

APPENDIX A

CONCEPTUAL MASTER PLANS FOR CUBA

PREPARED BY

ALFRED STATE COLLEGE

ARCHITECTURAL TECHNOLOGY STUDENTS

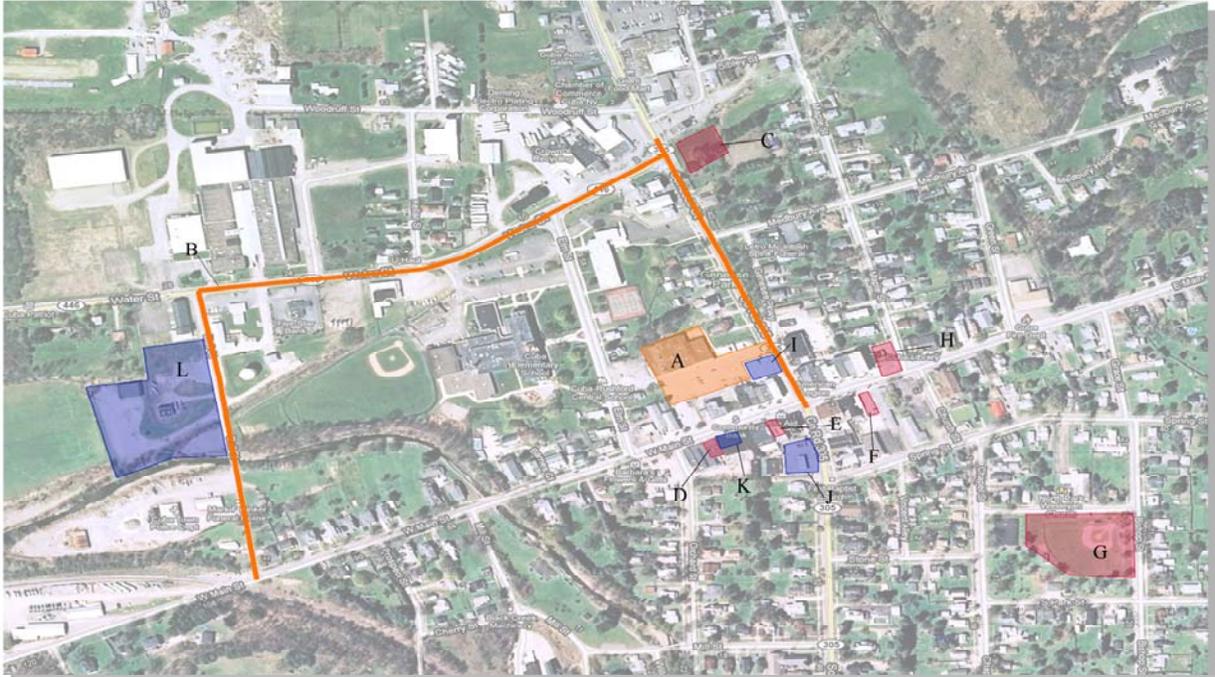
Following the completion of the Cuba Comprehensive Economic Development Plan (CEDP), seniors enrolled in the Architectural Technology Program of Alfred State College were given a class assignment to prepare conceptual master plans for the Cuba community using the recommendations contained in the CEDP as the basis for the conceptual plans. The following drawings represent some of the results of this assignment.

CONCEPTUAL MASTER PLANS FOR CUBA

PREPARED BY

Adams, Brown, Schram, Schreyer

Master Planning- Cuba, New York



Key

Phase 1

- A: Strip Mall renovation
- B: Sidewalk improvements
 - Corsswalks
 - Greenery

Phase 2

- C: Media Center
- D & E: Urgent facade improvement
- F: Sports Bar
- G: Farmers Market

Phase 3

- I: Elderly Housing
- J: Welcome Center
- K: Building facade rehabilitation
- L: Apartment Complex

CIAT 7306

Project 3

Bryant Schram

Dan Adams

Tom Schreyer

Tony Brown

Oct. 22, 2010



NE Main Street Elevation

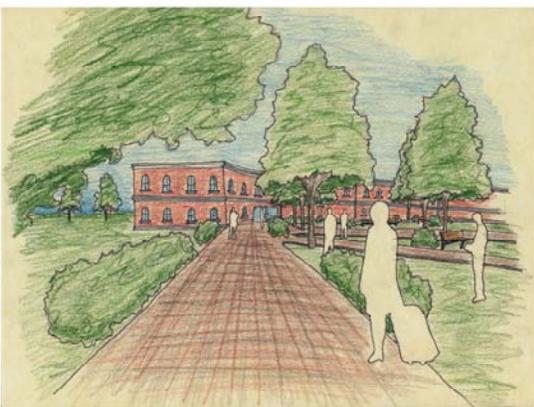
Master Planning- Cuba, New York



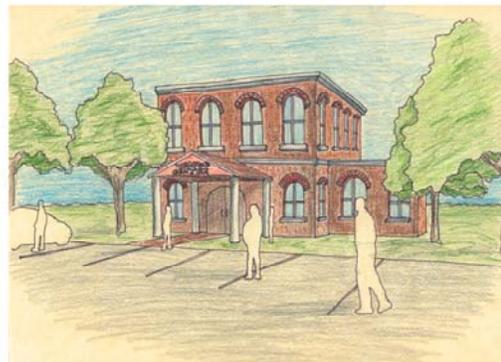
Sports Bar & Lounge



Media Center



Farmer's Market & Park



Welcome Center



Farmer's Market & Park Plan

CIAT 7306

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Oct. 22, 2010

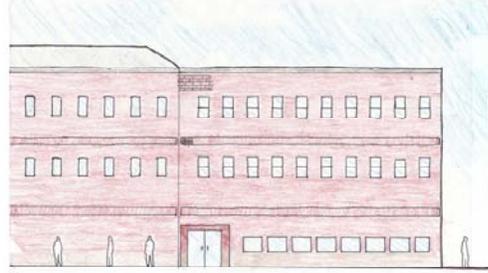


SW Main Street Elevation

Master Planning- Cuba, New York



Apartment Complex



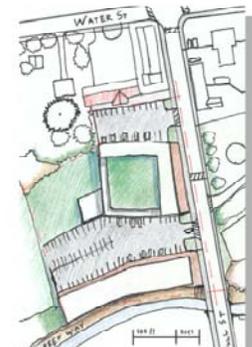
Elderly Housing



Post Office



Parking Lot Plan



Apartment Complex Site Plan



Strip Mall

CIAT 7306

Project 3

Bryant Schram

Dan Adams

Tom Schreyer

Tony Brown

Oct. 22, 2010



NW Main Street Elevation

CONCEPTUAL MASTER PLANS FOR CUBA

PREPARED BY

Cady, Lyons, McCarthy, Toepfer

CUBA MASTER PLAN PHASE 1: 10 YEARS FROM NOW

JASON CADY
CAROLYN LYONS
KATHERINE MCCARTHY
BRYAN TOEPFER

CIAT 7306
DESIGN STUDIO 5
URBAN DESIGN
OCTOBER 22, 2010

IN PHASE 1 OF THE CUBA MASTER PLAN, WE THINK SOME OF THE MORE EASY AND IMMEDIATE FIXES SHOULD BE ADDRESSED. FIRST, A NEW STREETSCAPE WILL BE DESIGNED, ADDING TREES, PLANTERS, BENCHES, AND A BUFFER BETWEEN THE STREET AND THE SIDEWALK. ALSO THE FACADES OF THE MAIN STREET BUILDINGS WILL BE RESTORED AND RENOVATED TO CREATE A CONSISTENT NEIGHBORHOOD STYLE. NEXT, GATEWAYS ARE BEING ADDED TO THE NORTH AND SOUTH ENDS OF ROUTE 305 TO SIGNIFY THE ENTRANCE TO THE VILLAGE. ALTHOUGH THE FLAGPOLE IS A SYMBOL OF THE VILLAGE, ITS LOCATION CURRENTLY IS NOT IDEAL, SO WE PROPOSE TO MOVE IT TO A NEW PARK, LOCATED BETWEEN THE PRESENT DAY GENESSEE PARK AND THE ELEMENTARY SCHOOL.

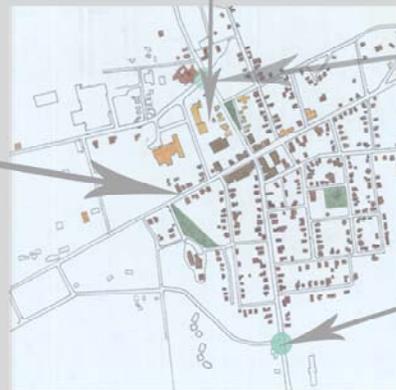
TOWN SQUARE / PARK



STREETScape



SITE PLAN



GATEWAYS



CUBA MASTER PLAN PHASE 2: 20 YEARS FROM NOW

JASON CADY
CAROLYN LYONS
KATHERINE MCCARTHY
BRYAN TOEPPER

CIAT 7306
DESIGN STUDIO 5
URBAN DESIGN
OCTOBER 22, 2010

IN PHASE 2 OF THE CUBA MASTER PLAN, WE THINK SOME OF THE MORE EASY AND IMMEDIATE FIXES SHOULD BE ADDRESSED. FIRST, A NEW STREETScape WILL BE DESIGNED, ADDING TREES, PLANTERS, BENCHES, AND A BUFFER BETWEEN THE STREET AND THE SIDEWALK. ALSO THE FACADES OF THE MAIN STREET BUILDINGS WILL BE RESTORED AND RENOVATED TO CREATE A CONSISTENT NEIGHBORHOOD STYLE. NEXT, GATEWAYS ARE BEING ADDED TO THE NORTH AND SOUTH ENDS OF ROUTE 305 TO SIGNIFY THE ENTRANCE TO THE VILLAGE. ALTHOUGH THE FLAGPOLE IS A SYMBOL OF THE VILLAGE, ITS LOCATION CURRENTLY IS NOT IDEAL, SO WE PROPOSE TO MOVE IT TO A NEW PARK, LOCATED BETWEEN THE PRESENT DAY GENESSEE PARK AND THE ELEMENTARY SCHOOL.

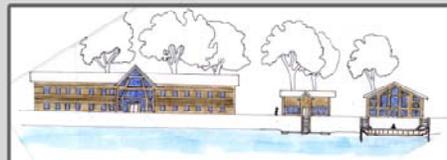
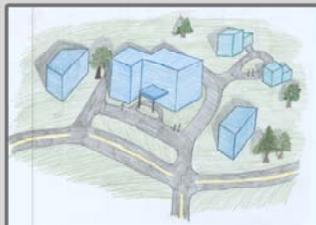


CUBA MASTER PLAN PHASE 3: 30 YEARS FROM NOW

JASON CADY
CAROLYN LYONS
KATHERINE MCCARTHY
BRYAN TOEPPER

CIAT 7306
DESIGN STUDIO 5
URBAN DESIGN
OCTOBER 22, 2010

IN PHASE 3 OF THE CUBA MASTER PLAN, LARGER IDEAS THAT WILL TAKE MANY YEARS TO COMPLETE WILL BE IMPLEMENTED. THE TOWN HAS EXPRESSED NEED FOR NEW SENIOR HOUSING, SO WE ARE PROPOSING TO BUILD IT ON A SITE IN BETWEEN THE HOSPITAL AND THE CENTRAL BUSINESS DISTRICT. WE THINK THAT A COMMUNITY CENTER WILL BE A GREAT ASSET TO THE VILLAGE, SO THAT IS PROPOSED TO GO ON ROUTE 305, ACROSS FROM THE CHEESE SHOP. FINALLY, SINCE WE THINK THE GREATEST POTENTIAL IN THE AREA IS CUBA LAKE, WE ARE PROPOSING A RESORT AREA, INCLUDING A HOTEL, SHOPS, AND RESTAURANTS. IN ADDITION, STREETScapeS WILL CONTINUE TO GROW AND IMPROVE AND BECOME USABLE OUTDOOR SPACES. HISTORIC RESTORATION WILL ALSO CONTINUE FOR THOSE BUILDINGS IN NEED UNTIL COMPLETE.

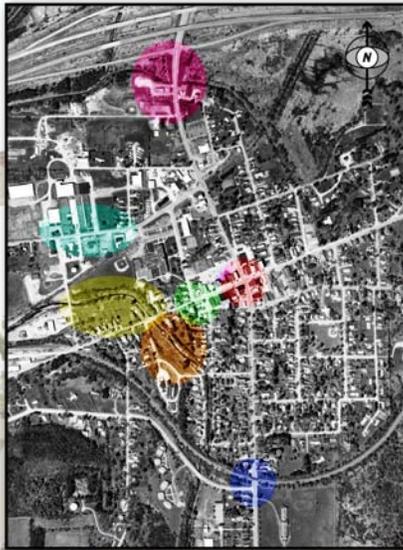


CONCEPTUAL MASTER PLANS FOR CUBA

PREPARED BY

Clark, Johnsen, Loson, Okuzawa

Cuba Revitalization



- 1
 - Creek Park - School
 - Creek Park - Residential
- 2
 - Cuba Lake
- 3
 - Gateway - North
 - Gateway - South
- 4
 - New Village Hall
 - Downtown Intersection



Alfred State
10/22/10

Ken Clark
Tim Johnsen

Nick Loson
Tomoaki Okuzawa



1 - Cuba Creek Park

- Cuba Creek - School
- Cuba Creek - Residential

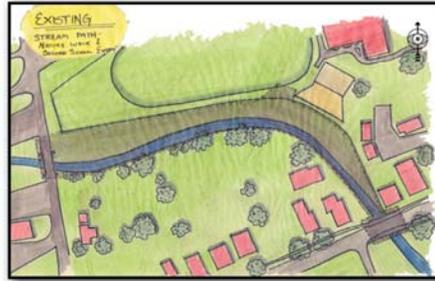
The newly revitalized Cuba Creek will become a new community park. There will be a walkway that follows the stream from the Mill Street Crossing to the school's athletic fields. The Cuba Creek Walkway will intersect with the West Main Street Bridge and interact with the existing park.

Where the walkway goes along the edge of the school's athletic facilities, there will be built in seating to watch sporting events. This combines the social aspect of the school with the natural element of the stream.

The new Cuba Creek Walkway will promote pedestrian traffic and connectivity in Cuba. It will be a public gathering place for residents of all ages to use.



Existing



Existing



Proposal



Proposal



2 - Cuba Lake

- Cuba Lake



Existing



Phase 1



Site Diagram



Study



Phase 2



3 - Gateways

- Gateway - North
- Gateway - South

In this concept, the major entrances to the Village of Cuba have been highlighted by various features in order to draw visitors attention and promote village unity.



West Village Gate



South Train Gate



Existing



Overhead Train Gate



New Entrance



Proposal

T/N
K/T

CONCEPTUAL MASTER PLANS FOR CUBA

PREPARED BY

Beck, Luckowaiak, Meneses, Sourwine



ENHANCEMENT OF CUBA LAKE

B•L•M•S

EQUESTRIAN VENUE

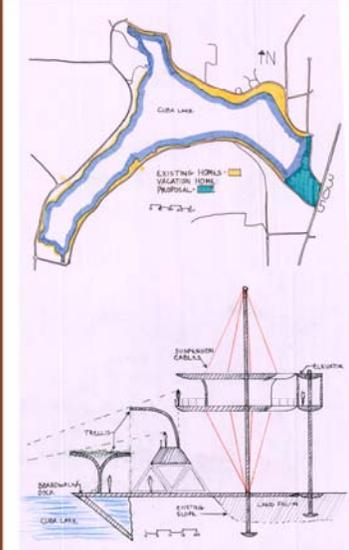


THE MCKINLEY BLOCK BARN COMPLEX HAS A GREAT IMPACT ON THE TOWN'S ECONOMY BY HOSTING THE GARLIC FESTIVAL.

THE PROPERTY'S USAGE COULD BE INCREASED THROUGH THE IMPLEMENTATION OF MORE SOCIAL EVENTS.

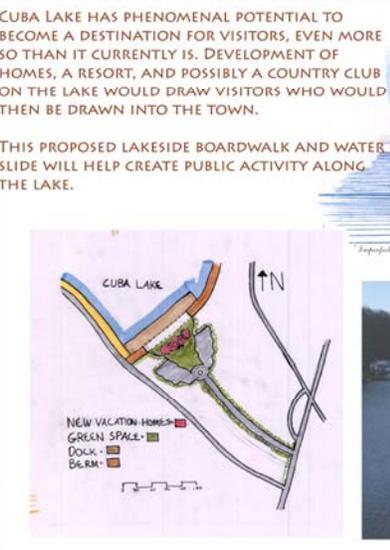
A VENUE TO HOST EQUESTRIAN EVENTS IS PROPOSED AND MAY HAVE A VERY POSITIVE IMPACT ON CUBA'S ECONOMY.



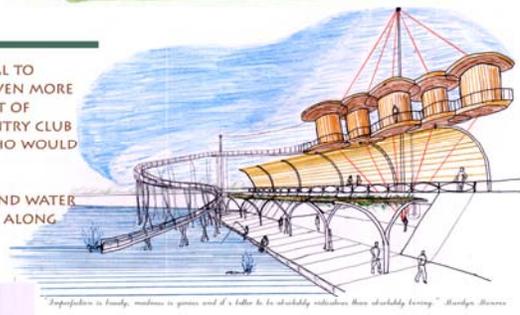


CUBA LAKE HAS PHENOMENAL POTENTIAL TO BECOME A DESTINATION FOR VISITORS, EVEN MORE SO THAN IT CURRENTLY IS. DEVELOPMENT OF HOMES, A RESORT, AND POSSIBLY A COUNTRY CLUB ON THE LAKE WOULD DRAW VISITORS WHO WOULD THEN BE DRAWN INTO THE TOWN.

THIS PROPOSED LAKESIDE BOARDWALK AND WATER SLIDE WILL HELP CREATE PUBLIC ACTIVITY ALONG THE LAKE.



NEW VACATION HOMES
GREEN SPACE
DOCK
BERM



"Perfection is rarely, modesty is never and it's better to be stably mediocre than stably leaving." -Marilyn Monroe





ENHANCEMENT OF DOWNTOWN

B•L•M•S



ONE OF THE FOREMOST STEPS IN REVITALIZING CUBA'S DOWNTOWN IS BRINGING NEW BUSINESS ONTO MAIN STREET. OUR PROPOSAL INCLUDES THE REHABILITATION OF MANY OF THE FACADES TO CREATE AN APPROPRIATE AESTHETIC. WE ARE ALSO PROPOSING TO LOCATE CUBA'S POST OFFICE IN ONE OF THE VACANT STOREFRONTS AS THIS WILL CREATE A SPACE FOR IMPROMTU SOCIAL GATHERING AND CONNECTION ON MAIN STREET

FURTHER OBJECTIVES OF PHASE I INCLUDE FINISHING THE OPERA HOUSE RESTORATION WHICH WILL DRAW VISITORS. THE INCORPORATION OF A MOVIE THEATER, WHETHER INTO THE OPERA HOUSE OR ELSEWHERE ON MAIN STREET WILL ALSO BRING IN BUSINESS.

A PROPOSED BUS ROUTE WILL HAVE A POINT OF DROP OFF ON MAIN STREET. THE BUS ROUTE IS PART OF AN INITIATIVE TO ENCOURAGE PUBLIC TRANSIT.

SUBTLE, YET NOTICEABLE CHANGES WILL BE MADE WITHIN THE HISTORIC HOME DISTRICT TO DELINEATE THAT AREA. A DIFFERENT, MORE DETAIL PAVEMENT WILL BE USED, AS WELL AS STREET LAMPS WITH A SLIGHT DATED APPEARANCE.



PHASE II INCLUDES THE BUILDING OF A NEW VILLAGE HALL ON A CORNER OF MAIN STREET, THE REMOVAL OF THE STRUCTURE CURRENTLY HOUSING THE FAMILY DOLLAR, SUBWAY, ETC. (THESE VENUES CAN BE LOCATED ELSEWHERE ALONG MAIN STREET.

FURTHER I IN THE FUTURE, IN THE EFFORT TO CREATE MORE SPACE FOR PUBLIC GATHERING ON MAIN STREET, WE ARE PROPOSING TO REMOVE SOME OF THE EXISTING BUILDINGS ON THE SOUTH SIDE OF WEST MAIN STREET. NEW BUILDINGS WILL BE CONSTRUCTED PROVIDING SPACE FOR THE PREVIOUS RETAIL VENUES. LOFT HOUSING WILL BE AVAILABLE ON UPPER FLOORS.



GENESSEE PARK EXPANSION

B•L•M•S



THE EXISTING GENESSEE PARK HAS A GREAT DEAL OF POTENTIAL TO BE EXPANDED INTO THE UNDER-UTILIZED SPACE TO ITS NORTH.

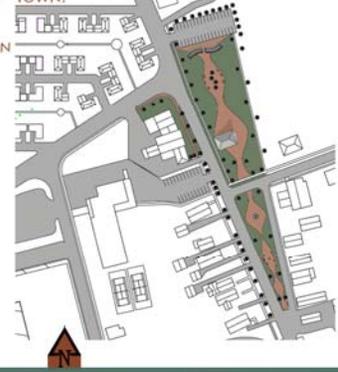
A CENTRAL PATHWAY WILL BE CREATED THROUGH THE PARK, FUNNELING VISITORS FROM THE PUBLIC PARKING AT THE NORTH END OF THE PARK INTO DOWNTOWN CUBA.

THE HISTORY OF GENESSEE PARK WILL BE REFLECTED IN TWO WAVE SHAPED FOUNTAINS THAT CREATE AN ENTRANCE FROM THE PARKING LOT. THESE ARE CURVED TO REFLECT THE GENESSEE VALLEY CANAL WHICH AT ONE POINT BIASECTED THE TOWN.



AN ICE SKATING RINK WILL BE INCORPORATED INTO THE PARK. THIS WILL GIVE THE PARK A USE IN THE WINTER AS WELL AS CREATE A VISUAL OF ACTIVITY TO THOSE DRIVING DOWN GENESSEE STREET.

AN EXISTING BUILDING WILL BE CONVERTED INTO A COFFEE SHOP/WINE BAR TO COMPLEMENT THE CUBA CHEESE SHOP ACROSS THE STREET.



MAIN NODES OF THE CURRENT PARK WILL BE RETAINED SUCH AS; THE BICENTENNIAL GAZEBO, VETEREN MONUMENT, AND CLOCK.

IT WAS OBSERVED THAT THE PARKING SCHEME IN FRONT OF THE CUBA CHEESE SHOP CREATED A POTENTIAL HAZARD FOR PEDESTRIANS AND VEHICULAR TRAVELERS ALIKE.



OUR PROPOSAL TO RELOCATE THE FRONT OF BUILDING PARKING ACROSS THE STREET INTO THE NEW GENESSEE PARK PARKING LOT, ALLOWS FOR A SAFER AND MORE AESTHETICALLY PLEASING ENTRANCE TO THE CUBA CHEESE SHOP



PROPOSED WELCOME CENTER

A WELCOME CENTER LOCATED JUST OFF THE I-86 RAMP WILL CREATE A POSITIVE IMAGE FOR THE TOWN.

A WELL MANAGED INFORMATION CENTER WILL SERVE TO INFORM THE PASSERBY OF THE UNIQUE FEATURES AND RICH HISTORY SURROUNDING CUBA.

AN ARCHWAY WITH APPROPRIATE SIGNAGE WILL BE LOCATED NEAR THE WELCOME CENTER AND SERVE AS A FORMAL GATEWAY INTO CUBA.



ARTIST'S INTERPRETATION OF CENTER CIRCA 2550



THE WELCOME CENTER WILL INCORPORATE THE EXISTING MCDONALD'S INTO ITS COMPLEX THEREBY CREATING A MORE UNIQUE FIRST IMPRESSION OF THE TOWN THAN A FAST FOOD CHAIN.

JAMES MENESES KEITH SOURWINE RYAN LUCZKOWIAK LUKE BECK

GENESEE PARK & CUBA CHEESE SHOP PARKING LOT

THE EXPANDED PARK WILL FEATURE A COFFEE SHOP AND WINE BAR IN ORDER TO COMPLEMENT THE ADJACENT CHEESE SHOP

FUTURE ICE SKATING FACILITY, COMBINED WITH COFFEE SHOP & WINE BAR (PHASE 2)




KEITH SOURWINE JAMES MENESES RYAN LUCZKOWIAK LUKE BECK

RELOCATING THE LUMBER COMPANY WOULD FREE SPACE FOR HOUSING IN CLOSE PROXIMITY TO DOWNTOWN AND THE GENESEE PARK.

THE PROPOSED HOUSING DEVELOPMENT IS BISECTED BY THE STREET CONTAINING THE ELEMENTARY SCHOOL MAKING IT AN IDEAL PLACE FOR SMALL TO MEDIUM SIZED FAMILY HOMES.

IMPROVEMENTS TO HISTORIC DISTRICT





RYAN LUCZKOWIAK KEITH SOURWINE JAMES MENESES LUKE BECK

PUBLIC SQUARE ALONG MAIN STREET





LUKE BECK KEITH SOURWINE JAMES MENESES RYAN LUCZKOWIAK

CIAT 7306 URBAN DESIGN STUDIO NEIGHBORHOOD REDEVELOPMENT OF CUBA, NY OCTOBER 2010

PROPOSED WELCOME CENTER

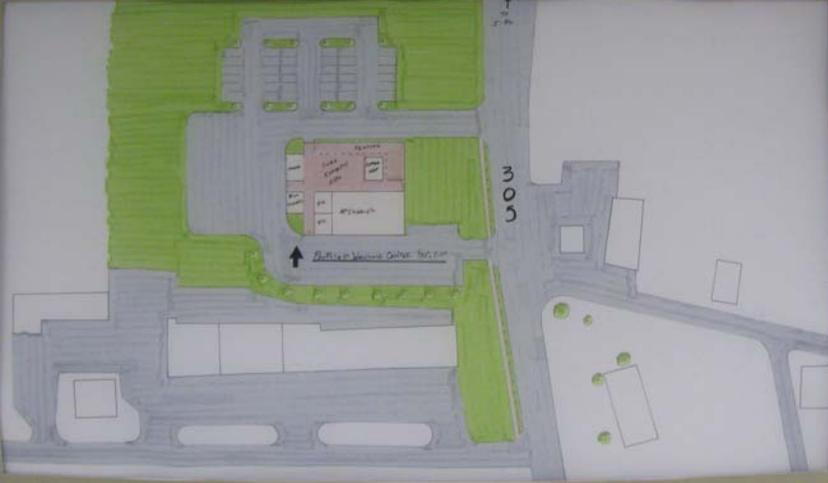
A WELCOME CENTER LOCATED JUST OFF THE I-86 RAMP WILL CREATE A POSITIVE IMAGE FOR THE TOWN.

A WELL MANAGED INFORMATION CENTER WILL SERVE TO INFORM THE PASSERBY OF THE UNIQUE FEATURES AND RICH HISTORY SURROUNDING CUBA.

AN ARCHWAY WITH APPROPRIATE SIGNAGE WILL BE LOCATED NEAR THE WELCOME CENTER AND SERVE AS A FORMAL GATEWAY INTO CUBA.



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JAMES MENESES KEITH SOURWINE RYAN LUCZKOWIAK LUKE BECK

CIAT 7306 URBAN DESIGN STUDIO NEIGHBORHOOD REDEVELOPMENT OF CUBA, NY OCTOBER 2010

CIAT 7306 URBAN DESIGN STUDIO NEIGHBORHOOD REDEVELOPMENT OF CUBA, NY OCTOBER 2010

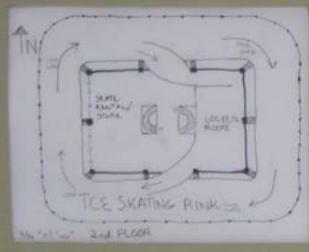
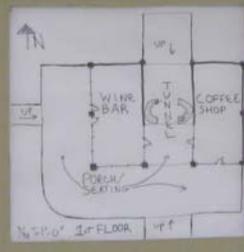
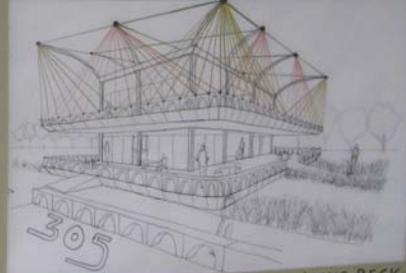
EXPANSION & REDESIGN OF GENESEE PARK & CUBA CHEESE SHOP PARKING LOT



THE EXPANDED PARK WILL FEATURE A COFFEE SHOP AND WINEBAR IN EFFORT TO COMPLEMENT THE ADJACENT CHEESE SHOP



FUTURE ICE SKATING FACILITY, COMBINED WITH COFFEE SHOP & WINE BAR (PROPOSED)

305

—KEITH SOURWINE JAMES MENESES RYAN LUCZKOWIAK LUKE BECK

CIAT 7306 URBAN DESIGN STUDIO NEIGHBORHOOD REDEVELOPMENT OF CUBA, NY OCTOBER 2010 SEVERAL

CIAT 7306 URBAN DESIGN STUDIO NEIGHBORHOOD REDEVELOPMENT OF CUBA, NY OCTOBER 2010

RELOCATING THE LUMBER COMPANY WOULD FREE SPACE FOR HOUSING IN CLOSE PROXIMITY TO DOWNTOWN AND THE GENESEE PARK.

THE PROPOSED HOUSING DEVELOPMENT IS BISECTED BY THE STREET CONTAINING THE ELEMENTARY SCHOOL MAKING IT AN IDEAL PLACE FOR SMALL TO MEDIUM SIZED FAMILY HOMES.



IMPROVEMENTS TO HISTORIC DISTRICT (BELOW & RIGHT)




RYAN LUCZKOWIAK KEITH SOURWINE JAMES MENESES LUKE BECK

PUBLIC SQUARE ALONG MAIN STREET

SEVERAL BUILDINGS ALONG MAIN STREET WILL BE REMOVED AND REPLACED WITH NEW ONES SET BACK FROM THE STREET.

THIS WILL CREATE A PUBLIC PLAZA WITH AMPLE SPACE FOR GATHERINGS, ART DISPLAYS ETC. WHILE OPENING UP MAIN STREET.

THE FLAG POLE WILL REMAIN, AND WILL BE GIVEN A GREATER EMPHASIS AS IT WILL FORM AN AXIS ALONG THE PLAZA LING UP WITH A NEW COMMUNITY CENTER.

LUKE BECK KEITH SOURWINE JAMES MENESES RYAN LUCZKOWIAK

PROPOSED WELCOME CENTER B.L.M.O.S

HOUSING COMPLEX

MUCH OF CUBA'S GROWTH INTO A TOWN WAS DUE TO LINES OF TRANSIT CONNECTING IT TO NEIGHBORING REGIONS. THE RAILROAD THAT CURRENTLY PASSES THROUGH CUBA NO LONGER CARRIES PASSENGERS, BUT INTERSTATE 86 IS A SOURCE OF ACTIVITY FOR THE TOWN. THE TRANSFORMATION OF THE McDONALDS INTO A FORMAL WELCOME CENTER COMPLETE WITH COFFEE AND SMALL DINING VENUES, AND A SOUVENIR SHOP HAS THE POTENTIAL TO CREATE MORE BUSINESS FOR THE COMMUNITY STEMMING FROM PASSING TRAVELERS. AN INFORMATION CENTER ADVERTISING LOCAL ATTRACTIONS AND OTHER COMMERCIAL VENUES IN TOWN HAS THE POTENTIAL TO DRAW VISITORS FURTHER INTO THE DOWNTOWN AREA, BRINGING MORE BUSINESS TO MAIN STREET AND ALIKE.

30 YEARS

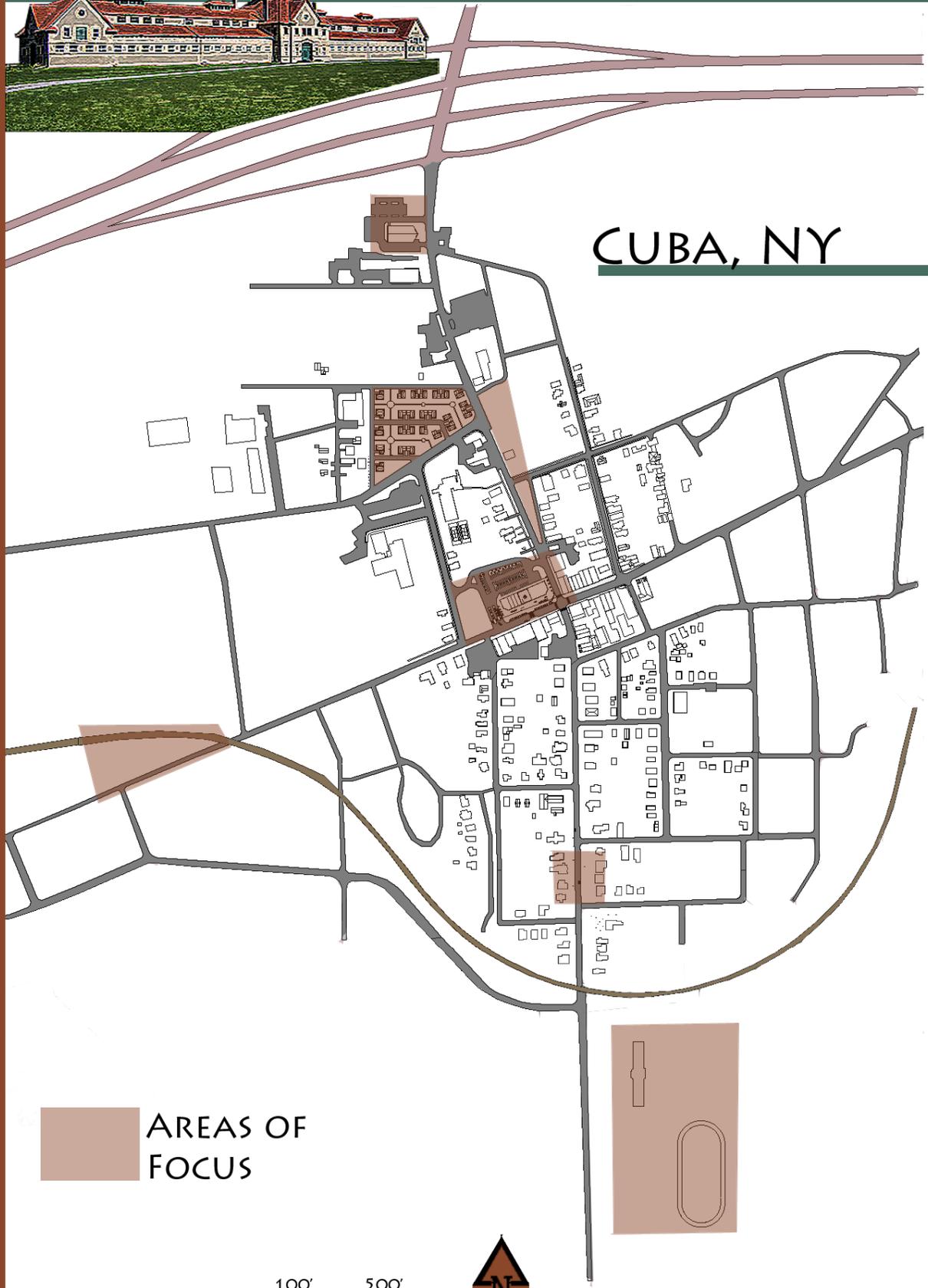
1-86

THE SITE CONTAINING THE LUMBER YARD WAS FOUND TO BE INTERESTING IN TERMS OF A POTENTIAL FUTURE USE. IF THE LUMBER YARD WERE TO RELOCATE DUE TO A NEED FOR ITS EXPANSION OR LIKEWISE, THE SITE COULD BE UTILIZED FOR HOUSING. THE SURROUNDING AREA IS SOMEWHAT DENSE, CLOSE TO MAIN STREET, DIRECTLY ADJACENT TO GENESSEE PARK, AND WITHIN A FOOTBALL FIELD'S LENGTH OF THE ELEMENTARY SCHOOL. THIS LAST CONDITION MAKES THE SITE IDEAL FOR FAMILIES STARTING OUT WITH SMALL CHILDREN.

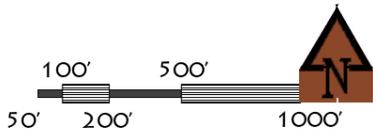
NEIGHBORHOOD REDEVELOPMENT OF



CUBA, NY



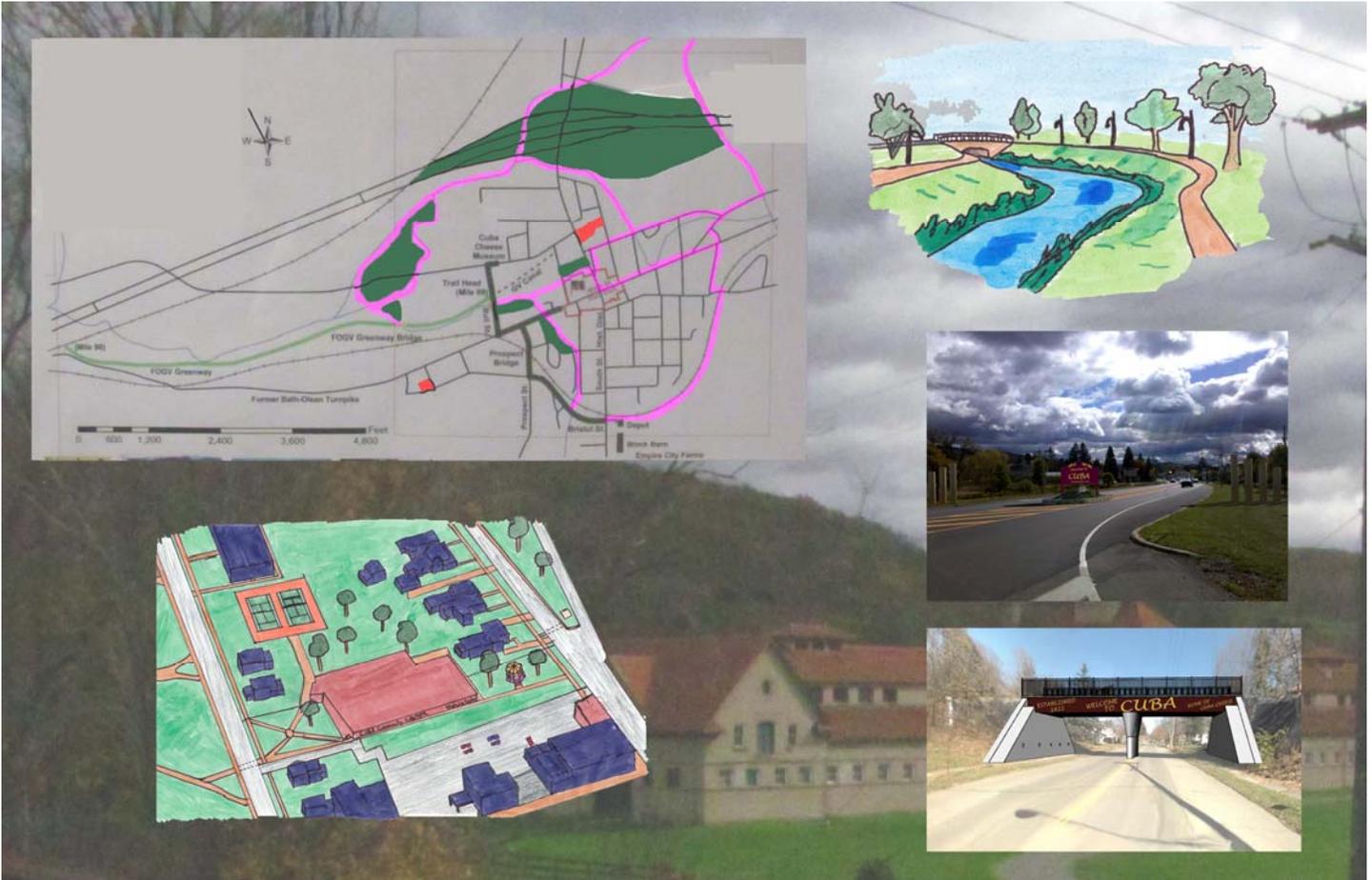
AREAS OF FOCUS



CONCEPTUAL MASTER PLANS FOR CUBA

PREPARED BY

Bailey, Barnes, Thompson





Cuba, NY Revitalization

Jeremiah Bailey, Keith Barnes, Tom Thompson

October 22, 2010 Design Studio 5

CONCEPTUAL MASTER PLANS FOR CUBA

PREPARED BY

Brown, Caraballo, Colassano, Downing

The gateway will serve as an entrance into Cuba and the start of the village. The two pillars represent Friendship and Genesee, New York, which neighbor Cuba. The iron arch on the top represents the curve of the railroad. State route 305 will have new pedestrian islands with a connection "arch" above. This arch represents the railroad and how the town was able to make the railroad wrap around the town instead of through it.

