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TERMINAL A AND TERMINAL B - PROPOSED REDEVELOPMENT

OUTER HARBOR - BUFFALO, NEW YORK

OUR VISION

- Return public access to the water's edge and make active what has been a long dormant resource.
- Create a mixed use tenancy that is flexible in its componentry and structured to enliven the site year round, day and night.
- Take advantage of infrastructure investments already in place – provide the destination.
- Be sensitive to the existing ecosystem keeping a careful eye on restoring and preserving the site's natural resources.
- Allow for phased expansion. As the largest privately owned property along Buffalo's Outer Harbor, this 50 acre site is an investment in the City's future.
- Coordinate simultaneous development with the neighboring Freezer Queen parcel creating a critical mass to revive the waterfront.

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PLANNED DEVELOPMENT COMPONENTS

Retail

- Indoor/outdoor marketplace
- National scale retailers
- Street front shops
- Flexibility

Commercial

- Day-lit, neighborhood scale professional office suites (Terminal Place)
- Broad open floor plates with water and city views (QCL)

Residential

- Mixed-scale, condo type units
- Upper floor street front apartments
- Walkable neighborhood setting with amenities to support and attract residents

Recreational

- Indoor waterpark
- Bike and kayak rentals
- Fitness center
- Fishing

Entertainment

- Restaurants
- Hotel (small scale to service waterpark)
- Banquet and event space

Public access

- Interconnected walking and bike pathways to neighboring properties
- Return of all water’s edge to public use by creating a series of promenades and plazas
- Parking and services for recreational visitors

PLANNING PRINCIPLES

Preserve open space and encourage public waterfront access

- Development is mostly limited to land areas already built upon and where utility infrastructure exists
- Deconstruct Terminal B in order to return that water’s edge to public use

Visibility and Visit-ability

- Attract tenants and activity by creating a “signature place” recognized as a local and regional destination
- Embrace new City of Buffalo Green Code mandates
- Build upon a ‘Live / Work / Play’ model successful elsewhere

Views and Vistas

- Maintain existing vistas out across the water
- Frame views of the water with new construction

Access and Mobility

- Make it easy for people to access the waterfront and enjoy the amenities year-round
- Indoor, structured and surface parking options
- Sheltered street fronts
- Well lit, safe and pedestrian friendly in all seasons (think Christmas shopping along Elmwood)
- Provide valet and shuttle services
- Connect to public transportation (maintain flexibility to leverage future advances in public transport infrastructure)

Ecology

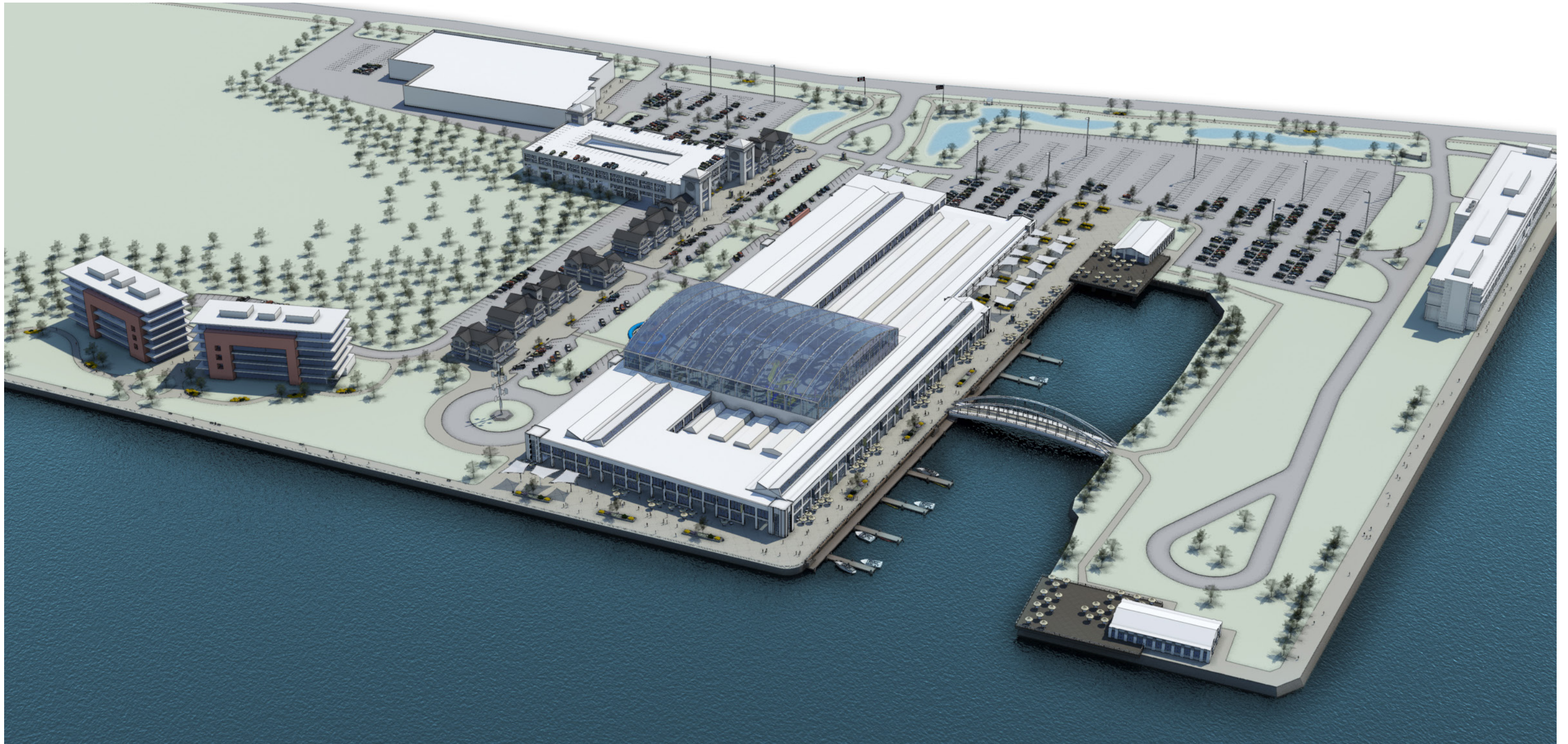
- Preserve the slip in order to maintain its unique marine ecology
- Maintain existing soft edge along south side of slip in contrast to existing bulkhead elsewhere
- Sensitive stormwater management designs

Human Comfort

- Main outdoor spaces are oriented to take advantage of existing construction to buffer against prevailing winds
- Maintain solar access at promenade and plaza environments
- Plan windrow plantings and/or landforms as wind breaks

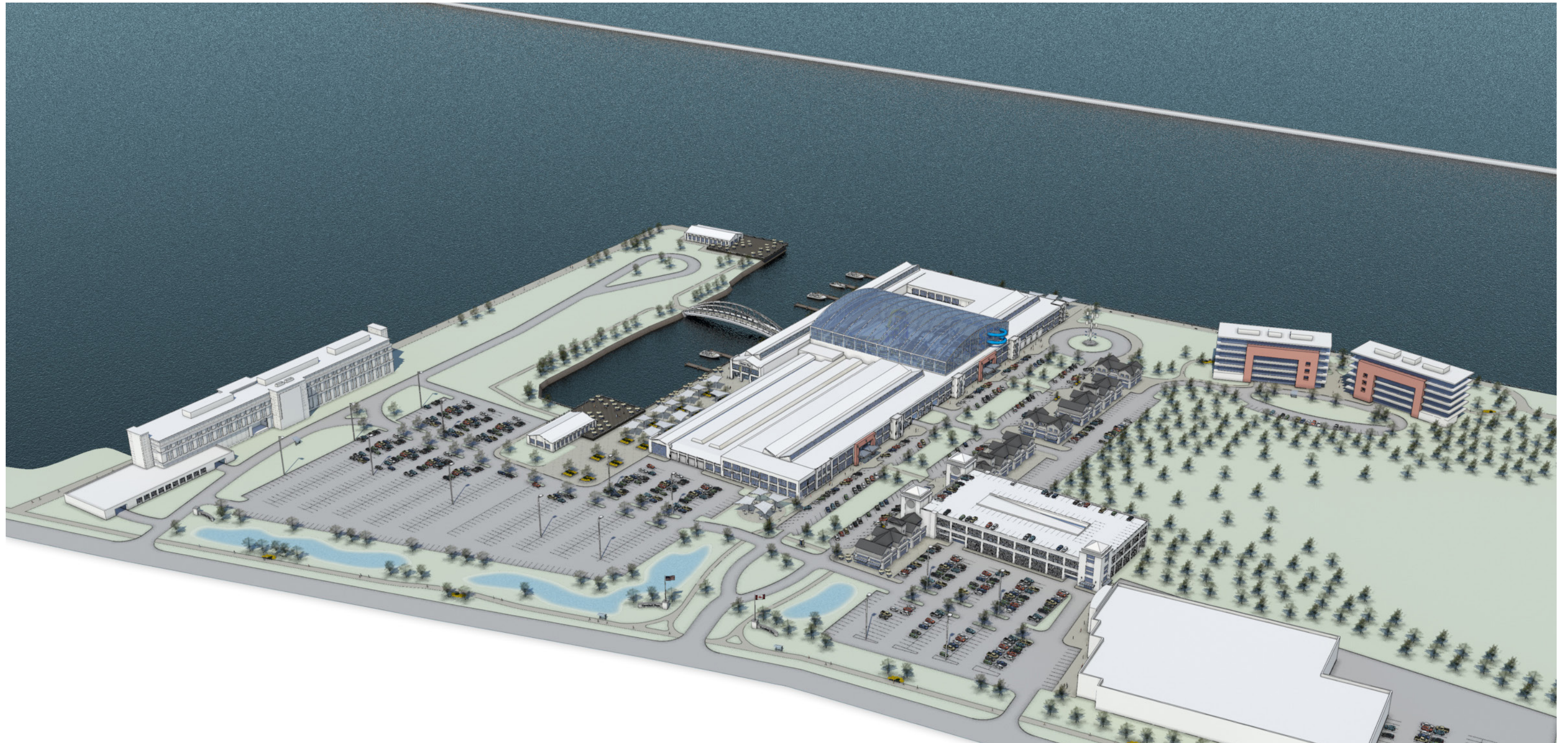
Embrace The Site’s Industrial Heritage

- Overall place-making concepts to be developed around the Ford heritage and former industrial waterfront uses
- Vestiges of long gone industry left in place along public promenades



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Take advantage of infrastructure investments already in place – provide the destination.

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Mimic successful investments made elsewhere.

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EXISTING SITE



PROPOSED SITE



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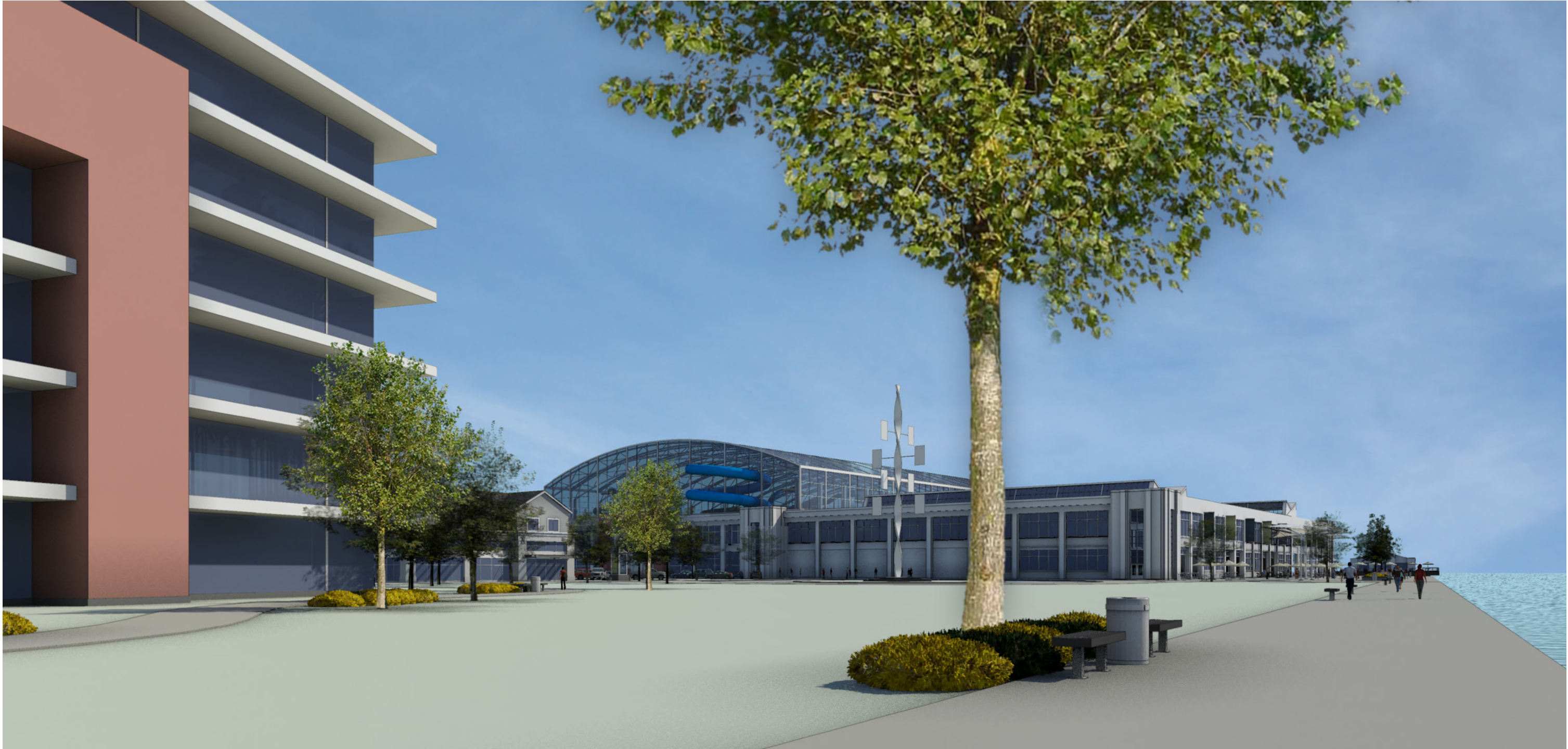
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Frame views of the water with new construction.

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Sheltered, well lit, safe and pedestrian friendly in all seasons. Indoor, structured and surface parking options.
Connect to existing infrastructure and maintain flexibility to leverage future advances in public access.

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