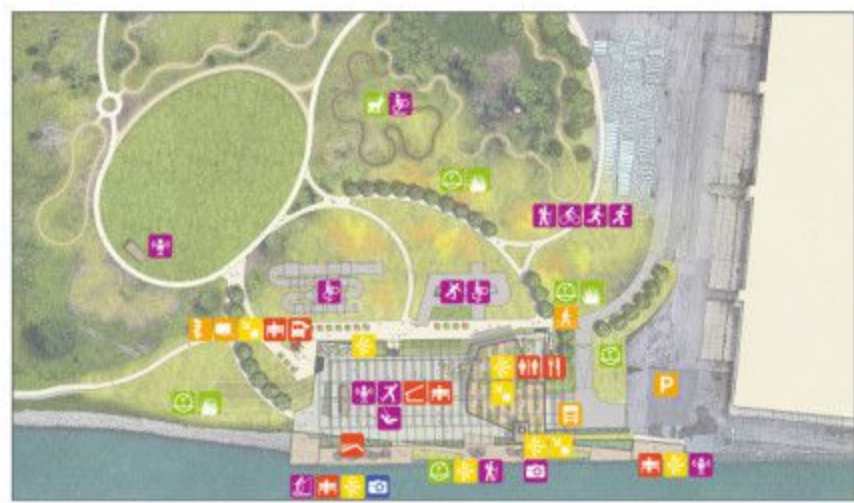


3 PROGRAM COMPARISON

Option A



Option B



Option C



Legend

- | | | |
|--|--|---|
| <p>INDUSTRIAL HERITAGE/ CULTURAL</p> <ul style="list-style-type: none"> Viewing Deck Point of Interest | <p> Interpretive Signage</p> | <p>WATER ACCESS</p> <ul style="list-style-type: none"> Transient Boat Docking Lake View / Photo Opportunity |
| <p>ACCESS</p> <ul style="list-style-type: none"> Bus Stop Parking Loading Crosswalk Wayfinding/Orientation Events Staging | <p>RECREATION</p> <ul style="list-style-type: none"> Running Biking Mountain Biking BMX Competition Course BMX/ Skatepark Ropes Course Performance Opportunity Photo Opportunity Hiking/Walking Inline Skating Scenic Viewpoint Sledding Playground/ Play Opportunity Fishing Pier Amphitheater Bird Watching | <p>ECOLOGY</p> <ul style="list-style-type: none"> Ecological Restoration Pollinator Meadow Bird Habitat Deer Exclusion Area Crosland Establishment <p>COMFORT</p> <ul style="list-style-type: none"> Restrooms Food Truck Wind Break Casual Dining Seating Area Pavilion/ Shelter Picnic Area |

3 CONCEPT PLAN COMPARISON

Option A



OPTION A - FULL BUILDING DEMOLITION DESTINATION LANDSCAPE

Design Features

- **Complete demolition** of Terminal B, including walls, roof, structural frame, concrete slabs, and foundations
- Enhanced **outdoor activity space** as an extension of the bike park
- Public **gathering spaces**
- **Ramped circulation paths** to maximize views of the Lake and park
- **Outdoor activity rooms**
- **Complementary uses** to the Outer Harbor

Site Program

- Events support spaces
- Restrooms
- Expanded recreation area & trails
- Reclaimed landscape areas

Option B



OPTION B - BUILDING RE-USE: 25,000 SF FIGURE BUILDING - Service Space

Design Features

- **Open air events space** on existing Terminal B slab
- Retain existing Terminal B **structural frame**
- **Loading area** under the existing frame
- **Occupiable green roof** on figure building for events and to maximize views of the Lake and park
- Location for a **second stage** for concerts
- **Complementary uses** to the Outer Harbor

Building Program

- Program support spaces
- Storage
- Restrooms
- Administrative / Office space
- Small vendor space

Option C



OPTION C - BUILDING RE-USE: 50,000 SF BOX BUILDING - Vendor Space

Design Features

- **Indoor / Outdoor events space**
- Retain existing Terminal B **structural frame** for interior and exterior spaces - re-skin frame for enclosure
- **Elevated walkways** to provide views
- **Programmed pedestrian courtyard** between program spaces connecting the Lake and park
- Location for a **second stage** for concerts
- **Complementary uses** to the Outer Harbor

Building Program

- Program support spaces
- Storage
- Restrooms
- Administrative / Office space
- Large vendor space

3 PROJECT PROCESS OVERVIEW

PUBLIC INPUT

OPEN HOUSE #1 SURVEY

What was your main reason for attending the open house that you just visited?

What did you most appreciate about Terminal B (if any)?

IN-PERSON & ONLINE SURVEY

How often do you visit this location?

What do you think this location should be used for?

Terminal B Input

- Full building demolished: 22%
- Part of building to be kept: 26%
- Keep building for parking: 20%
- Full building to be kept: 20%
- Other: 8%

"BULLDOZE IT DOWN AND COVER IT WITH GRASS"

"SMALL SHIP DOCK FOR LAKE CRUISE STOP IN BUFFALO"

"NO HOUSING"

"WATER-RELATED PUBLIC USE, NOT PRIVATE RESIDENTIAL"

"OPEN ACCESS TO WATER VIEWS"

"I WOULD ABSOLUTELY LOVE TO SEE THIS TURNED INTO AN EVENT SPACE"

"THIS SHOULD REMAIN INDUSTRIAL"

"OPEN FARMER'S MARKET"

"RESTAURANTS AND LAKESIDE ENJOYMENT"

"MUSEUMS OR ALL-YEAR RECREATION"

"TURN IT INTO A MARINA"

"BOAT STORAGE"

"GET RID OF THOSE OLD BUILDINGS AND MAKE MORE PATHS FOR THE PUBLIC"

INVENTORY & ANALYSIS

HISTORICAL USAGE / INDUSTRIAL LEGACY

1951 AERIAL PHOTO

- 1950s through 1964: Area of the lake where the future Terminal B building will stand is **infilled with dredge materials** from the Shipping Channel near the Union and Lackawanna canals.
- Additional fill added included **incinerator ash, slag from steel mills, cafeteria waste, office waste, and plant refuse** from Terminal A Ford plant.
- 1969: Terminal B building erected as a **cold foods storage facility**. Product loaded into building from ships docked along the harbor wall. Rail lines extended to the new structure for shipping.
- 1990: Terminal B renovated by Tops Markets to **infill open loading dock**, converting to truck shipping.
- 2007: Terminal B purchased by ECHDC.

ENVIRONMENTAL CONDITIONS

KNOWN SOIL CONTAMINATION

ROOF ASBESTOS MATERIALS

INTERIOR ASBESTOS CONTAINS MATERIALS

WATER

MAY BE PUSH

WEATHER / CLIMATE CONDITIONS

- May to September – average wind speed 9 mph w/wsw
- November to February – **average wind speed 14 mph w/wsw**
- The ice pack on Lake Erie does not usually disappear until mid April and the lake remains chilly through most of May. As the prevailing wind is westerly, **areas near the lake are often as much as 20 degrees colder** than inland locations.
- The average summer temperature is 78 degrees F, with an average annual rainfall of 40 inches.
- The average winter temperature is **26 degrees F** (average low 19), with an average annual snowfall of **94 inches**.
- Lake effect snow typically ceases in mid/late January after the lake freezes over.
- The presence of Lake Erie moderates the climate of the site – **less extremes of temperature** compared to further inland.

BUILDING METRICS

- One-story steel-framed structure** with corrugated metal walls and roof.
- Approximately 522'-0" x 185'-10" footprint, totaling **95,500 GSF**.
- The interior space is **22'-0"** clear height to the underside of structure above. The roof trusses are sloped on top, with a height of about 8'-0", for a total building height of 30'-0" tall.
- Designed for high-bay cold storage, the building features two large clear-spans with **40'-0" x 80'-0"** bays. The loading dock addition in 1990 added an **additional 22'-0"** to the width of the interior space.
- The addition was infilled under the original canopy with CMU and a total of **26 Overhead loading dock doors along the East wall**. Each loading bay has a built-in dock leveler in the floor slab.

MARKET ANALYSIS

CHALLENGES FACING TERMINAL B

POPULATION / VISITORS

BUFFALO MSA, NY

POPULATION: 1,142,611 (2018) to 1,147,675 (2023)

AVERAGE HOUSEHOLD SIZE: 2.32 (2018) to 2.32 (2023)

MEDIAN AGE: 42.0 (2018) to 42.7 (2023)

MEDIAN HOUSEHOLD INCOME: \$52,797 (2018) to \$57,834 (2023)

Estimated visitation of **only 375,000 persons**

- No immediate **residential base**
- Little use** during winter

RETAIL

- Exiting surplus** of available retail space in Buffalo
- No immediate **residential base**
- Not enough visitors / **insufficient demand**
- Limited use** during winter

OFFICE

- Limited access and **physical separation**
- Not complementary** use to rest of Outer Harbor

HOTELS

- Surplus of available hotel inventory** nearby
- Lack of supporting **infrastructure & amenities**

RECOMMENDED USES

SPORTS AND RECREATION

- Lack of sports and recreation facilities** in the immediate area
- Indoor biking facility **fills a market gap** and complements new exterior program
- Other **sports and recreation programs** to be considered.

ENTERTAINMENT AND CULTURAL

- Demand for **outdoor and indoor event space**
- Synergetic use** to overall use of outer harbor
- Already substantial number of waterparks in the area

PRIMARY AND SECONDARY USES

- Indoor events and entertainment space
- Indoor sports and recreation uses.

- Educational facility**, such as Great Lakes Science Center, should be considered
- Buffalo Hall of Fame Experience **challenged by location**

CONCEPT THEMES

FULL BUILDING DEMOLITION

PARTIAL DEMOLITION & RE-USE

BUILDING RE-USE

OPTION A

OPTION B

OPTION C

3 OPTION A

3 OPTION A



Mountain bike single track expansion



High ropes course



Sloped lawnform with meadow planting



Structured pedestrian trails through meadow



Southern plaza with pavilion



Lawnform used to subdivide lower area



Northern plaza with comfort station and pavilion



Outdoor room with bocce court



Large sculptures as focal points



Flexible festival support space near Great Lawn



Fixed informal gathering area that doubles as a stage



Sloped lawn seating



Waterfront promenade (back condition)



Waterfront experience that extends out over the water



Waterfront promenade (ap close condition)



Pedestrian trails protected from west winds



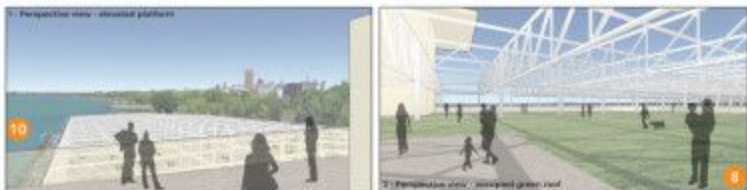
Comfortable outdoor rooms for passive recreation



Lawnform that protects from western winds

3 OPTION B

3 OPTION B



Mountain bike single track expansion



BMX competition course



Skate / BMX freestyle course



Linear events support plaza



Events balcony / BMX overlook



Elevated waterfront overlook



Waterfront promenade



Occupied green roof under exposed structural frame



Flexible open air hard court



Elevated viewing platform



Occupiable green roof / roof deck viewing platform



Circulation paths and gathering spaces on green roof



Figure building under roof structure



Figure building under roof structure



Event possibilities under the exposed roof structure



Program possibilities under the exposed roof structure



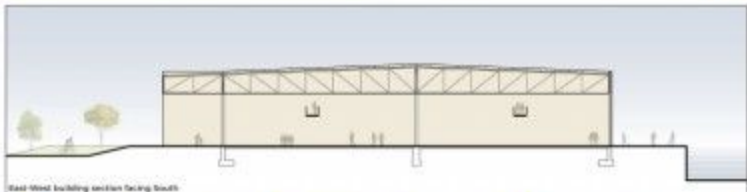
Program possibilities under the exposed roof structure



Option B axonometric view

3 OPTION C

3 OPTION C



East-West building section facing South



Mountain bike single track expansion



High ropes course



BMX competition course



Small stage with sloped lawn amphitheater



Linear events support place



Waterfront overlook



Waterfront promenade



Second / third stage



Elevated catwalk area for distant views



Interior pedestrian courtyard



Fixed informal gathering area that doubles as a stage



Loading area



Building cladding options and courtyard



Building cladding options and courtyard



Building cladding options



Building cladding options



Roof options - solid, translucent, exposed



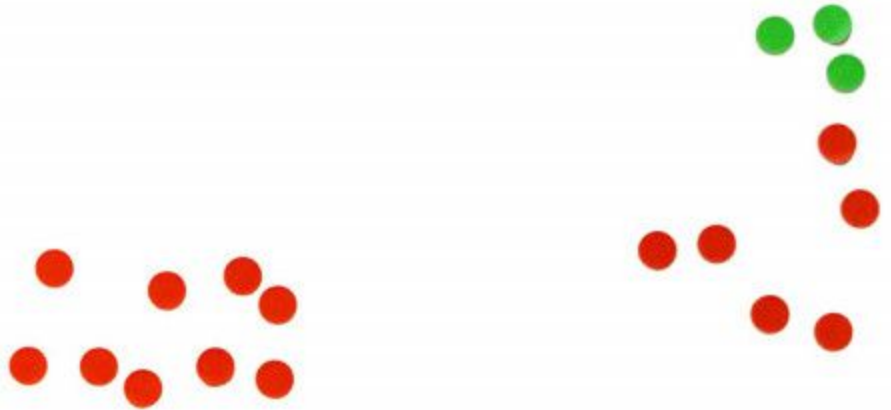
Option C axonometric view

3 PUBLIC INPUT

OPTION A - FULL DEMOLITION

WHAT DO YOU THINK ABOUT THE PROGRAMS AND ACTIVITIES PROPOSED FOR THE SITE IN OPTION A?

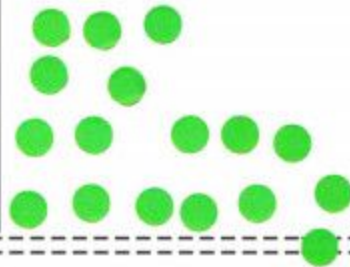
green = positive, red = negative



OPTION B - FIGURE BUILDING

WHAT DO YOU THINK ABOUT THE PROGRAMS AND ACTIVITIES PROPOSED IN OPTION B?

green = positive, red = negative



OPTION C - BUILDING RE-USE

WHAT DO YOU THINK ABOUT THE PROGRAMS AND ACTIVITIES PROPOSED IN OPTION C?

green = positive, red = negative

