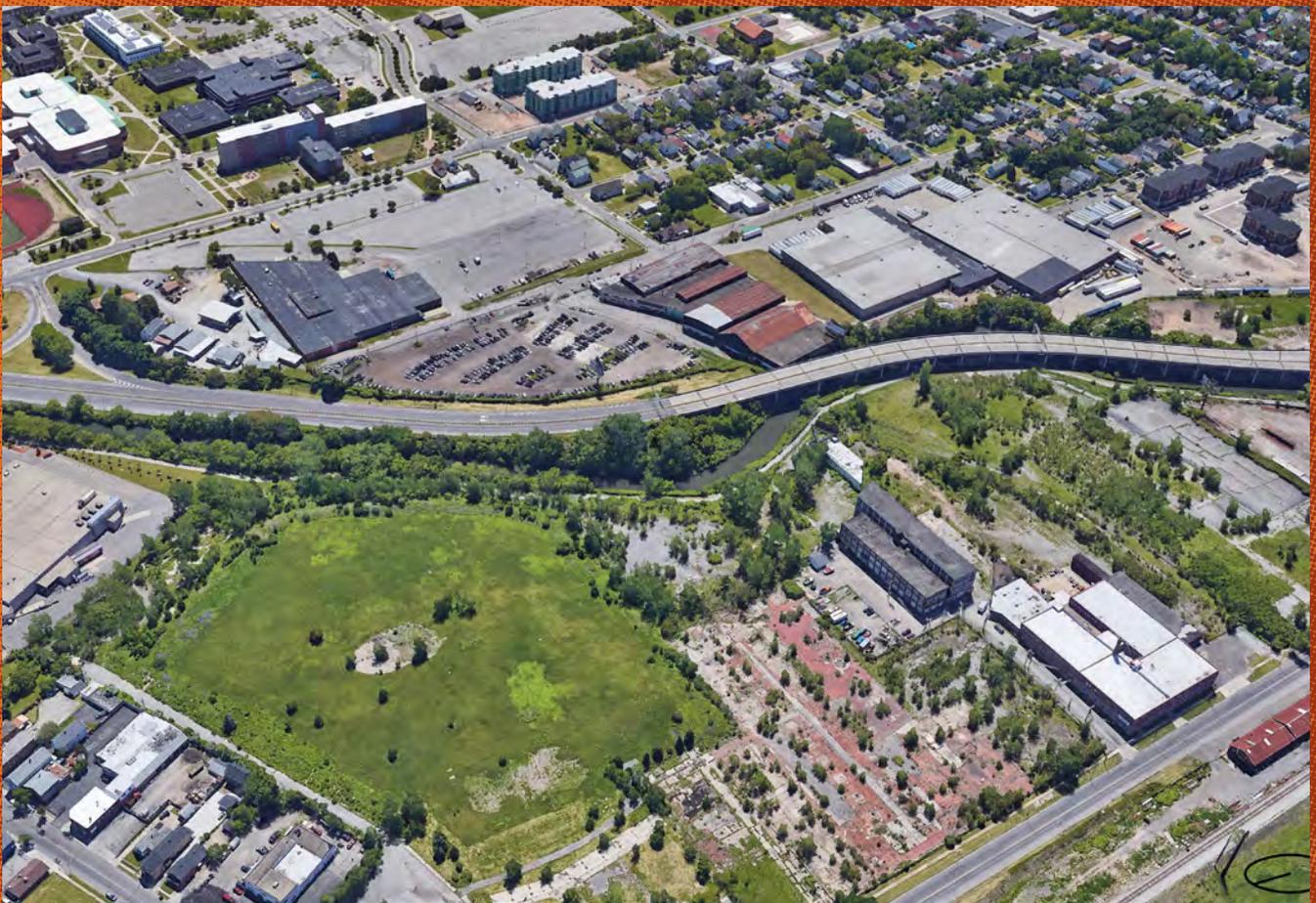


**REPORT OF PUBLIC CONCEPT PHASE ACTIVITY  
REIMAGINE 166-170 DART STREET  
JUNE 2021**



# ACKNOWLEDGEMENTS

---

## Buffalo State College President Katherine Conway-Turner

### BSCR Corporation

### City of Buffalo Mayor Byron Brown

### City of Buffalo Office of Strategic Planning:

Brendan Mehaffy, Executive Director  
Nadine Marrero, Director of Planning  
Hope Young-Watkins, Director of Real Estate  
Rebecca Gandour\*

### Public Officials:

Sean Ryan, NYS Senator  
Johnathan Rivera, NYS Assemblyman  
Joseph Golombek, City of Buffalo Councilmember  
David Rivera, City of Buffalo Councilmember  
Joel Feroletto, City of Buffalo Councilmember

### Buffalo State College Capital Development Board:

Laura Barnum, Co-Chair, Vice President for Finance and Management  
James Mayrose, Co-chair, Provost and Vice President of Academic Affairs  
Timothy Gordon, Vice President for Student Affairs  
Crystal Rodriguez-Dabney, Chief of Staff/Chief Diversity Officer

### Buffalo State College Foundation:

James Finnerty, Executive Director; Vice President of Institutional Advancement  
Michael Bonitatibus, Chair

### Dart Street Project Advisory Team:

Reverend Mark Blue, President, NAACP Buffalo Branch  
Casamiro Rodriguez, President, Hispanic Heritage Council  
Bhakti Sharma, Associate Professor Art and Design Department  
Richard Trigilio, President & CEO, Medical Management Services  
Amy Wilson, Chair and Associate Professor, Higher Education Administration  
William Benfanti, staff, Associate Vice President for Government Relations and Alumni Engagement  
Laura Rao, staff, Director Civic and Community Engagement

### Project Advisor:

Robert G. Shibley, Dean of the School of Architecture and Planning, State University of New York at Buffalo

### Project Advisor Team:

Joelle Haseley, Executive Assistant to the Dean, School of Architecture and Planning, State University of New York at Buffalo  
Reid Hetzel, Master of Architecture – '21, State University of New York at Buffalo  
Jennifer Persico, Master of Architecture – '21, State University of New York at Buffalo

### Buffalo State Project Team:

Laura Barnum, Vice President for Finance and Management  
Jerod Dahlgren, Interim Executive Director of Marketing and Communication  
Melissa Goodrich, Procurement Payables Administration  
Terri Locher, Director of Contract Management  
Jill Powell, Senior Assistant to the Vice President of Finance and Management  
Sarah Reid, AIA, Campus Planner  
Debbie Rohm, Administrative Assistant, Vice President for Finance and Management  
Steve Shaffer, Director of Facilities  
James Thor, AVP for finance and Management and Comptroller

### Buffalo State Public Exhibition Team:

Jackie Malcolm, CIO and Vice President for Enrollment, Marketing and Communication

### Project Leads:

Michael Lewis, Sr. Director of Administrative Operations  
Jonathan Hulbert, Director of Leadership and Organizational Development

### Project Team:

Andy Binder, Director of Operations – Performing Art Center  
Andy Borchik, Ciminelli Hall Manager – Performing Arts Center  
Ken Giangreco, Manager Video Production  
Bernadette Gilliam, Assistant Director Events Management Office  
Brian Kantz, Creative Services Director  
Tom Kostusiak, Production Technical Manager – Performing Arts Center  
Chantel Kutzbach, Art Director  
John Myers, Video Journalist, Production Assistant  
Tom Ochs, Foundation Employee  
Dawn Pustelnik, Audience Service Manager – Performing Arts Center  
David Ross, Chief TV Engineer  
Kaylene Waite, Senior Graphic and Web Designer

### Special Thank You To:

Mary Ann Kendron, Black Rock Riverside Alliance  
Lou Haremski, Grant Amherst Business Association  
Hal Morse, Greater Buffalo-Niagara Regional Transportation Council (GBNRTC)

*Thank you to all the campus and community that have participated in our public process to date. We look forward to continued dialogue.*

\* Currently employed by Buffalo Urban Development Corporation.



**Thank you to everyone** who has participated in this project to date. Buffalo State College and the City of Buffalo are encouraged by the feedback and look forward to the next steps to move forward. This report represents what we heard during the public exhibition process and a reflection on the process to date. It does not represent any decision or recommendation by the City of Buffalo or Buffalo State College other than the pause to align with the Region Central Initiative. Region Central is a new community-wide initiative to create a better future for all who live, work, play, and travel in the Scajaquada Corridor. We encourage the community to actively participate in the Region Central Process. This pause will allow broader community engagement to better inform our recommendation on the Dart Street parcel.

Although no plans have been endorsed by either entity and no funding has been identified, we look forward to the continued engagement with the campus, local community, and stakeholders and alignment with the Region Central process.

**<https://www.gbnrtc.org/regioncentral>**

# TABLE OF CONTENTS



SUMMARY . . . . .	5
INTRODUCTION . . . . .	7
SUMMARY OF THE TIMELINE OF PUBLIC ENGAGEMENT . . . . .	8
TIMELINE DETAILS . . . . .	9
PUBLIC EXHIBITION . . . . .	10
NEXT STEPS . . . . .	14

# SUMMARY

▼ 166-170 Dart Street aligns with the Scajaquada Expressway and Creek to the north and east.



**“Reimagine 166-170 Dart Street”** was formalized in February 2019 when Buffalo State College partnered with the City of Buffalo on a Designated Developer Agreement (DDA) addressing the 8.8-acre parcel, formerly the City auto impound lot, adjacent to the college campus.

The proposed Dart Street project is one that will have a profound impact on the community that surrounds it—and beyond. Since May 2019, there

has been a deliberate process of public outreach and engagement that has generated feedback on the kind of development desired in and around the Dart Street site. The input comes from the immediate neighborhoods, engaged stakeholders, the Buffalo State College constituencies, and the City and region focused on multi-neighborhood, City, and regional issues. This report provides an overview of the process of engagement, feedback received, and an analysis of that feedback.



^ *The Buffalo State College campus is adjacent to the Dart Street property, which has been identified for redevelopment.*

There are five initial project development visions derived from public participation and that have been used to start still broader conversations about the possibilities for the site—not to conclude them. These visions were framed in an open call for proposals and ideas for the site, through a Request for Proposals (RFP), issued by BSCR Corporation, an affiliate of Buffalo State College, on August 19, 2019, with a deadline of December 17, 2019 (see Appendix 1, RFP and Appendix 2, Process Approval Workflow and Project Development Vision).

**The RFP called for submissions to the following project development visions:**

- **Support Buffalo State’s Strategic Plan and Facilities Master Plan** by seamlessly connecting to the existing campus footprint while augmenting and improving the college experience for its students.
- **Welcome the community and support revitalization efforts on Buffalo’s West Side.** This is consistent with Buffalo State’s commitment to civic and community engagement and its position not only as an anchor institution for the City of Buffalo but also as SUNY’s only urban-engaged campus.
- **Consider waterfront access, green space, and other sustainable solutions.** The project should not negatively affect water quality or the ecological health of Scajquada Creek or the surrounding area.

- **Enhance the campus, neighborhood, and City appearance,** especially for those traveling along the western end of NYS Route 198.
- **Leverage creative and viable funding solutions** to bring this development to fruition while considering future operating costs and impacts on the campus.

The role of Buffalo State College in the project is described on the project website (Frequently Asked Questions; Appendix 3).

Analysis of and learning from feedback gathered through the extensive period of public engagement, as well as through responses to the RFP, have resulted in Buffalo State College identifying a need to become still more specific before proceeding on to the next stage of the project. A greater understanding and framing of a process around the project for the Dart Street site is essential. Having this in place will clarify how best to engage its future potential as open space— and, perhaps, beyond. This would include a review of how to recondition and improve the site and activate it as a resource. This would lead to continuity with local and regional park and trail systems and consider the flow between the site and the Buffalo State College campus. It also promotes a deeper understanding of how an activated Dart Street site connects to the surrounding area. Each point represents important areas of the project in need of further information and consideration prior to the specification essential for a land use development agreement. Efforts are underway to conduct this investigation.

## INTRODUCTION

In April 2019, Buffalo Mayor Byron Brown and Buffalo State College President Katherine Conway-Turner officially announced that the College affiliate, Buffalo State College Realty (BSCR) Corporation, had been chosen as the designated developer for 166-170 Dart Street, the current site of the City of Buffalo Impound Lot. The site is located on the western campus border, adjacent to Buffalo State's University Police and Campus Operations building and parking lot G-20.

The DDA with the City establishes that BSCR agreed to develop concept design visions for a project on the site. A second agreement, a Land Disposition Agreement (LDA), will be executed between the City and the ultimately successful concept developer. The LDA is a contract for the sale of land for private development. Once it is executed, the design of the project will begin, informed by ongoing community consultation.

The possibilities for the land development are open; there is no pre-determined use for the site. As a land-locked institution, Buffalo State has a rare opportunity to improve its campus borders by contributing to Buffalo's West Side's revitalization.

In Fall 2019, BSCR Corporation and Buffalo State College issued an RFP on developing the site and received three qualified submissions in response. A fourth proposal (Appendix 4: fourth submission) was submitted, shared with the City, and was acknowledged by the submitter to not address the full requirements of a qualified proposal according to the rules outlined in the RFP. After a pause in public activity related to the COVID-19 public health emergency, the three qualified proposals were presented in several small public venues and to the greater public at a virtual exhibition on September 14, 2020. (See Appendix 5: summary from exhibition and Appendix 6: report from exhibit; Exhibit summary and report)

### What are the roles of Buffalo State College and the BSCR Corporation in the development of 166-170 Dart Street?

As described in the DDA, executed with the City of Buffalo, the College-affiliated BSCR Corporation is tasked with developing the 166-170 Dart Street project for the benefit of Buffalo State College to further its educational mission. BSCR Corporation is a not-for-profit corporation empowered to accept or purchase property on behalf of Buffalo State College and the Buffalo State College Foundation. Buffalo State is an adjacent neighbor to the Dart Street property. The project site is located on the western campus border, near Buffalo State's University Police and Campus Operations building and parking lot G-20. The project will be a true community-based initiative, with

programming and use focused on those living in the adjacent neighborhood. In some cases, and aligned with the programming that will be linked to the project, the College – given its proximity—may utilize the learning opportunities presented therein, by way of a nearby “learning lab” for its students.

In the RFP, Buffalo State College expressed the “...hope that the final development plan will be one that is welcoming and supportive of the community, provides new and unique opportunities for our students, and supports Buffalo State's mission as an anchor institution for our great City.”

### List of Major Stakeholders

- Residents and businesses residing in neighborhoods surrounding the proposed development area
- Black Rock Riverside Alliance
- Buffalo State College community
- Grant Amherst Business Association
- The City of Buffalo

The Dart Street Advisory Committee membership was appointed by the President for broad representation to ensure voices from the campus and community were considered.

### Process

The pandemic and Buffalo State's intention to get community feedback early and often during the process makes this process unique. The pandemic slowed it down, and work surrounding the site matured. The input, given the longer time frame, became more thoughtful comprehensive. The Dart Street initiative was initially presented at a highly conceptual level seeking guidance for developing an RFP that offered concepts for site development. This process opened the discussion about the site and its context. The respondents to the RFP suggested more specific but largely still conceptual ideas about potential developments tested through a public exhibition process. Feedback on those ideas raised several more detailed questions and called for additional information, continued conversation with the community, and coordination with other regional initiatives and strategies. Ultimately, the unanswered questions led Buffalo State to pause the process and to learn from other ongoing studies of the site's potential. These investigations included the Scajaquada Corridor Coalition work and the Greater Buffalo Niagara Regional Transportation Council's “Region Central” and concluding work by the City on a city parks and trails masterplan.



^ Buffalo Mayor Byron Brown and Buffalo State College President Katherine Conway-Turner

› Community input highlights the need for barrier-free access to sports in the neighborhood surrounding the Dart Street property.



## SUMMARY OF THE TIMELINE OF PUBLIC ENGAGEMENT

Engagement to raise awareness and gather public input of a proposed development of 166-170 Dart Street formally started in May 2019 and continues as the concept is further developed (See Appendix 7 for a detailed timeline of community engagement).

Public engagement—including with community, business, and civic groups near the project site—gathered feedback in preparation for the development of an RFP. The engagement continued in Fall 2019 and into early Winter 2020, during the RFP process, aimed at providing information to potential developers and the community on the College’s strategic vision and facility master plan and their critical relevance to the project; this also provided opportunities to share general updates on the project. The community was then further engaged in providing feedback on developer proposals. **The project paused in response to the COVID-19 pandemic and resumed in Spring 2020 continuing through the Summer of 2020 in advance of the public exhibition on September 14, 2020.**

To announce the public exhibition on September 14, 2021, and encourage participation from members of the community, over 8,000 postcards were sent to addresses in zip codes 14213, 14207, and 14222 and e-mailed block club groups in those zip codes; advertised in the *Riverside Review* and *Buffalo News*; available to view at the Elaine M. Panty Branch Library; and promoted on Buffalo State’s website and social media outlets. Buffalo State’s Civic and Community Engagement (CCE) Office shared the invitation through e-mail to all CCE community partners comprising of 680 organization staff and community leaders and shared on the CCE social media pages. After the exhibition, the YouTube link of the presentation and survey link was sent to everyone

who received electronic communication prior and promoted on social media outlets.

Processes of continued public engagement will carry on through subsequent phases of project development. In Fall 2020, Dart Street project detail continued to be shared broadly in the community, beyond the significant stakeholders outlined above. In doing so, feedback was sought through a survey, meetings with constituent groups, and reviews of the public exhibition posted on the college website, all intended to help inform the next project development phases.

Among those engaged in the process was the leadership of the Buffalo Public Schools. The District provided its support for the project and its assistance, acknowledging the benefits. The District’s comment is part of Appendix 8, which outlines feedback received from stakeholders (public feedback).

The conversation also was carried out with those engaged in local sports-focused initiatives and with the intent of exploring the possibility of partnership and philanthropic support opportunities. A discussion was had in early November with Kate Braun, Executive Director of both Niagara Frontier Sports and its community-centered entity, the Champion Project, along with Gary Hill, Founder of Union Concrete and owner of Buffalo Niagara Sports Court. Braun, on behalf of the Champion Project, formalized support for an endeavor to provide barrier-free access to sports and recreation through the Dart Street initiative in a related correspondence (see Appendix 8). Further feedback gathered during the process also is noted herein Appendix 8.



## TIMELINE DETAILS

Public engagement to date was carried out in three phases: pre-RFP, during the RFP process, and post-RFP review. The phases all involved extensive collaboration with community members, civic and government leaders, and other stakeholders. See Appendix 7 (Timeline of Community Engagement) for full detail of engagements during each phase.

### **Phase 1 (Pre-RFP)**

**May 9, 2019–June 19, 2019**

Purpose: Engagement to receive feedback on the five points (as described in the project overview above) of the project's development vision.

- Summary: Early collaboration and solicitation of ideas and philosophies relative to the use of the Dart Street property were gathered during Phase I and informed the development of the RFP document. These conversations included a spectrum of stakeholder groups—including those representing entities in proximity to the proposed project site.
- Engagement with 10 entities.

### **Phase 2 (During RFP Submission)**

**August 19, 2019–February 13, 2020**

Purpose: Engagement to provide information to the potential developers and community on the campus's strategic vision and facility master plan and to provide a general update on the project.

- Summary: This phase of public engagement—which spanned the RFP submission timeframe—entailed vast collaborative conversations with key State and City offices and agencies and related leadership, businesses neighboring the proposed project site,

and community-focused organizations and groups. Meetings also were conducted with the three qualified developers who submitted proposals for the proposed projects. The collaborative conversations with those vested in the future of the project and proposed project site continued to help inform the process and this feedback will leverage project direction and inform decisionmaking.

- Engagement with 22 entities/groups.

### **Phase 3 (Post Respondent Interviews)**

**March 9, 2020–present**

Purpose: Engagement to receive feedback on the qualified developer proposals. *Note: due to the COVID-19 pandemic, this phase was paused, as reflected below.*

- Summary: This phase of public engagement is focused on receiving public feedback on the three proposals received from the qualified developers that replied to the RFP. As in previous phases of the public engagement process, Phase 3 continued conversations with stakeholders, neighbors, and others to gather important feedback that would inform the process and decision-making. This phase's capstone was a public exhibition—conducted virtually due to the COVID-19 pandemic—aimed at allowing the public to hear live presentations from each developer on their proposals with real-time question and answer opportunities. There was extensive follow-up to the event including providing responses to questions not addressed due to time constraints during the public exhibition, and a survey that was broadly distributed.
- Number of engagements: 10 entities/groups and public exhibition.

^ **Buffalo State College is an anchor institution with a mission to be engaged in the surrounding community.**

## PUBLIC EXHIBITION

(see Appendix 5 and 6)

On September 14, 2020, the public exhibition became a significant component of public input activity in the process. The virtual event and related activities (i.e. post-event survey) gathered valuable input from stakeholders, particularly those from the City of Buffalo, Buffalo State College, and surrounding neighbors, both business and residential. The entire public exhibition is available online on YouTube (Public exhibition); the event video has been viewed 174 times as of January 1, 2021).

The program included presentations from three qualified developers—Colby Development LLC, McGuire Development Company, and Uniland Development Company—who each responded to an RFP and created concepts for the site. As described earlier, a fourth response to the RFP did not meet the qualification of a *formal* response. It is included in the appendices and was forwarded to the City of Buffalo for their consideration. A moderated panel discussion with representatives from the three developers followed. The virtual audience of about 135 participants posed questions through email and text. Questions not addressed during the public forum were answered on the project website (see appendix 9). (Additional questions from public forum)

Virtual breakout rooms with each of the three developers followed the formal portion of the program, to which viewers were invited to ask questions of developers and have a discussion. There were a modest number of participants in these forums but observations and communications from the breakout sessions are also addressed in the FAQ questions posted to the project website.

The public exhibition was virtually attended by 135 individuals; the video of the public exhibition was publicly available and shared with all registrants and posted to the Dart Street project web site. Registrants numbered more than 160 and represented the following locations (as recorded by zip code, which was requested at the time of registration):

- Buffalo (14222, 14216, 14214, 14213, 14209, 14207, 14204, 14203, 14202, 14201): 114 registrants
- Williamsville/Amherst (14221, 14226, 14228): 12 registrants
- Kenmore/Tonawanda (14217/14223): 9 registrants
- Getzville (14068): 3 registrants
- Hamburg (14075): 3 registrants
- Orchard Park (14127): 3 registrants
- Cheektowaga/Snyder (14215, 14225): 4 registrants
- West Seneca (14210/14224): 4 registrants

- Aurora (14052); Clarence/East Amherst (14051); Lake View (14085); Lewiston (14092); Springville (14141): 1 registrant from each
- Out of state: Red Bank, NJ (07701); Cape May, NJ (08204); Lawrence Township, NJ (08648): 1 registrant from each
- Out of country: Ontario, Canada (LOS 1E4/M3K 1E2): 1 registrant from each

Registration information also provided detail about registrants' affiliation. While not all respondents noted their affiliation, those who did included the following:

- Buffalo State College: 44
- Resident/neighbor: 9
- Developers: 4
- Buffalo Psychiatric Center: 2
- Media: 2
- Municipal/state agencies
  - Buffalo Sewer Authority
  - Greater Buffalo-Niagara Regional Transportation Council
- Community/civic organizations
  - Black Rock Riverside Alliance
  - Buffalo Niagara Waterkeeper
  - Engineering Society of Buffalo, Inc.
  - Forest District Civic Association
  - Gilbane/Albright-Knox
  - Grant Amherst Business Association
  - Head Start
  - Niagara Frontier Sports
  - PUSH Buffalo
  - Richmond Neighborhood Community Association
  - Scjajaquada Corridor Coalition
  - Vision Niagara
  - WSYDC Coalition

### Post-Public Exhibition Survey

A survey seeking feedback from the public on the developer proposals (vendor proposals) was distributed to registrants of the public exhibition and, more broadly, to gain input from the community on the proposals. The survey was available and posted to close October 2, 2020, and at the request of Assemblyman Ryan and others were extended through October 31, 2020. Those results are summarized below and offered in their entirety in the appendices.

### Analysis/Summary of Points of Feedback

A survey link was distributed following the public exhibition on September 14, 2020. It was shared via email with those who registered for the public exhibition as well as throughout the community, reaching a broad spectrum of project constituencies.



A link to the survey also was posted to the Dart Street project web site.

Survey results are summarized in a high-level manner below (the survey feedback in its entirety is included in Appendix 10).

The survey questions were focused on gauging feedback on developers' proposals and were as follows:

- Which ideas or concepts from the public exhibition did you like the best, and why?
- Which ideas or concepts from the public exhibition did you like the least, and why?
- Is anything missing that you believe should be added to the development?
- Opportunity provided to offer other comments.

A total of 47 responses were received to the survey. In responding to the survey, respondents were asked specific demographic detail including zip code, community affiliation (if applicable), as well as name and email address.

Zip codes of respondents was reflected as follows:

- Buffalo (14203, 14207, 14209, 14213, 14214, 14216, 14217, 14220, 14222 ): 38
- Clarence/East Amherst (14051): 2
- Williamsville (14221): 2
- Corfu (14036); Grand Island (14072); Hamburg (14075); Tonawanda (14150), Town of Tonawanda/ Kenmore (14223): 1 from each

Affiliations, where offered, represented the following:

- Buffalo State College community
- Black Rock Riverside Alliance

- Friends of Unity Island
- Grant Amherst Business Association
- Holy Cross Head Start
- Local youth recreation (representative)
- Neighborhood residents
- Scajaquada Corridor Coalition
- Vision Niagara

In addition to survey responses, 5 letters were received and 10 e-mailed responses. (The feedback in its entirety is contained in Appendix 8.)

Letters received from the following:

- The Champion Project
- Sean Ryan, NYS Senator member (former NYS Assembly member)
- Buffalo Public Schools
- Black Rock Riverside Alliance
- Buffalo State Rugby Alumni Association

E-mails received from the following:

- Drew Kahn
- Judy White
- Todd Mattina
- Alan Oberst
- Eran Epstein
- Shaun Irlam
- Kristi Jacobson
- Gregory Sweet
- Jordan Berke
- Sammatha Lysiak

^ *Dart Street development will add to the educational and learning opportunities available to Buffalo State students.*



^ *The Buffalo State College campus anchors both the Elmwood Avenue and Grant Street corridors.*

### Summary of Responses

Responses were wide-ranging, as they addressed the three proposals. Respondents focused on, as directed by the survey questions, the positives of the proposals, what they liked least, what was missing, and other comments. The summary of responses provides a high-level overview of how respondents viewed the proposals submitted by each developer related to the City of Buffalo, Buffalo State College, and the neighborhood.

### Which ideas or concepts from the public exhibition did you like the best, and why?

#### o Colby Development LLC

- Transformation of Grant Street, positioning it as a pivotal location of activity and traffic for the neighborhood, Buffalo State College, and the surrounding area more generally.
- Connection to Scajaquada Creek and acknowledgement of its value as a natural resource.
- Thoughtfulness of design:
  - Aesthetics.

- Adheres to RFP.
- Well developed.
- Connection to Tonawanda Street corridor.

#### o McGuire Development Company

- Mixed-use concept:
  - Uses other than those related to recreation.
  - Value to Buffalo State College (learning lab opportunities, alignment with College programming, etc.).
- Consideration of nearby planning/pillars, including the 198 Expressway and Scajaquada Creek.
- Emphasis on recreation and consideration of natural resources.

#### o Uniland Development Company

- Link and benefit to Buffalo State College.
  - Support student experience.
- Inclusion of greenspace in plan.
  - Promotes more and easier community use.
  - Highlights natural resources.

- Recreational elements (link to bike paths).
  - Thoughtful and realistic design.
  - Link to water recreation.
- o General, non-developer-focused:
- Sports/recreation focus.
  - Benefit to Buffalo State College and campus community.
  - Inclusion of greenspace in designs.
  - Link to natural resources.

**Which ideas or concepts from the public exhibition did you like the least, and why?**

**General feedback**

- o Too much emphasis on athletics.
- o Plans close off Grant Street.
- o Plans don't acknowledge Local Waterfront Revitalization Program (LWRP) classification of the Scajaquada Creek; also, do not prioritize the potential of Scajaquada Creek.
- o Plans are not progressive in nature.

**Developer-specific feedback**

- o Colby Development LLC
  - Design doesn't seem to fit area; lacks innovation.
  - Building is too large.
  - Impacts greenspace and parking.
  - Concern about access for all.
  - Not well connected to Grant Street.
- o McGuire Development Company
  - Proposal isn't in-step with needs.
  - "Field of grass and parking."
  - Too close to Grant Street and doesn't offer much new to the community.
  - Didn't adhere to RFP.
  - Lack of concept for area now occupied by impound lot.
- o Uniland Development Company
  - Design:
    - Plan is too generic; lacks dedication to campus life.
    - Relies too heavily on mixed-use development.
    - Concerns about building specifications.
  - Seems to be pending development of the 198 Expressway.

**Is anything missing that you believe should be added to the development?**

**Greenspace/waterfront access**

- o Adequate greenspace, focus on natural resources, and waterfront access.
- o Emergency phones, should area be developed as recreational green space.

- o Additional walking trails/quiet spaces.
- o Increase academic- and community-building aspects.

**Community and neighborhood-related**

- o No reflection of diversity of surrounding neighborhoods.
- o Doesn't support collaboration with neighborhood and the College.
- o Other avenues of focus should be considered (education, ecological conservation, etc.).
- o Plans should be more community focused.
- o Should include a timetable or related phases.
- o No consideration of community plan.
- o Sustainability should be fully considered.

**Financial detail**

- o Development/construction cost estimates, operating budgets, business model narrative and operating plan articulation.
- o Detail regarding financing for the project, Buffalo State College's role in management of the site, and how public access ensured.

**Transportation**

- o Better bus stop (with amenities – heat, restroom, etc.) to encourage use of transport.
- o Consideration of foot traffic.

**Buffalo State College**

- o Academic collaboration.
- o Link to campus community, including alumni/visitor center.
- o Design that shows the College is vested in the community.
- o Detail on how plans will impact parking on campus.

**Connections to Grant Street/Tonawanda Street/Blackrock**

- o Plans that improve streetscape and consider connection to the broader community.
- o Consider Grant Street and surrounding neighborhood.
- o Plans for connection to Black Rock city.
- o Focus on making for a pleasant place for the community.

**Opportunity provided to offer other comments.**

**Respondents provided additional feedback related to:**

- o Greenspace/natural resources
- o Athletic facility/resources
- o Community improvement/aesthetics
- o Buffalo State College
  - General design relate



^ We are pausing to align our process with the Region Central Initiative

## NEXT STEPS

As noted in the introduction above, initial expectations were for Buffalo State as the Designated Developer to select a concept for the Dart Street parcel for the City of Buffalo to execute an LDA between the City of Buffalo and the successful concept developer. The developer would then further engage the community on the design, programming, construction, and financial feasibility to implement the selected concept. However, it was learned through the process thus far—which included public and engaged stakeholder input and developer concept presentations—that more questions than answers remained on the selected concept that would require further engagement of the community prior to execution of an LDA. These questions are about what should be provided on and around the Dart Street site that would best serve the local neighborhood. In addition, there is also the question of what would connect and integrate the various visions established for those areas surrounding the project location as illustrated by the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC), Scajaquada Corridor Coalition, Buffalo-Niagara Waterkeeper, Black Rock Riverside Alliance, Vision Niagara, The Trust for Public Land, and others.

The potential for a phased approach to fully accomplish this greater vision has emerged. Revitalizing and improving the site—given its history as an automobile

impound lot— would introduce open space on the site to the neighborhood. Activating the site as a resource would allow its potential to be considered moving forward, including the possibility of programming and a fieldhouse or other facility to meet community needs in the future.

The next steps in the process are to ensure the project and process are inclusive and address the needs and visions of neighboring entities and other stakeholders. An important element is consideration of formal studies already underway, including by The Trust for Public Land and its examination of the City of Buffalo park system (Buffalo Parks Master Plan) and how the parks and trails system integrate with the Dart Street site and surrounding area. With flow between the Buffalo State College campus and the Dart Street site and surrounding area, the project has potential to be an important element to the existing trails and parks systems. It would be equally important to leverage the information garnered through the Region Central initiative and its related review being carried out by the GBNRTC. This initiative is focused on utilizing the Scajaquada Corridor to position area communities for success.

Allowing the Dart Street project to be informed by these considerations positions it to be an asset and important piece of that geographic area of the city. With support of local trails and parks, and to integrate with the revitalization activity underway, there is obvious potential for additional progression on the site. This step would advise framing an LDA consistent with the shared vision of the Dart Street area and the neighboring community. It also informs future contracting with a developer. While there are other important elements to be considered formally relative to the Dart Street site, including financing and operations, these next steps seem essential to success.

In reflection, the process to-date is working. It has offered more clarity about community, Buffalo State College and stakeholder aspirations, and describes which institutions/entities and individuals want to participate in the process—and the need for additional information to inform next steps. It also has introduced early aspiration for the site and surroundings to local and state legislators ready to engage the next phase of work.

A formal consideration as described above and this report with feedback and more public engagement will further inform the recommendations that Buffalo State College and BSCR Corporation will offer the City of Buffalo on the future ownership and development of the property. A wide range of options and themes were revealed through the public exhibition and process to-date. With no decision or recommendation by the City of Buffalo or Buffalo State College, additional information is set to be gathered moving forward with further public engagement. The process will remain open to a flexible set of options for the site as we pause to align with the Region Central Initiative.





**BUFFALO STATE**  
The State University of New York