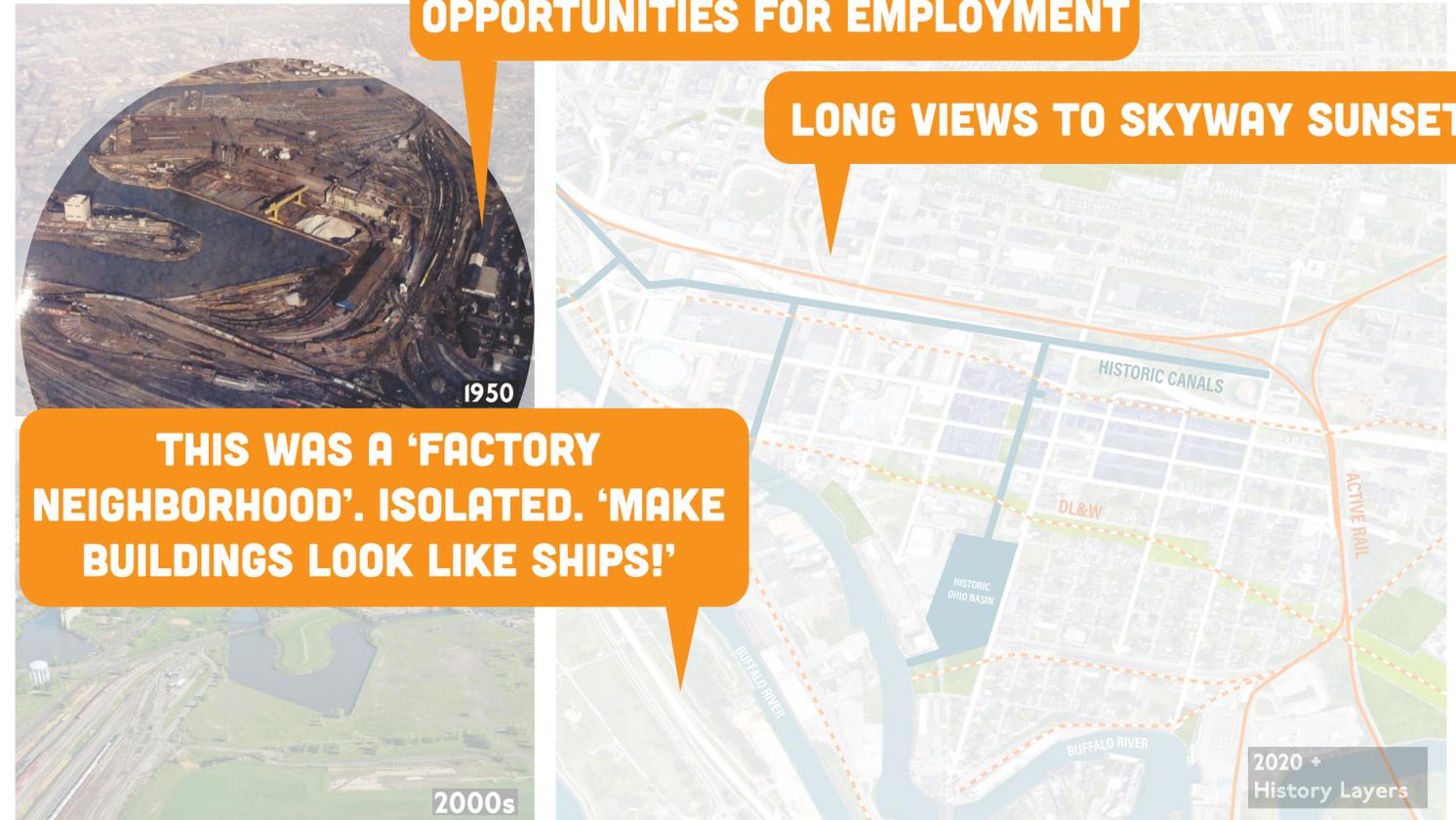
LANIGAN! CITY CAME TOGETHER TO PLAY FULL  
COURT BASKETBALL TOURNAMENTS ...HOW  
PEOPLE MET AND GOT TO KNOW EACH OTHER.

OPPORTUNITIES FOR EMPLOYMENT

LONG VIEWS TO SKYWAY SUNSET

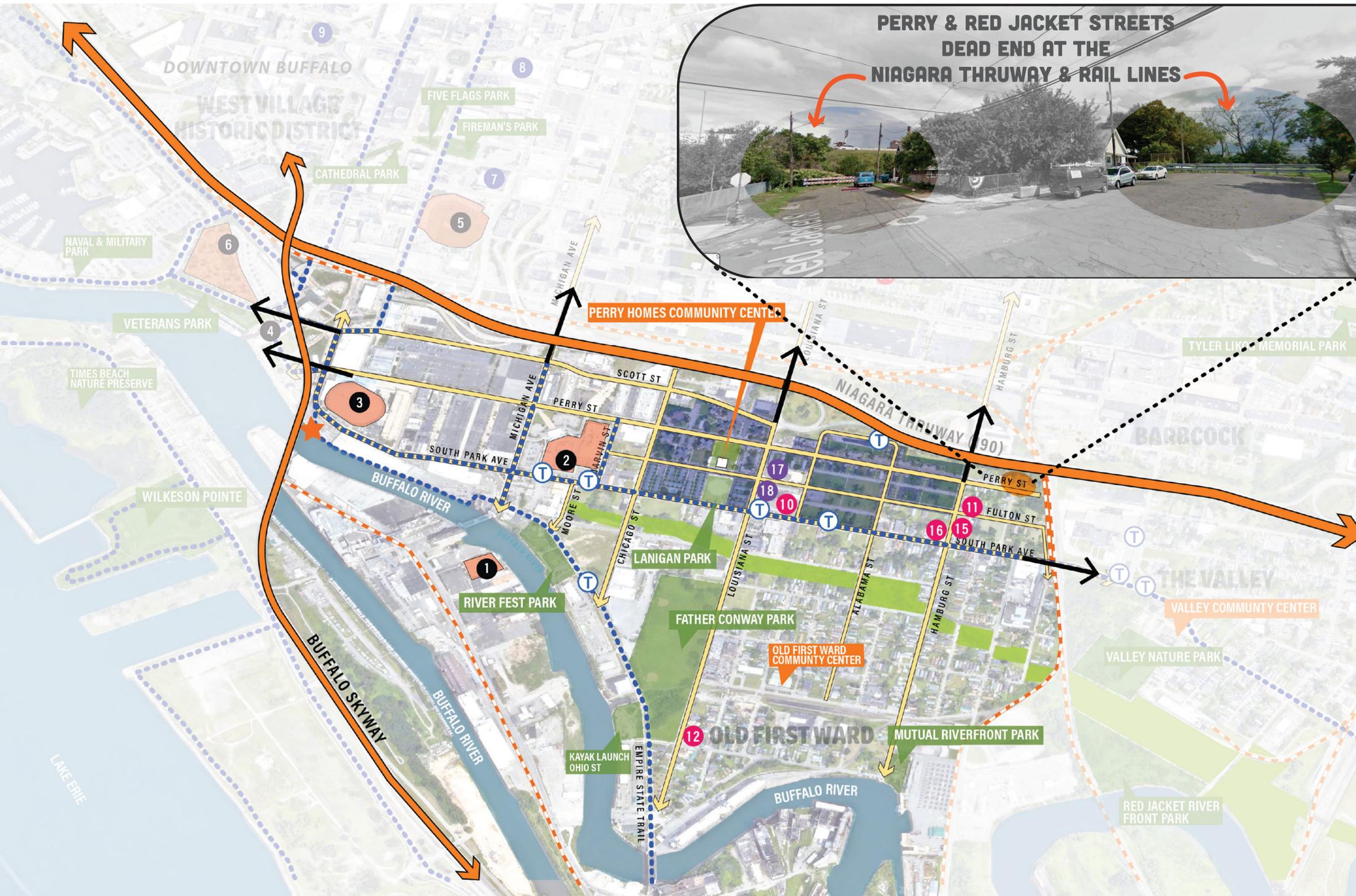
THIS WAS A ‘FACTORY  
NEIGHBORHOOD’. ISOLATED. ‘MAKE  
BUILDINGS LOOK LIKE SHIPS!’

I REMEMBER BRIDGES AS A CHILD  
AND CROSSING THEM ON BUSES  
BUILDINGS WITH ARTWORK AND  
STATUES WITH SCULPTED DETAILS



# PRINCIPLES

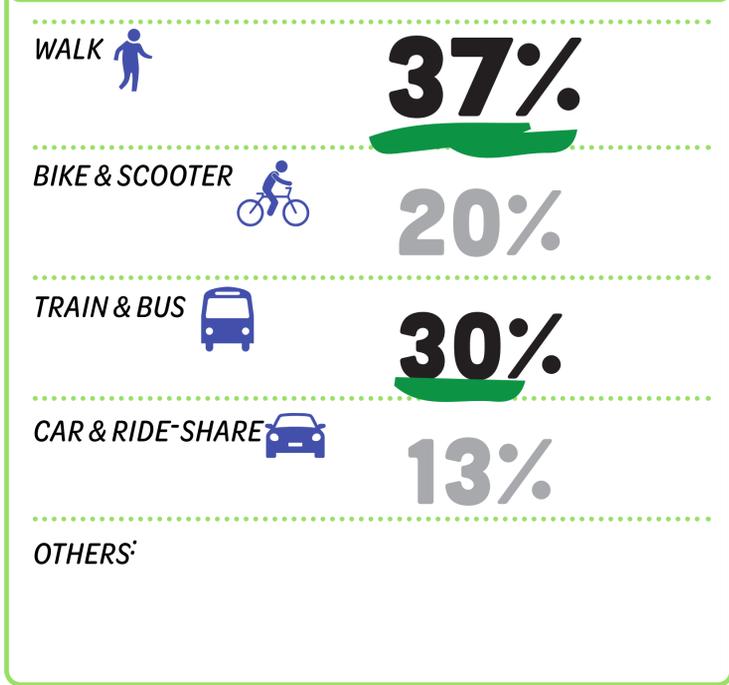
# NEIGHBORHOOD CONNECTIONS



DO YOU FEEL THE PERRY NEIGHBORHOOD IS DISCONNECTED FROM THE OTHER BUFFALO NEIGHBORHOODS?



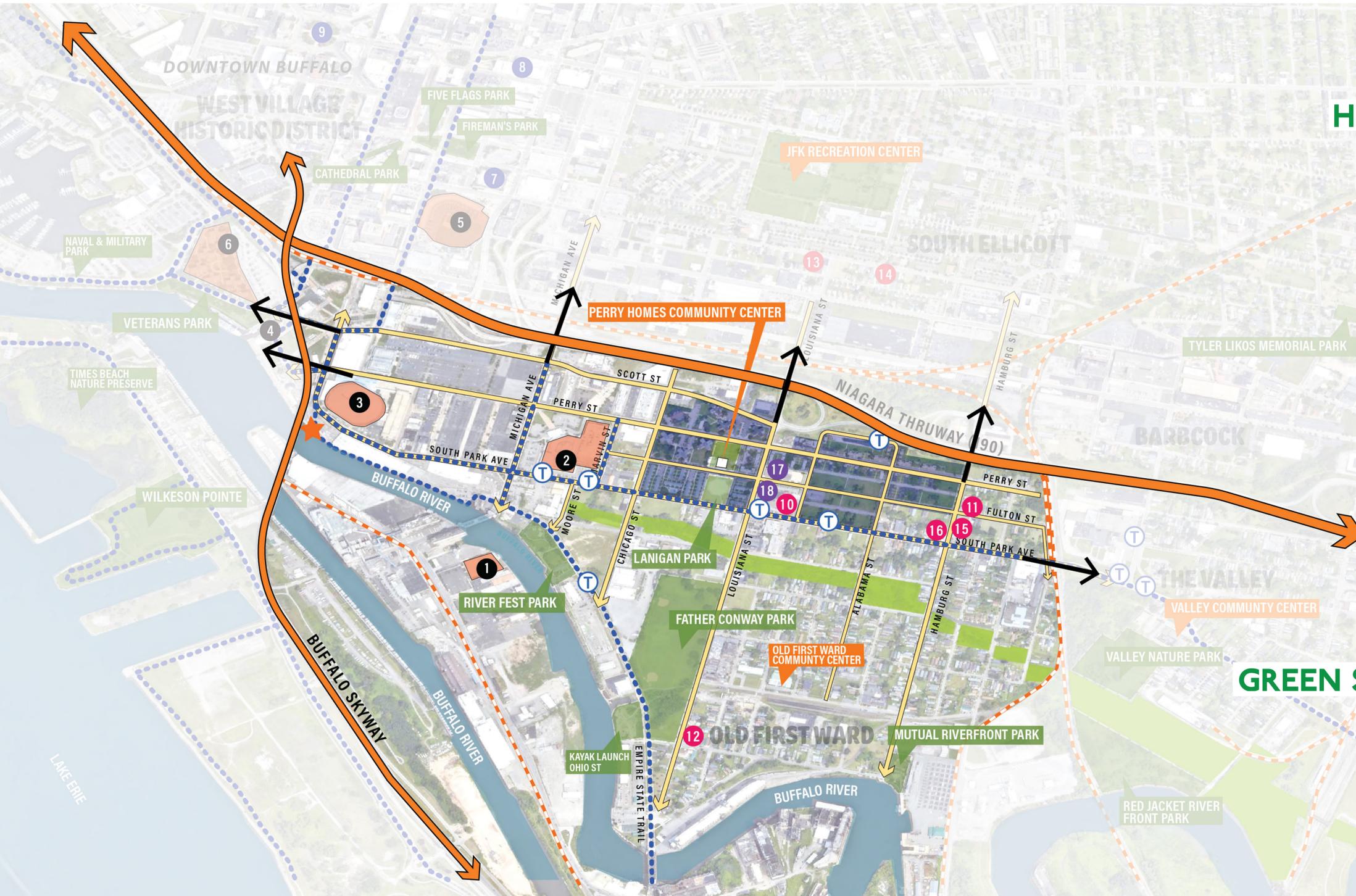
WHAT STREETS OR MODES OF TRANSIT DO YOU USE?



- 1 RIVER WORKS
- 2 SENECA BUFFALO CREEK CASINO
- 3 KEY BANK CENTER
- 4 CANALSIDE
- 5 SAHLEN FIELD
- 6 MARINE DRIVE APARTMENTS
- 7 ERIE COMMUNITY COLLEGE LIBRARY
- 8 BUFFALO & ERIE COUNTY PUBLIC LIBRARY
- 9 BUFFALO CITY HALL & NIAGARA SQUARE
- 10 FAMILY DOLLAR GAS STATION
- 11 PROGRESS FOOD MARKET
- 12 MASTER FOOT MART
- 13 SWAN ST GROCERY
- 14 MONTES GROCERY DELI
- 15 UNDERGROUND COFFEE
- 16 CARBONES PIZZA
- 17 SCHOFIELD ADULT DAY HEALTH CARE
- 18 MERCY COMPREHENSIVE CARE CENTER
- PERRY HOMES
- EXISTING PARKS
- RIVERLINE FUTURE DEVELOPMENT
- T NFTA BUS STOP
- ★ NFTA LIGHT RAIL STATION
- EXISTING BIKE LANE

# PRINCIPLES

# NEIGHBORHOOD CONNECTIONS



- 1 RIVER WORKS
- 2 SENECA BUFFALO CREEK CASINO
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ON A SCALE FROM 1 TO 5, PLEASE RANK HOW EASILY YOU CAN ACCESS THE FOLLOWING -

## HEALTHCARE

1	2	3	4	5
56%	11%	6%	6%	22%

## GROCERIES

1	2	3	4	5
11%	11%	11%	0%	61%

## FOOD

1	2	3	4	5
28%	0%	22%	6%	28%

## SHOPPING

1	2	3	4	5
11%	0%	11%	6%	61%

## GREEN SPACE WITHIN SITE

1	2	3	4	5
50%	11%	17%	6%	11%

## GREEN SPACE OUT OF SITE

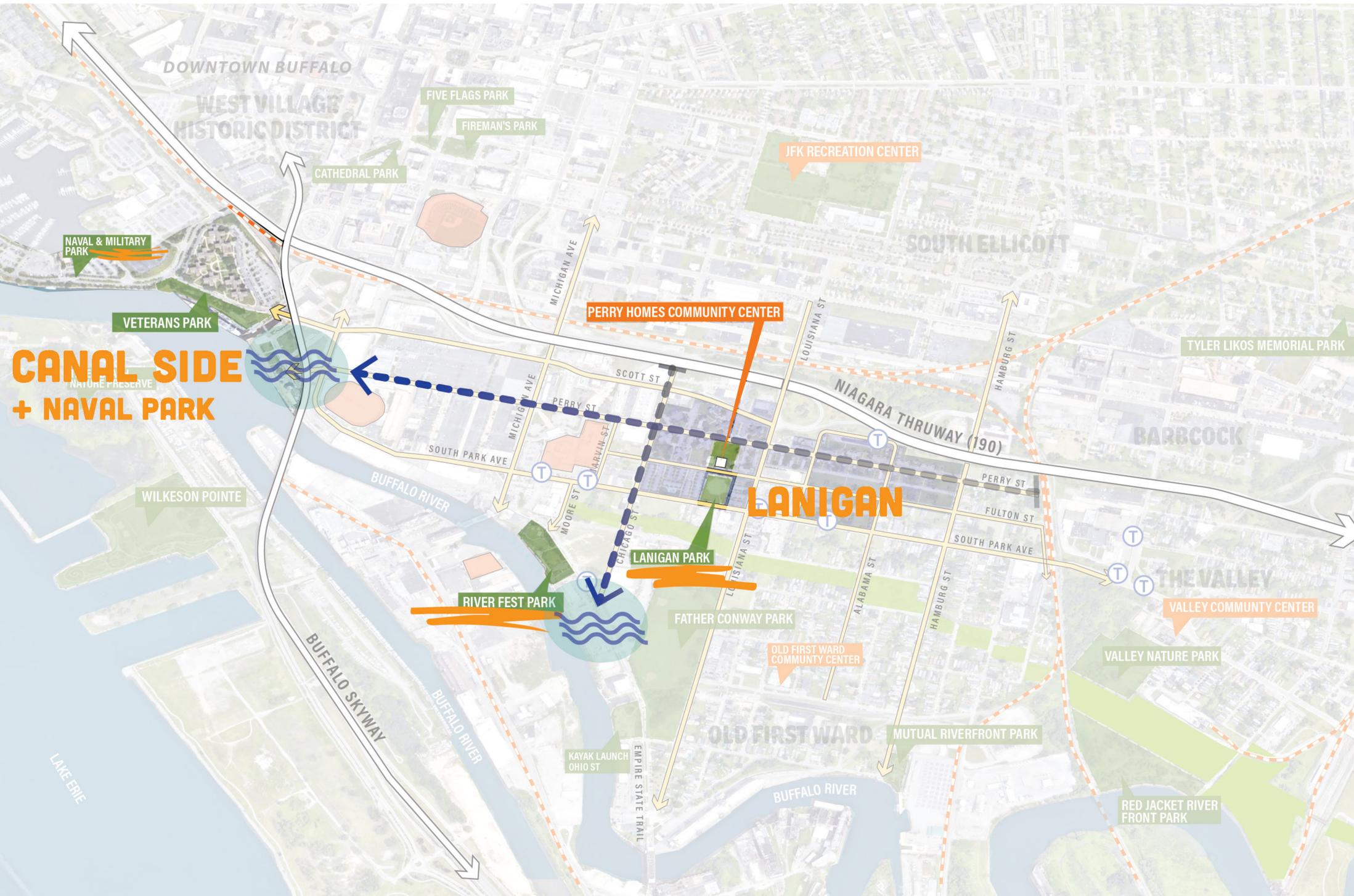
1	2	3	4	5
33%	6%	11%	11%	39%

EASY

EASY

# PRINCIPLES

# REIMAGINING DAILY LIFE



WHERE ARE YOUR FAVORITE PLACES IN PERRY AND THE SURROUNDING NEIGHBORHOODS?

- 29% CANAL SIDE**
- 18% LANIGAN PARK**
- 18% NAVAL PARK**
- 12% MY APARTMENT OR HOME**
- 12% RIVER FEST**
- 6% OUTER HARBOR**
- 6% RIVERSIDE**



# PRINCIPLES

# REIMAGINING DAILY LIFE

WHAT DO YOU LIKE ABOUT THE OPEN SPACE AT PERRY HOMES NOW?

**WE NEED SOME**

What open space?

Nothing

Nothing (dead, no life)

I have a home here

**PLAYGROUNDS AND SPLASHPADS**

HOW DO YOU GET TO/FROM YOUR HOME TO THE OPEN SPACE (PARKS, PLAYGROUNDS) OR SHOPS NEARBY?

**BUS**

Bus

Bus

**CAR**

Car

Walk

Walk

**BIKE**

**WALK**

Walk

WHAT IS ONE THING YOU WOULD CHANGE ABOUT IT?

We need a bank

Plants on roof

Laundry room (bigger)

No recreation near laundry

Bike paths through site

**BANK AND GROCERIES**

**NO LITTER**

**PORCHES**

**NO SMOKING**

DO YOU USE ROADS, SIDEWALKS, OR SHORT CUT THROUGH THE BLOCK?

Sidewalks

**SIDEWALKS**

Cut through

**YES**

Sidewalks and sometimes cut through

**CUT THROUGH**

Shortcuts

**NO TO SHORTCUT**

Shortcuts

Shortcuts

Shortcuts

# PRINCIPLES

# REIMAGINING DAILY LIFE

## WHAT ACTIVITIES DO YOU WANT TO SEE IN YOUR COMMUNITY?

### SENIOR LIFE



#### SOCIAL AREAS & BOARD GAMES

Business for restaurants

**75% YES**

Checker tables

#### Community Center Bingo

Bingo in the community center

Games - Bingo

#### Need regular programming that is well advertised

Useful for the entire year. This can be a safe space for the seniors

There are a lot of seniors, they could use an activity space

No would be taken over  
They already hang around and need to be more active



#### OUTDOOR FITNESS SPACES

**90% YES**

#### Exercise classes, this is a must

Good to get people outdoors!

#### Indoor fitness classes for seniors too

Zumba! Dance Classes

...and boxing. Used to have good exercise classes for seniors. The trainers worked with them on health challenges

Places to ride bikes safely for children and seniors too



#### THERAPEUTIC GARDEN SPACES

**83% YES**

**Yes!**

#### Bringing people together!

Green space in middle of building

The Forge. Look at this elevated landing. Would be a good precedent for seniors and green space

Lilacs used to be here when we were kids. All rowhouses had flowers



#### COMMUNITY GARDENING

Growing gardens at seating level

**80% YES**

These two together are important must haves



#### SITTING GARDEN / QUIET SPACE

**80% YES**

Both outdoor and indoor quiet spaces

Would need cameras and security

#### OTHERS

WRITE ADDITIONAL SUGGESTIONS ON A POST-IT NOTE

They took our grills!  
We have nothing to do

Some of the seniors rent out their units for money, tenants are loud



Existing community garden at Perry Homes

Horticultural Classes!

We have this already. Seniors say its too hot.

# PRINCIPLES

# REIMAGINING DAILY LIFE

## WHAT ACTIVITIES DO YOU WANT TO SEE IN YOUR COMMUNITY?



PICNIC GROVE

**75% YES**

Yes, with tables

Eating space

**Tables with shade**



SITTING AREAS

**88% YES**

More seating

Outdoor prayer  
religion church

**Benches with shade**

Seating with trees



COMMUNITY EVENTS

**100% YES!**

Likes the idea of a  
movie night

**Community Center  
for all ages**

**Music**

Mobile Movie  
Screen

Concert Platform



FARMER'S MARKET

**89% YES**

Farmer's Market.  
Grocery [store is] far

Food Market

Access to food

**I don't get fresh  
food often, this  
would be good**

Farmer's Market we  
need fresh fruit

Designated Area

**Need to take  
bus to get food**



HEALTHCARE

**83% YES**

Satellite station for seniors  
would be good

Local health center

### OTHERS

WRITE ADDITIONAL SUGGESTIONS ON  
A POST-IT NOTE



# PRINCIPLES

# REIMAGINING DAILY LIFE

## WHAT ACTIVITIES DO YOU WANT TO SEE IN YOUR COMMUNITY?

### COMMUNITY



BASKETBALL COURT

**100% YES**

Basketball with family

Basketball

**The kids need this**

**Needs to be fixed ASAP**

Fixed!

Definitely...I have a lot of sons



FLEXIBLE FIELD

**100% YES**

Tennis and Soccer

Hunter McCall



SKATEPARK

**100% YES**

Kids love skateboard



DOG RUN

**100% YES**

Dogs in their own area



OUTDOOR EXERCISE AREA

Dance classes

**100% YES**

Needed for the community.  
Just exercise equipment and Basketball only

Get Strong!

Summer Program

**OTHERS**

WRITE ADDITIONAL SUGGESTIONS ON A POST-IT NOTE

Dance for all ages

**So many resources taken away  
Supermarket, library, gardens,  
playgrounds, etc**



Children playing basketball at Perry Homes circa 1960s. Buffalo Municipal Housing Authority

# PRINCIPLES

# REIMAGINING DAILY LIFE

## WHAT ACTIVITIES DO YOU WANT TO SEE IN YOUR COMMUNITY?

### KIDS AND FAMILIES



#### LITTLE KIDS PLAY AREA

Daycare center in this community

Climbing rockwall

In the 1950s there used to be flower meadows near 300 and playing logs too

Playground swings

A big girl swing!

Swings, monkey bars, and slides!



#### BIG KIDS PLAY AREA

**33% YES**

This type of playground is beautiful

We ride bikes to the Canals

Climb up to the Towers

Big Play!

Kids fitness programs and outdoor games

We need upgrades to our house

Would like it gated, closed, and locked at night turns to a party space

Someone will get hurt



#### MULTI-PURPOSE FLEX SPACES

Tennis and Football

Football!

Basketball, skate park for Lanigan

Kickball, Soccer, Volleyball, and Basketball

We have space for this

Areas to ride bikes safely

I'm not aware of any sports leagues that serve Perry Homes. Would be great if I can volunteer to coach, boxing especially

Removed without input in the 1980s to densify. Where 300 is used to be a large playground with slides, baseball diamond, football field, sand box, and basketball

Yes, I like to run around on the lawn

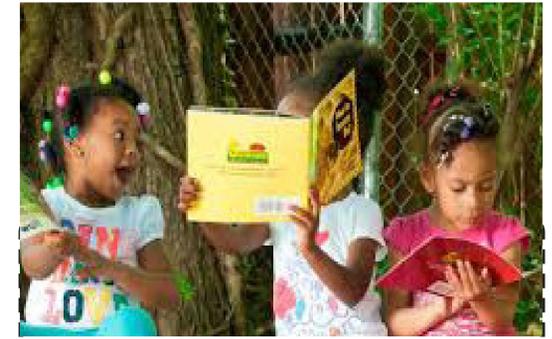


#### CHILDREN'S GARDEN

**33% YES**

Plant Flowers  
Food

Gardens and Plants!



#### CHILDREN'S READING GARDEN to read outdoors

**50% YES**

We really need this. Opens up opportunities. Need this for older kids.

Love to read!

We used to have a library on South Park and Alabama

#### OTHERS

WRITE ADDITIONAL SUGGESTIONS ON A POST-IT NOTE

Open up Fieldhouse!

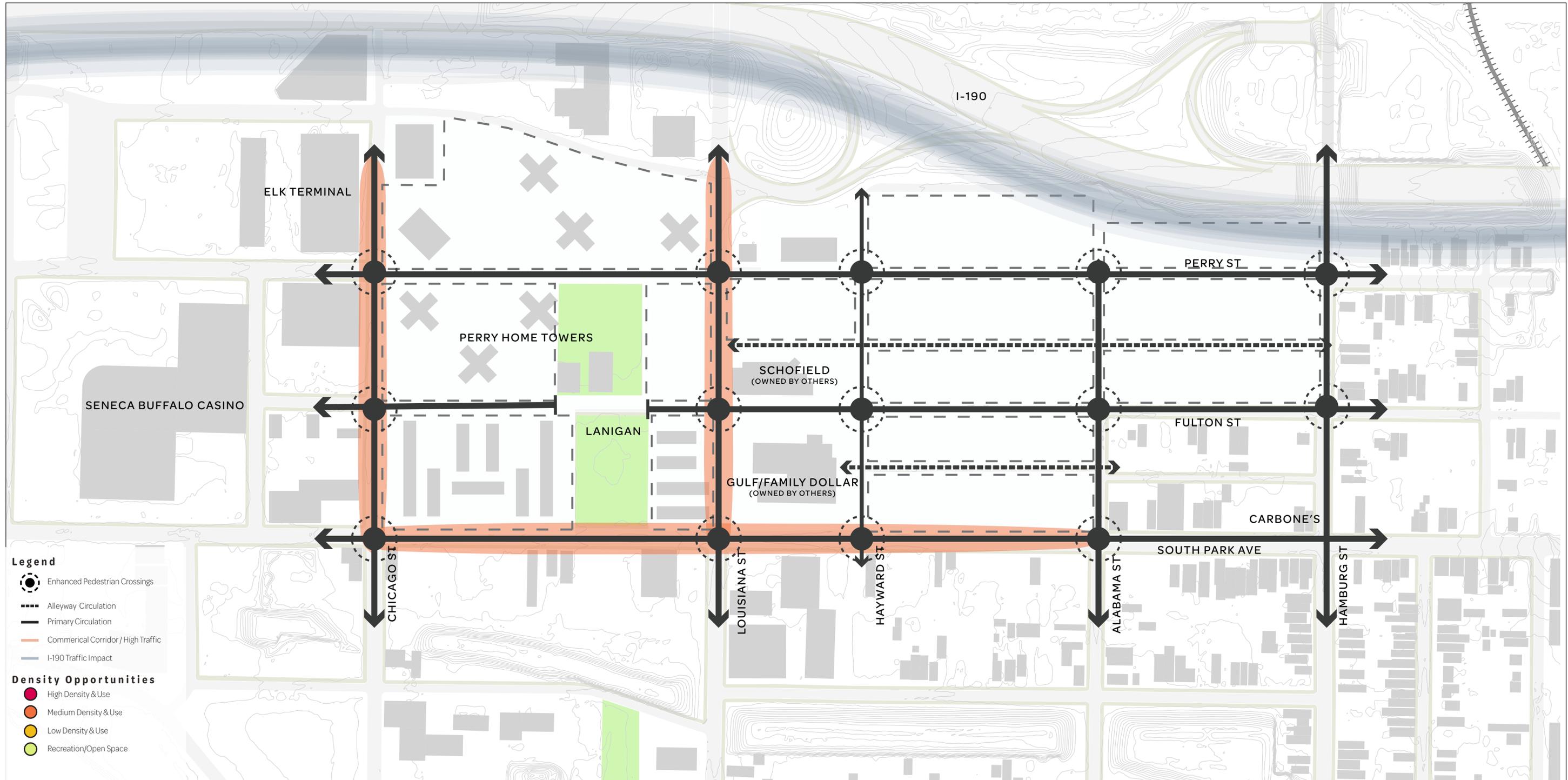
They need arts and crafts, not sure where they could do this now.

Stage for Music



# HOUSING

# DENSITY & USE OPPORTUNITY MAP



# HOUSING

# TYPES

BRICK! HOLDS UP AGAINST COLD + WIND, IDEALLY WINDOWS OPEN

## MID-RISE (4+ STORIES)

- 1-2 BEDROOMS
- ELEVATORS & CORRIDORS, SHARED SPACES
- COMMERCIAL SPACE AT STREET LEVEL

WISH WE HAD COMMON ROOM TO GATHER WITH RESIDENTS POSITIVE THINGS TO DO – BINGO, GAMES FOR ADULTS, AN ACTIVITY ROOM

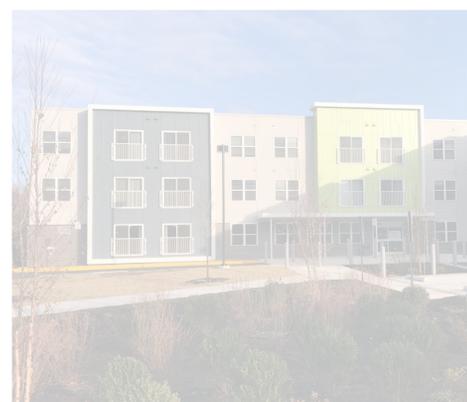
## TOWNHOUSE (2-3STORIES)

- 2,3, OR 4 BEDROOM APARTMENTS
- EACH UNIT HAS A FRONT DOOR
- GROUND FLOOR UNITS/WALK-UP UNITS ABOVE

## DUPLEX (2 STORIES)

- 2 OR 3 BEDROOM HOMES
- EACH UNIT HAS A FRONT DOOR AND SIDE YARD

WANT BATHROOM ON 1ST FLOOR SO DON'T NEED TO BE UP STEPS



# HOUSING

# TYPES

## IN THE FUTURE, WHAT KIND OF UNIT DO YOU SEE YOURSELF LIVING IN?

### MID-RISE (4+ STORIES)

**Balconies for accessibility**

Ceiling lights with switches

**Porches for personalization**

I like mid-rise - Shaw

Food princess

**Businesses  
[Mixed Use]**

A balcony with robotic cleaners and porch swings

### TOWNHOUSE (2-3 STORIES) DUPLEX (2 STORIES)

Color

Outside areas for kids to play

**Likes spaces  
between buildings**

**Balconies and porches  
...Our own space**

Likes porches, for personal space - not shared

2 Stories with window seats, outside  
areas for kids to play

No seniors  
below families

Prefers units not to be stacked

**Units adequately sized for  
families with children**

**Likes multiple doors into units  
with lots of storage**

Likes less density, wants  
cross ventilation

Likes large rooms

**Seniors separate  
from families**

Doesn't want tall buildings