



## **SUPPORT FOR Development of the Outer Harbor**

**The Buffalo Niagara Partnership supports the OPUS Development Team proposal for development of the Outer Harbor.**

The Buffalo Niagara Partnership supports all reasonable efforts to reinvigorate and rebuild the City of Buffalo waterfront. We believe that the development potential in the Opus team proposal before the NFTA's Outer Harbor Redevelopment Evaluation Committee offers the best opportunity to stimulate such an outcome.

The Partnership, working through our Buffalo Development Council (BDC), considered the following critical components of waterfront development, and concluded the Opus team development proposal accomplishes the following:

- incorporates significant and permanent public access to our waterfront areas
- encourages mixed use development which is economically sustainable and of superior quality
- encourages public private partnerships
- reflects and complements Buffalo's rich heritage, architecture, character and supports revitalization

Along with these overarching considerations, the developer proposals also were reviewed on their depth of research, investment in the proposals and capacity of the teams. An evaluation of the suggested land uses in each proposal was also completed by the BDC and determined the following:

- Proposed Development should not compete with office space in the Central Business District

Ciminelli: 800,000 SF office

Norstar: Terminal A and B for office/industrial

Opus: none specified. Mentioned potential for “service office” such as medical, etc.

The Opus development proposal contained the least amount of new office space; thus least conflicting with the Central Business District which has an office vacancy rate of 24%.
- Proposed Development should offer a variety of housing types (e.g. condo, townhouse, apartment) in rental and ownership markets and appropriate density.

Ciminelli: 557 units (loft units, low rise condo’s and apts., brownstones)

Norstar: 679 units (448 apartments, 231 condo)

Opus: 414 units (154 townhouse, 160 high rise, 100 mid rise condo)

All of the proposals specified a variety of housing types; but the number of units and density specified in the Opus proposal is most realistic.
- Proposed Development should not compete with other adjacent industrial parks and property.

Ciminelli: about 800,000 SF industrial space

Norstar: Terminal A and B for office/industrial

Opus: none

The Opus development proposal did not contain plans for industrial space, thus not competing with adjacent industrial parks where there is existing space available and resources allocated already for to attract this type of development.
- Proposed Development should allocate a majority of developed acreage to entertainment and public space venues that do not duplicate CBD facilities.

Ciminelli: marina, Amphitheatre, boutique hotel, civic arts center, museum, theatre complex, expo center

Norstar: marina, open space for festivals, outdoor theatre, amphitheatre, 50% green space

Opus: marina, convention center and hotel, festival sports center, sports fields, theatre, festival pavilion, family and winter park

The Norstar proposal allocated the greatest amount of space to public access; both the Opus and Norstar development proposals provided detail on public and festival centers that did not compete with existing facilities in the CBD.
- Proposed Development should have a proposed feasible solution to accessing the property.

Ciminelli: Southtowns connector, Fuhman Blvd. to two-way

Norstar: 5 bridges as options, Southtowns connector

Opus: Michigan Street Bridge, Southtowns connector

All three proposals identified feasible access to the property. Ciminelli and Norstar did not detail specific access requirements.