

# A Vision for Black Rock Harbor - West Scajaquada



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An aerial photograph of a city, likely Seattle, showing a complex highway interchange in the foreground. The area is a mix of industrial buildings, residential houses, and green spaces. The text is overlaid on this image.

**Readyng Prime Waterfront Land  
for  
New Investment  
Regional Recreation Assets  
& Ecological Restoration**

# Black Rock Harbor - West Scajaquada

## Seeing what is possible



# A Vision for Black Rock Harbor - West Scajaquada

**New Investment**

**Builds on Buffalo's proven success**

**Increases Niagara Street momentum**

**Replicates the Ohio Street model**

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## **Regional Recreation Assets**

**Creates a world class historic park  
envisioned in the Niagara River Greenway**

**Links the Olmsted Parks System to the  
riverfront**

**Builds on Buffalo's burgeoning tourism  
and recreation infrastructure assets**

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## **Ecological Restoration**

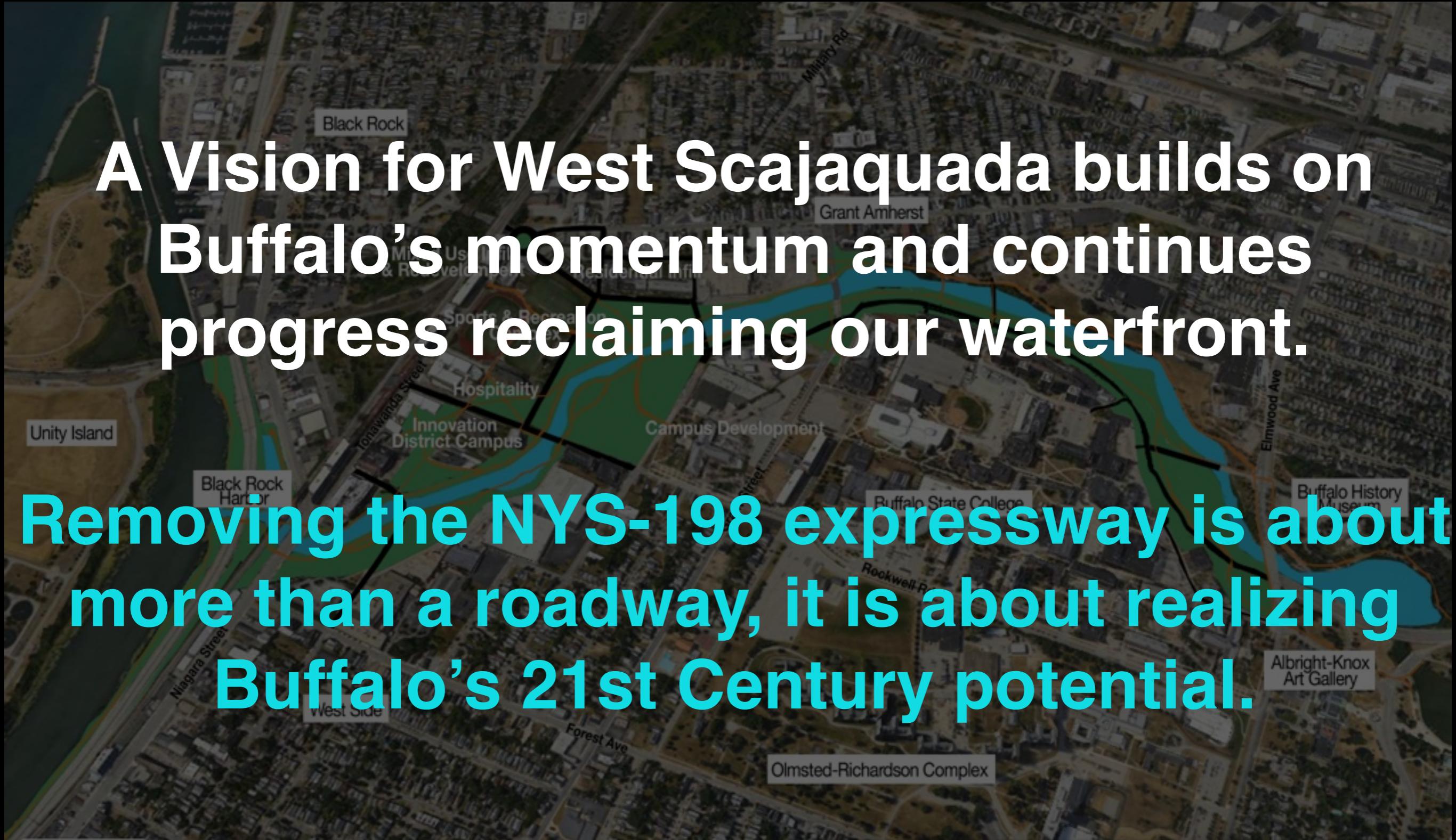
**Helps make the Queen City the Green City**

**Restores prime habitat**

**Increases eco-tourism potential**

**Mitigates pollution**

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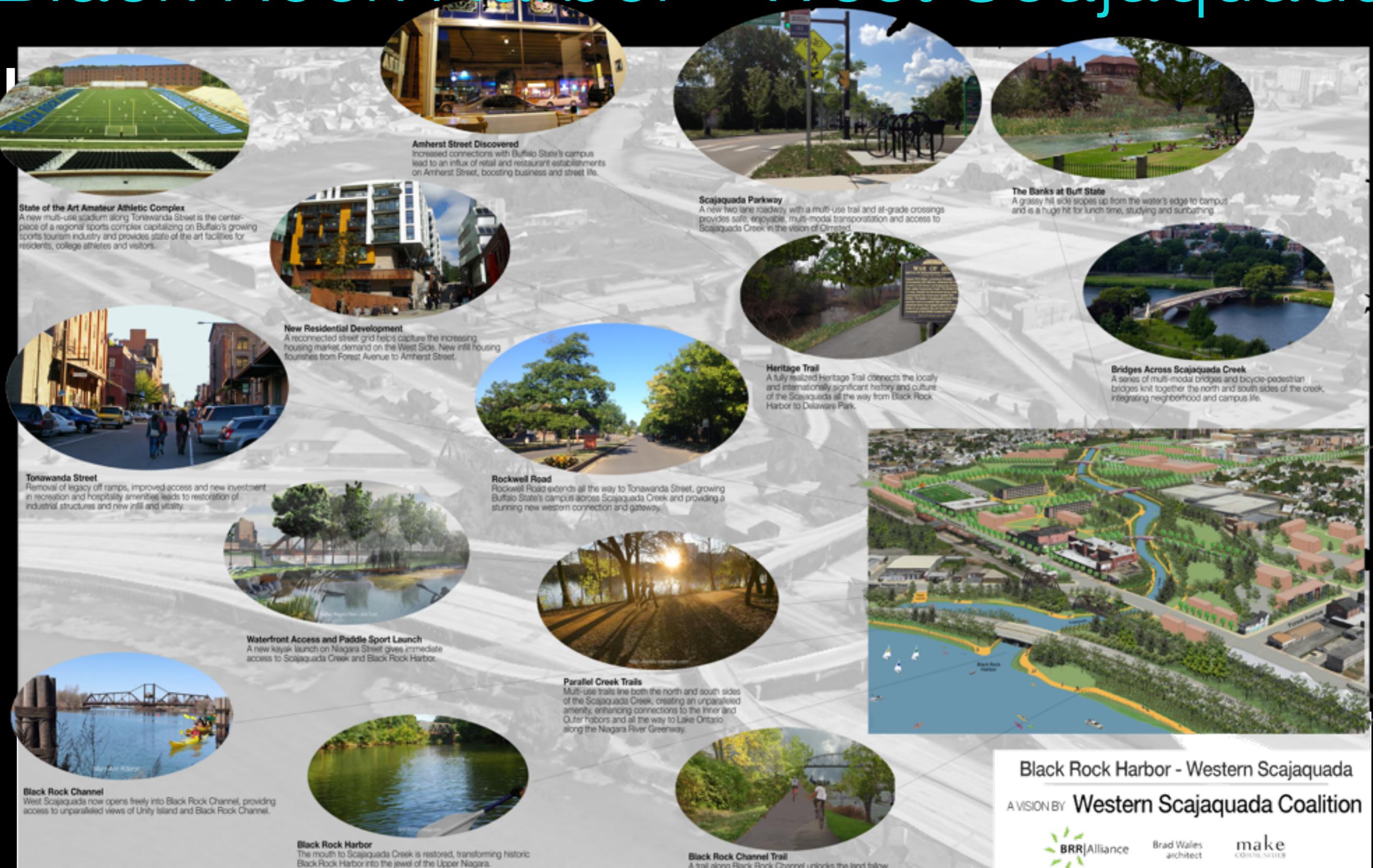
**A Vision for West Scajaquada builds on Buffalo's momentum and continues progress reclaiming our waterfront.**

**Removing the NYS-198 expressway is about more than a roadway, it is about realizing Buffalo's 21st Century potential.**

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**State of the Art Amateur Athletic Complex**  
A new multi-use stadium along Tonawanda Street is the centerpiece of a regional sports complex capitalizing on Buffalo's growing sports tourism industry and provides state of the art facilities for residents, college athletes and visitors.

**Amherst Street Discovered**  
Increased connections with Buffalo State's campus lead to an influx of retail and restaurant establishments on Amherst Street, boosting business and street life.

**Tonawanda Street**  
Removal of legacy off ramps, improved access and new investment in recreation and hospitality amenities leads to restoration of industrial structures and new infill and vitality.

**Black Rock Channel**  
West Scajaquada now opens freely into Black Rock Channel, providing access to unparalleled views of Unity Island and Black Rock Channel.

**Black Rock Harbor**  
The mouth to Scajaquada Creek is restored, transforming historic Black Rock Harbor into the jewel of the Upper Niagara.

**Waterfront Access and Paddle Sport Launch**  
A new kayak launch on Niagara Street gives immediate access to Scajaquada Creek and Black Rock Harbor.

**Black Rock Harbor Trail**  
A trail along Black Rock Channel unlocks the land below since the I-190 Toll Barriers were removed creating a unique waterfront public space.

**Parallel Creek Trails**  
Multi-use trails line both the north and south sides of the Scajaquada Creek, creating an unparalleled amenity, enhancing connections to the Inner and Outer harbors and all the way to Lake Ontario along the Niagara River Greenway.

**Rockwell Road**  
Rockwell Road extends all the way to Tonawanda Street, growing Buffalo State's campus across Scajaquada Creek and providing a stunning new western connection and gateway.

**Amherst Street**  
Increased connections with Buffalo State's campus lead to an influx of retail and restaurant establishments on Amherst Street, boosting business and street life.

**Heritage Trail**  
A fully realized Heritage Trail connects the locally and internationally significant history and culture of the Scajaquada all the way from Black Rock Harbor to Delaware Park.

**Scajaquada Parkway**  
A new two lane roadway with a multi-use trail and at-grade crossings provides safe, enjoyable, multi-modal transportation and access to Scajaquada Creek in the vision of Olmsted.

**Black Rock Harbor - Western Scajaquada**  
A VISION BY **Western Scajaquada Coalition**

**BRR|Alliance**  
Brad Wales  
architect

**make**  
COMMUNITIES

A Vision for  
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***College Campus Expansion and Improvement***



# A Vision for Black Rock Harbor - West Scajaquada

## *College Campus - Creating Linkages*



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## ***College Campus - Embracing the Water***



Colleges across the country promote and celebrate their connections to adjacent waterways.

Images from Harvard, the University of Rochester and Texas State University at San Marcos.

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***Sports Tourism Facilities***



# A Vision for Black Rock Harbor - West Scajaquada

## ***Sports Tourism Facilities***



Collegiate and amateur sporting facilities throughout Buffalo provide the base of recreational tourism that the proposed complex will complement, forming the basis for a joint community-economic development asset.

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***Private Residential & Commercial Development***



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## ***Private Residential & Commercial Development***



Ohio Street Redevelopment:

Public investment in waterfront appropriate street design and reconstruction has spurred a flurry of new development and a continual stream of visitors.

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***Ecological Restoration & Water Focused Recreation***



# A Vision for Black Rock Harbor - West Scajaquada

## ***Ecological Restoration & Water Focused Recreation***



In Austin, Texas, a city known for its love of the adventure and the outdoors, the Ann and Roy Butler trail at Lady Bird Lake is most popular recreational area, drawing 10 million visitors per year.

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## ***Development Potential***

This vision spurs:

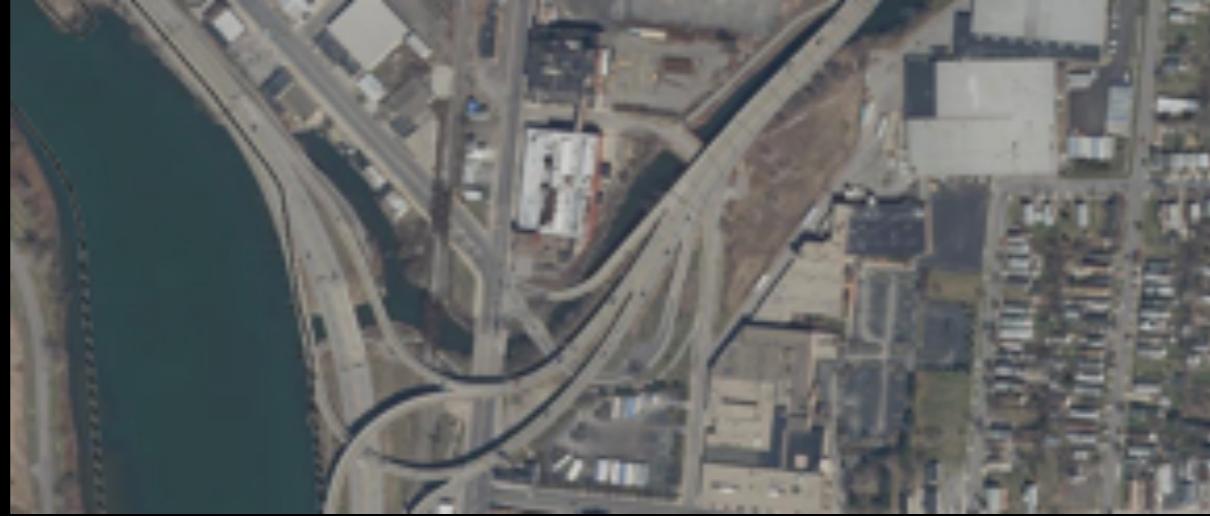
- over 850,000 square feet of development
- hundreds of new residential units
- new commercial space with
- \$150 million in new private sector investment in development alone



<i>New building development potential</i>	<i>classification/ use</i>	<i>Investment</i>
West Side of Tonawanda Street	mixed use: residential & commercial	\$9,750,000
Amherst Street Circle	mixed use: residential & commercial	\$8,000,000
Amherst St Mixed Use	mixed use: residential & commercial	\$3,975,000
Rockwell Rd (133 Tonawanda twin)	campus support	\$8,275,000
Rockwell Rd (Tonawanda St Quad infill)	mixed use: residential, commercial, hospitality,	\$21,750,000
Park Buildings	recreation	\$550,000
Dart St North	mixed use: residential & commercial	\$16,875,000
Niagara @ Forest	mixed use: residential & commercial	\$3,500,000
New Bengals International Stadium Complex	sports facilities	\$15,000,000
	<b>total investment</b>	<b>\$87,675,000</b>

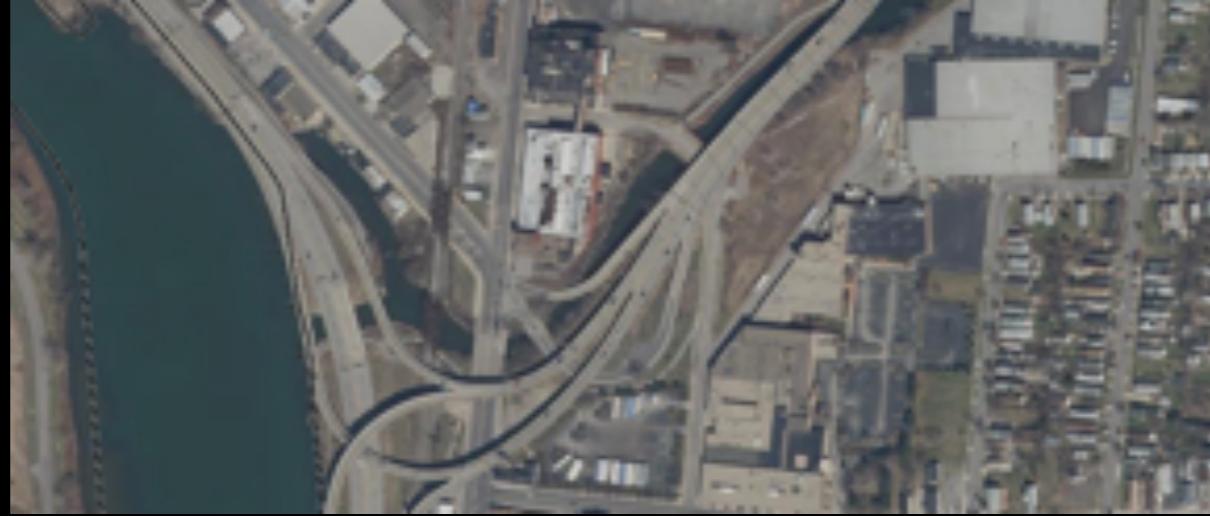
# A Vision for Black Rock Harbor - West Scajaquada

***Legacy Infrastructure Impedes Progress***



# A Vision for Black Rock Harbor - West Scajaquada

***Legacy Infrastructure Hinders Restoration***



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***Legacy Infrastructure Separates Communities  
and Continues Environmental Injustice***

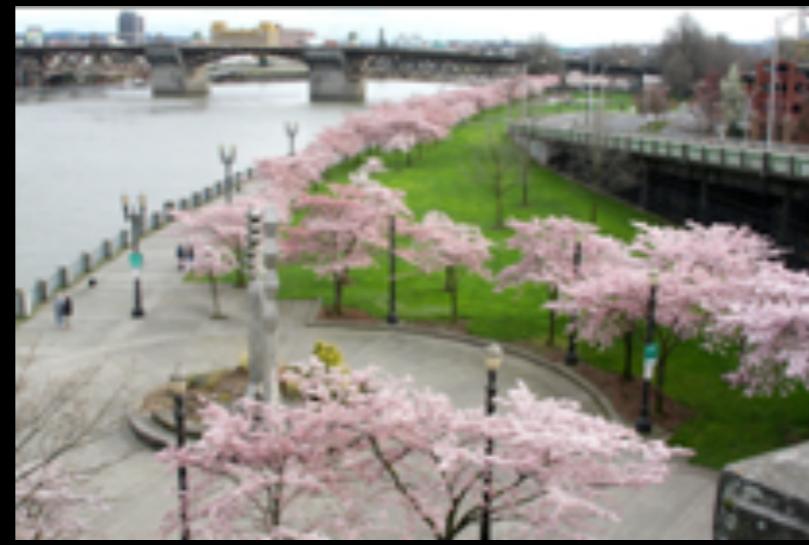


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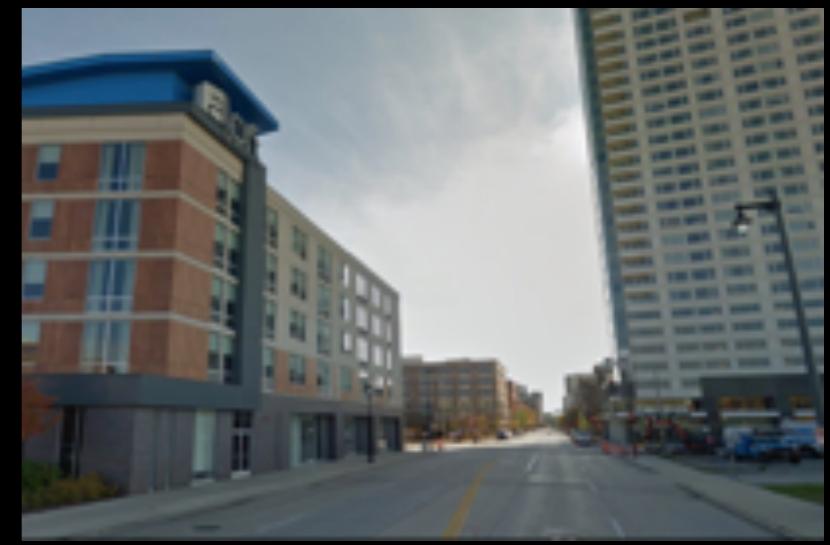
***Cities Across the Country Have Proven Progress***



Chattanooga,  
Tennessee



Portland,  
Oregon



Milwaukee,  
Wisconsin

# A Vision for Black Rock Harbor - West Scajaquada

***New York Cities Are Overcoming Past Mistakes***



Rochester, New York

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Brad Wales  
architect

make  
ENVIRONMENT

Seeing what is possible!