

Development of 166-170 Dart Street
Project No. L03155
Developer Information
March 4, 2020

Concept Abstract

McGuire's proposal consists of two distinct parts. First, we propose transforming the Dart Street property into multipurpose athletic fields with a parking area, playground, and bike/pedestrian pathway, giving Buffalo State College (BSC) a waterfront presence. We also recommend additional streetscape enhancements to Dart, Letchworth, and Grant Streets for creating greater connectivity within BSC.

Next, our proposal focuses on the core of BSC. Rockwell Road quickly loses its momentum and campus vibe shortly after the Elmwood Avenue intersection. McGuire's view is that Rockwell Road should become the heart of BSC, a destination connecting BSC and the Richardson Olmsted Campus (ROC), and a place for innovation, creation, entertainment, and recreation.

We propose a multifaceted approach to reimagine the existing Clinton Center and pursue additional development in partnership with ROC that activates this area of Rockwell Road, as well as ties to the Dart Street property. Our objectives:

1. Create a dynamic environment for BSC to interact with innovative companies seeking advanced manufacturing and creative office space.
2. Transform the core of Rockwell Road into a draw for the local community and larger business and creative communities.
3. Provide strong connections between BSC and ROC through repurposing existing buildings and new development along Rockwell Road.
4. Turn the Dart Street property into a green billboard for BSC.