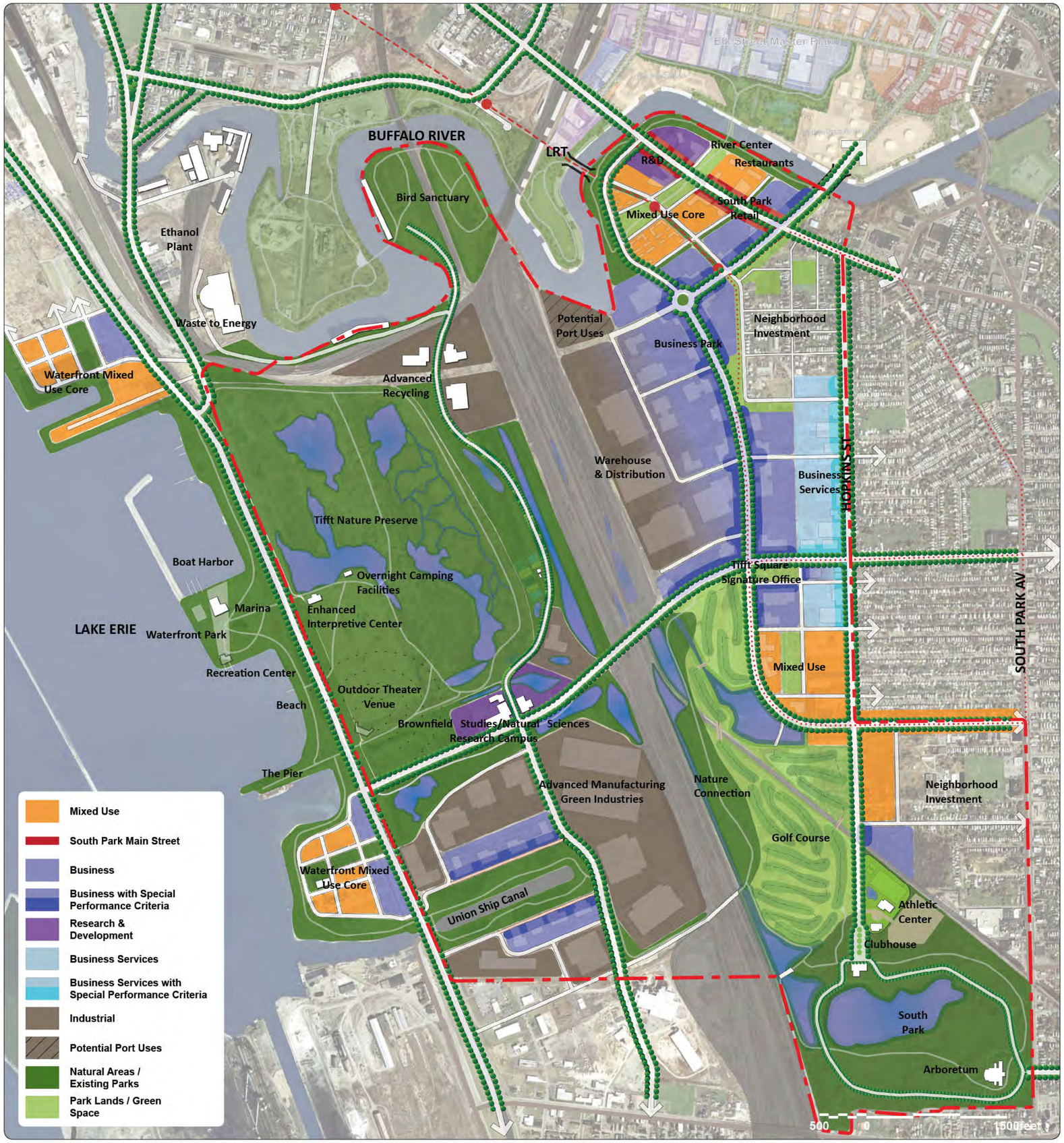


The feedback from our last open house was considered and incorporated into the Draft Master Plan for the BOA. This Draft Plan proposes a balanced mix of land uses for development, habitat restoration and recreation, balancing short term economic opportunities with the potential to achieve sustainable economic growth over the long term.

In order to allow for greater flexibility over time the land use specification has been simplified. Instead, emphasis will be placed on performance criteria to ensure that the overall place making objectives of the plan are met.

While significant land is reserved for a range of industrial uses, a large Business Park, several residential and live work opportunities and a series of high value nodes, including two Mixed Use Cores, a Signature Office cluster and an R&D campus broaden the land use mix.

Riverfront

- A modest Alternative Energy campus, large Bird Sanctuary and preservation and recreation initiatives on both sides of the River shift the focus of the River from industry to habitat restoration and recreation
- Environmental performance criteria enable potential port uses to integrate with the river environment.
- Mixed Use Core and Research and Development campus capture value of this riverfront

Lakefront

- An active waterfront with employment, residential and recreational opportunities is fully integrated with a modest expansion of the Tifft Nature Preserve
- Business uses diversify the employment base at Lakeside Commerce Park and create an enhanced setting for the canal

Rail Corridor

- Green industry and Warehouse and Distribution support the rail corridor

Hopkins Street Corridor

- Large Business Park and Business Services cluster allows for higher paying employment opportunities for existing neighborhoods

Infrastructure

- The construction of Fuhrmann Boulevard allows for the long term reconfiguration of Route 5 into an at-grade boulevard allowing for improved physical connections and land use synergies between the lakefront and the BOA
- Potential density likely sufficient to support higher order transit connection to downtown from Riverbend

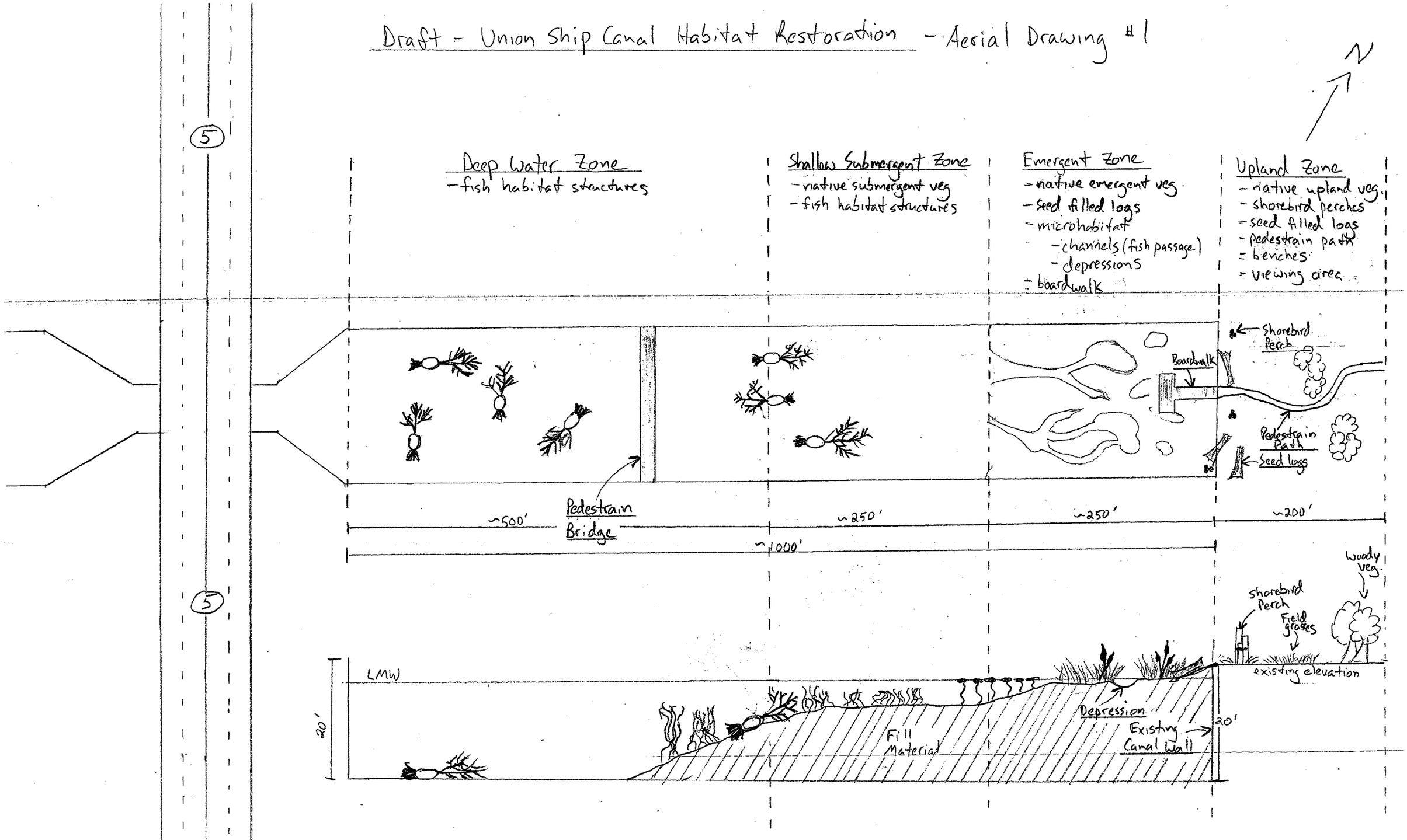
Open Space

- Significant investment in natural and recreational spaces including the greening of the riverfront, an expansion of Tifft and an 18 hole golf course

Draft Master Plan

BUFFALO LAKESIDE COMMERCE PARK

Site Map Key

- Available Sites
- CertainTeed Site
- Cobey, Inc. Site
- Sonwil Site
- Sale Pending
- Public Park
- Union Ship Canal
- Wetlands

Draft - Union Ship Canal Habitat Restoration - Aerial Drawing #1