

# 3 PROJECT LOCATION



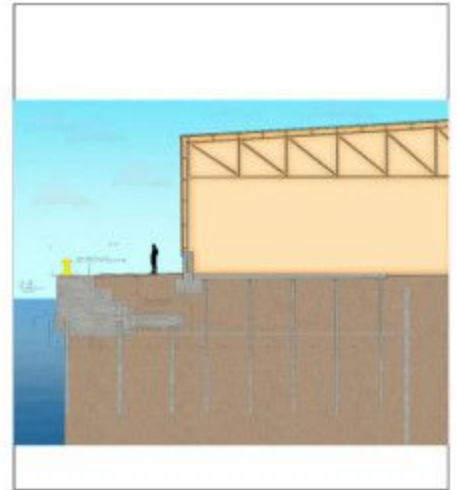
## SITE INFORMATION

- Built in 1967 and renovated in 1990
- Approximately 15 acres, located about 1.5 miles south of downtown Buffalo
- Approximately 520' x 185' (100,00 SF) and 30' tall, one-story
- Originally built for cold storage for grocery distribution
- Steel-framed structure with corrugated metal walls and roof
- Foundation ties into Lake Erie Outer Harbor quay wall.
- Covered loading onto trains was filled in to create truck loading dock
- Zoned N-15 Secondary Employment Center (mixed-use)

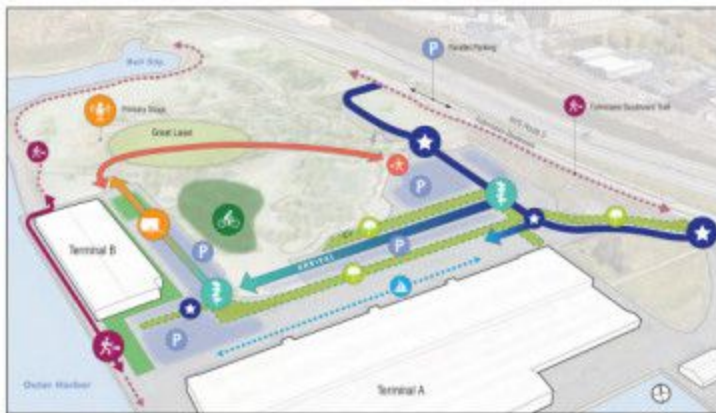




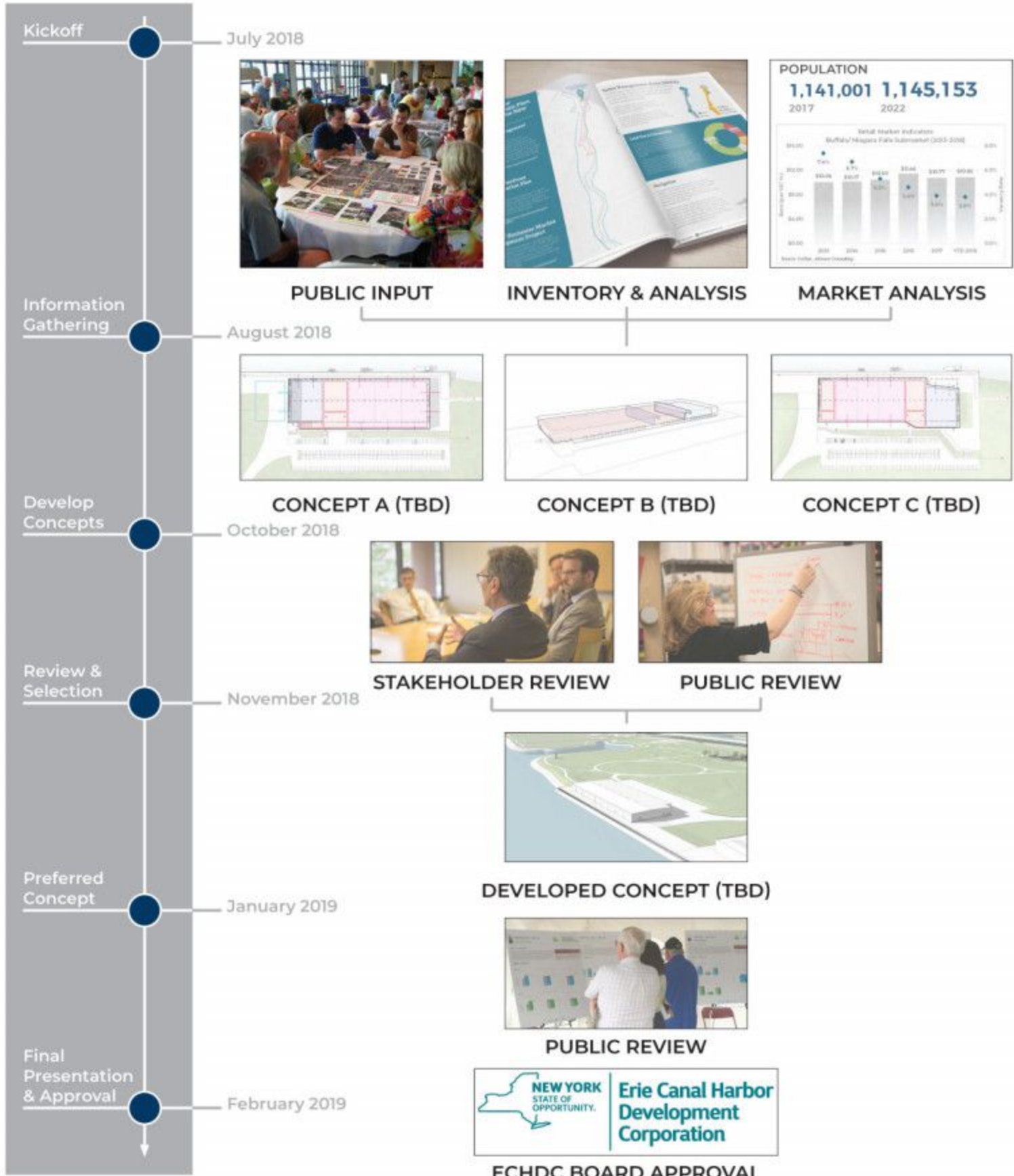
# 3 EXISTING SITE CONDITIONS



## Site Access Diagrams



# 3 PROJECT PROCESS OVERVIEW







"The Buffalo Experience" group ~ Halls of Fame

Mini-representation of Cultural Institutions (multiple kiosks)

Commercial Aviation birthplace ~ cultural heritage

Dynamic ~ with program flexibility / rotating + changing - projection  
kinetic

Accessibility - Lack of

□ Additional Docking Apps

□ Pedestrian Bridge

□ Seating + Gathering Spaces

□ Fishing

□ Picnic Lunches

□ Family + Adult Activities

- Swimming Venue

- Buffalo's Sugar Beach

- DON'T BRING TOO MANY PEOPLE TO O.H.

- MAINTAIN ZONES OF DEVELOPMENT

- BE ATTENTIVE TO TRAFFIC CONCERNS

- HOW TO GET EMERGENCY SERVICES OUT THERE?



- Window Wall, 4 SEASON WATCH THE WEATHER.

## - AMATEUR SPORTS FACILITY

- INCORPORATE LOBBY & HOTEL TO ORGANIZE EVENTS
- 4-SEASON FACILITY
- LARGE GARAGE DOORS TO OPEN INSIDE OUT
- UTILIZE HIGH CEILINGS

- LIKE READING STATION IN PHILADELPHIA

- Room for Activity - non-nature based i.e. restaurant, etc. at South End - from user who actively likes the Bott

## - ACCOUNT FOR PROTECTION FROM THE WIND!

Access further South from Bott (Lackawanna)

- walk-trails / peaceful + natural

Not a tangerine facility for the wealthy  
but program to have temporary restricted access at H's edge  
Place for everyone!

FREE

# Concerts / Music Venue

- INTEGRATE WITH ECOLOGICALLY GREEN SPACE

- Restrooms

- 3-SEASON AT LEAST

- VIEW OF LAKE!

- WATER-RELATED

- BOAT ACCESS

- STORM-WARNING

- LINK TERMINAL A & B & CREATE

festivals - partially covered is ideal

- NOT EVERYTHING CAN BE  
PARK / RECREATION

- RE-USE FOR ORIGINAL PURPOSE

(ERIE, PA -  
precedent)

Self-guided  
boat based tourism

Motor boat  
operator is excited  
to see kayaks, etc.

INDUSTRIAL  
ZONE

↳ USE UNIQUE  
QUAY WALL

- RE-USE RAIL

- MARKET USE

ECIDA

- HIGHWAY LINK  
DED

Concerts / Music

Buffalo 1st Marina - to Term B

Boat to Brunch

H<sub>2</sub>O-side Access

Elevated Views over breakwater barriers (storm watching)

- NEEDS TO BE A WAY TO GET THERE FROM CANAL SIDE
- GONDOLA CONNECTION
  - MARKET STUDY-SIZED
- OPEN UP WATERSIDE
- FOOD INCUBATOR (CHICAGO) <sup>THE HATCHERY</sup>
- RESTAURANT INCUBATOR (DALLAS)
  - TRINITY GROVES
- HYDROPONICS



Active People want Healthy Food Options (ok if it taste good)

- Farmers Market

- Indoor Market - Local Products

(Santofe - indoor/outdoor)

User - 1-2 hrs but would stay longer

Likes the non-autocentric access options

Kayak access

Unique (Hall Walks-esque) offering Experimental

- SOFTEN WATER EDGE - MORE FOR PEOPLE  
GETTING TO WATER & ENJOYING WATER

- CREATE ECOLOGICAL BENEFITS / ENHANCEMENTS

- HISTORIC FREIGHTER / MUSEUM

- USE BLPA + WATER