ARC Appalachian Teaching Project
Planning for Quality of Life
Cuba, NY
Cuba New York
Geography

• Located on the west border of Alleghany Co.
  • West town line is the border of Cattaraugus Co.

• Area = 35.8 square miles.
  • 0.7 square miles of water.

• Southern Tier Expressway (I-86, NYS-17) runs through the town just north of the village.

• NYS-305 intersects the town north-south.

• Lies on the Western New York & Pennsylvania Railroad.

• At one time was home to the world’s largest manmade Lake: Cuba Lake.
Demographics

- Population: 3,392
  - 96.6 people per square mile.
  - 915 families residing in the town.

- 1,336 Households.

- Cuban incomes:
  - $29,291 = Males.
  - $21,115 = Females.
  - $33,939 = Median Household.
  - $37,969 = Median Family.

- About 9.4% of population live below poverty line.
Summer & Winter Climate

- **Summer**
  
  Temperature: 67°
  Precipitation: 4.5”
  Humidity: AM: 80%
  PM: 55%

  **Impact:** A warmer climate will increase the tourist flow. As well as, promote outdoor activities.

- **Winter**

  Temperature: 22°
  Snow Fall: 23”
  Humidity: AM: 80%
  PM: 71%

  **Impact:** Cold temperatures and large snow loads will subdue possible tourism. Lower sun angles will cast greater shadows over Main St.
Cultural Context

- In 1869, New York was the number one dairy state.

- Early 20th century, Cuba known as “Cheese Capital of the World.”

- Home to the Empire Cheese Factory.

- Cuba Garlic Festival, held every September, draws over 8000 visitors.

- Seneca Oil Spring, first recorded discovery of oil in the North American continent.
Concept Statement

Cuba is a small town in Allegany County, located directly off Interstate 86. Cuba Cheese is widely known around N.Y. and it has become a great asset to the community. As a group, we felt that Cuba’s close proximity to I-86 was the greatest asset. The driving force for our master plan of Cuba was to create activity in downtown area and to bring in revenue. These are very achievable goals due to the location of I-86, but we realized that Cuba was in need of a more centralized gathering/community plaza for activities and festivals to be held. Therefore we propose a plaza that doubles as a parking lot and renovations and expansion to Genesee Park. The streetscape of Main Street and Route 305 also need to be cleaned up and incorporate the human element to make the downtown more comfortable for people walking on the street.
**Phase I: 0-10 years**

- Focus oriented towards Downtown and Main Street areas.
- Consideration given to major nodes in order to grasp the publics interest.
- Event space developed to host annual events
- Gateway used to invite visitors
- Located future site for a Community Center Complex
- Main Street altered to encourage activity
**Phase I: 0-10 years**

- **Gate Way**
- **Community Center Locations**
- **Main Street**
- **Downtown Site**
Phase II: 10-20 years

• Secondary build up of the first phase.

• The Genesee Park is further developed to promote outdoor activity.

• Downtown building facades restored according to history and condition.
Phase II: 10-20 years

- A dual purpose Town hall/Post Office will be proposed on Main Street.
Phase III: 20-30 years

• Designed to deal with the population increase.

• A new Community Center Complex.

• Senior Living Community developed.

• Rest Stop for travelers on the interstate.

Community Center

Site
Phase III: 20-30 years

Senior Living Community

Rest Stop
Proposal for Urban Redevelopment
Cuba, New York
Program Statement

Our master plan for Cuba, NY will focus on realizable goals and changes which will help mold Cuba into a town and village that rally around a common architectural theme and a forward-thinking vision. Moving the flagpole to the center of the intersection is integral to creating the main node of town and serving as a proud landmark for Cuba.
Phase I - Immediate (1-5 Years)

• Provide benches to make downtown more pedestrian friendly.
• Provide street lights for a safer pedestrian experience.
• Pavement fixes for a more feasible walkability.
• Provide landscaping for overall better experience of town.
• Unified signage.
Phase II - Reconstruction (5 Years)

- Infrastructure rehabilitation (see Cuba’s economic development plan)
- Proposed Roundabout and new traffic pattern
- Relocation of United We Stand Flag
- Completion of Greenway
- Develop complete streets
- Relocate Post Office to existing United We Stand Flag site
Phase III - Rehabilitation (10 Years)

- Create more uniform facade appearances throughout downtown.
- Construction of new buildings / businesses
  - Senior Housing Project
  - Joint Town / Village Hall Proposal
  - New Cafe / Plaza Space Downtown
Main Street Intersection

Central Focal Point

• Roundabout intersection.
• Pedestrian friendly.
• Slows traffic pace.
• Public piazza space.
• Centralized gathering point.

New Corner Building

• Remove abandoned building on corner.
• Add multiple businesses to street level.
• Indoor lounge area between businesses.
• Outdoor Piazza.
• New apartments upper stories.
Town-wide Enhancements

Facade Redevelopment

• Restore order, balance and unity.
• Decrease large blank spaces.
• Maintain consistent/approved color palette.
• Maintain signage regulations.
• Replace uncommon materials.

Beautification of Parking Areas

• Add Screening (fencing, vegetation, etc.)
• Add planters and greenery.
• Control Vehicular traffic patterns.
• Address lot and street Lighting.
  • 48% fewer Property Crimes.
  • 56% fewer Violent Crimes.
Main Street Improvements

Joint Town & Village Hall

- Expand undersized current facilities.
- Encourage increased cooperation between two branches of government.
- Ease of Access.
- “Bookend” Main Street Business Facades.

Relocation of Post Office

- Ease of access to patrons.
- Fill Void in Main Street
- Create an architectural hierarchy typical of traditional government buildings.
- More efficient operation.
Senior Living Center

- Creates new housing for Senior Citizens.
  - excellent social community.

- Upon request from citizens, location in close proximity to Hospital.

- Large facility with excellent security and hospitality.

- Includes both assisted living and independent living quarters.
Genesee Valley Greenway

- Greenway trail through Allegany County ends in Cuba.
- Trail utilizes portions of the historic canal and rail road beds.
- Addition of two bridges to the trail will re-open the original path and final mile through Cuba.
- Trail will unify pedestrian traffic throughout the community east to west.