

A Vision for Black Rock Harbor - West Scajaquada



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

Black Rock Harbor - West Scajaquada

Seeing what is possible



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A VISION BY **Western Scajaquada Coalition**



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make
SOCIETY/NTINA

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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 State'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.



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.



The Banks at Buff State

A grassy hill side slopes up from the water's edge to campus and is a huge hit for lunch time, studying and sunbathing.



New Residential Development

A reconnected street grid helps capture the increasing housing market demand on the West Side. New infill housing flourishes from Forest Avenue to Amherst Street.



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.



Bridges Across Scajaquada Creek

A series of multi-modal bridges and bicycle-pedestrian bridges knit together the north and south sides of the creek, integrating neighborhood and campus life.



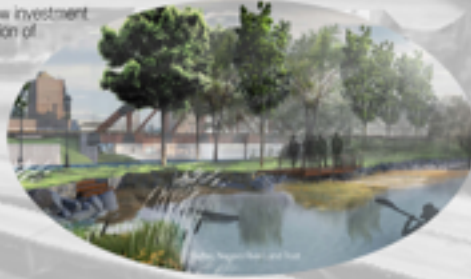
Tonawanda Street

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.



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.



Waterfront Access and Paddle Sport Launch

A new kayak launch on Niagara Street gives immediate access to Scajaquada Creek and Black Rock Harbor.



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.



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.



Black Rock Channel Trail

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



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CONSULTANTS

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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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COMMUNITIES

A Vision for Black Rock Harbor - West Scajaquada *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



A Vision for Black Rock Harbor - West Scajaquada ***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



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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
	total investment	\$87,675,000

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Legacy Infrastructure Impedes Progress



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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

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New York Cities Are Overcoming Past Mistakes



Rochester, New York

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Seeing what is possible!