

**Draft Scope of Study for a Draft Environmental Impact Statement  
for the:  
“Proposed Improvements to Women and Children’s Hospital of Buffalo,”  
Properties Located along Bryant, Hodge and Utica, just east of Elmwood Avenue,  
City of Buffalo, Erie County, New York State  
Kaleida Health Services and Women and Children’s Hospital of Buffalo, Petitioner**

Introduction

This scope has been prepared in accordance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law adopted on May 24, 1995, (SEQR).

This draft scope defines the content of the Draft Environmental Impact Statement (DEIS) which must be prepared pursuant to the adoption of a Positive Declaration of Environmental Significance by the City of Buffalo Planning Board on July 15, 2008. The scope is based on a review and evaluation of the project completed by the project sponsor. The scope is also based on a review of the previously prepared Environmental Assessment Form prepared and submitted for the subject action, the aforementioned Positive Declaration of Environmental Significance, and in accordance with Part 617.8 of SEQR.

I. Description of the proposed action: Women and Children’s Hospital is undertaking improvements to the Hospital in order to insure continued state of the art service to the community. Updating the outpatient experience is key to keeping Women and Children’s Hospital at the leading edge of medical service. To accomplish this, outpatient care needs to be relocated and centralized in a new environment where patients, staff and modern technology can be accommodated. Accordingly, a new ambulatory care and research wing (ACRW) will be built on Hodge Avenue, on existing Hospital property, and land anticipated to be acquired from the City of Buffalo. To accommodate the ACRW, several existing buildings will be cleared, and an antiquated main electrical substation will be relocated. Additionally, a pedestrian bridge is anticipated above Hodge Avenue, which will connect the existing parking garage and ACRW to the existing Hospital on the south side of Hodge. The five story ACRW will measure approximately 190,000 square feet. Along with the proposed ACRW, an auxiliary parking lot will be reconstructed and expanded on W. Utica which will house approximately 375 parking spaces.

II. Potentially Significant Adverse Environmental Impacts: This section identifies the existing environmental conditions that may be adversely or beneficially impacted by the subject action, including those impacts cited as reasons for issuance of a positive declaration.

1. Existing Conditions of the Project Site:
  - A. Existing Environmental Conditions
  - B. Water Resources

- C. Land Use and Zoning
- D. Existing Utilities and Capacity
- E. Existing Air, Noise and Lighting Conditions
- F. Existing Transportation
- G. Community and Emergency Services
- H. Historical, Archaeological and Cultural Resources
- I. Aesthetic Resources
- J. Impact on Growth and Character of Neighborhood

2. Assessment of Potential Significant Environmental Impacts:

- A. Impacts on Land Use and Zoning:  
Discuss existing and proposed land use and zoning. Include a discussion of the existing neighborhood in the immediate vicinity of the project area, and the compatibility of same with the proposed use and assess the significance of the net change.
- B. Design Issues as they relate to Impact on Aesthetics:  
Describe proposed buildings in relation to existing structures and how the projects will fit the character of the community.
- C. Impacts to Historical, Archaeological, Cultural Resources and Community Facilities:  
Describe impacts to historically relevant structures (if any) that will occur if the subject action is approved. Discuss impact, if any, on existing public water and sewer facilities, as well as potential impact on police, fire and emergency services.
- D. Impacts to Transportation:  
Reference previous Traffic Impact Study prepared by Hatch Mott MacDonald. Assess suitability of amount of proposed parking compared with that required by City Code. Compare projected trips with existing trip generations and assess the significance of the net change.
- E. Impacts to Growth and Character of Neighborhood:  
Describe procedures for asbestos handling in conjunction with demolition activities. Discuss to maximum extent possible, potential impacts on future development as a result of the proposed development.

- F. Impact on Community Property Values:  
Discuss impact on nearby residential and commercial property owners.
- G. Air/Noise/Light/Urban Heating:  
Discuss air/noise impacts generated from increased traffic; impacts generated from construction activities; potential impact of lighting on adjacent properties; increase in “urban heating”.

III. Required Information for Assessing Impacts:

1. Land Use/Zoning

How this project is in compliance with the City of Buffalo Comprehensive Plan and meets the goals of the community;

The consistency of the proposed project with the existing zoning and site plan requirements, including a description of known zoning variance requests along with the reasoning for such requests;

How this project could potentially impact future development trends; and

Any tax incentives or public money to be used for this project or any improvements related to this project.

2. Aesthetics

A discussion of the design of the buildings including building elevation sketches, architectural elements, construction materials, colors, signage, etc;

A discussion of the features the project will incorporate to reduce the impact and compliment and enhance the surrounding built and natural environment;

Renderings of the project demonstrating the future views of the site from various locations;

Plans and descriptions of proposed landscaping and screening, and how the amount of greenspace corresponds to zoning requirements;

Maintenance plan for the site including buildings, structures, parking areas, landscaping, stormwater facilities and grounds;

Location, type and height of any fencing or walls;

Location, type and height of site lighting;

Location and screening of HVAC units;

Location and screening of dumpster and garbage compactors;

Location and size of any antennas or satellites on the project site;

Location and dimensions of parking and loading areas, including aisles and access drives; and

3. Historical/Cultural Resources

A discussion of the context of the project site in relation to the surrounding neighborhood.

A discussion of the potential for historical or cultural resources to be present in the neighborhood.

4. Traffic

Traffic projections from the ITE manual;

Hatch Mott MacDonald Traffic and Parking Study identified impacts;

Information on proposed trip generation and distribution and intersection operations;

Discussion of proposed vehicular and pedestrian circulation on site; and

Analyze current and proposed parking requirements.

5. Community Neighborhood Impacts

A description of how the changes in land use on the project site will affect the surrounding neighborhood;

A summary of how activities on the project site, such as the location of the buildings and parking areas, construction of access roads and driveways, truck loading/unloading areas, lighting, odors, noise, etc., will impact surrounding residences;

Impacts on community services such as fire and police protection, schools, parks & recreation, etc.;

Number of jobs the project will create; and

Asbestos removal report.

6. Property Values

Appraisal report on potential impact and values on surrounding properties.

7. Air/Noise/Light/Urban Heating  
Hours of operation;  
  
Heat Island information.

IV. Mitigation Measures to Minimize Environmental Impacts:

Describe measures to reduce or avoid potential adverse impacts identified in Section V.

1. Impacts on Land Use and Zoning:  
Discuss appropriate mitigation measures between potential incompatible adjoining land uses, if and when deemed necessary. Include discussion of setbacks (parking and building) buffers, landscaping and height.
2. Impacts on Aesthetic Resources:  
Discuss mitigation measures in terms of design issues and harmony with surrounding neighborhood, (e.g., type of construction, nature of materials and design, appropriate landscaping).
3. Impacts to Historical, Archaeological, Cultural Resources and Community Facilities:  
Building construction to minimize fire and safety hazards; sound engineering design of relocation and extension of utilities; appropriate consideration to preservation and/or documentation of historically significant structures.
4. Impacts to Transportation:  
Describe potential traffic impact mitigation measures, if any, (e.g., traffic control signage, turning lanes, relocation of parking and/or valet services).
5. Impacts to Growth and Character of Neighborhood:  
Discuss methods and procedures for handling demolition of structures, including asbestos removal. Further discuss potential mitigation relative to future time frames for development.
6. Community Property Values:  
Discuss appropriate mitigation necessary to protect value of adjacent properties, (e.g., design of buildings, appropriate buffering, landscaping, security and hours of operation).
7. Air/Noise/Light/Drainage/Urban Heating:  
Potential mitigation measures such as buffering, sensitive placement of lighting, shields for mechanical equipment, routing of construction vehicles, dust control during construction and landscaped islands should be discussed.

V. Reasonable Alternatives:

1. Alternative locations including on-site and off-site, (e.g., annex area, ECMC, Millard Gates, Buffalo Medical Campus).
2. Parking structure (Ramp) versus surface lot.
3. The subject action (preferred alternative).
4. Downsizing of proposed ACRW.
5. No build alternative.

VI. Appendices: Existing and proposed studies completed for the environmental analysis are to be reproduced in their entirety to the DEIS. They may include the Environmental Assessment Form, Traffic Study, Phase I Environmental Site Assessment, Geotechnical Engineering Report, Appraisal Report and Pre-Demolition Asbestos Inspection; Relevant correspondence between the project sponsor, lead agency, involved SEQR agencies and the public shall also be appended.

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