



**Buffalo
Central
Terminal**

CENTRAL TERMINAL RESTORATION CORPORATION UNVEILS MASTER PLAN TO GUIDE REUSE

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POSTED BY: Central Terminal Restoration Corp. (CTRC)

The Central Terminal Restoration Corporation is pleased to announce the release of a Master Plan for the long-awaited reuse of the Buffalo Central Terminal.

This master plan, developed over 12 months, redefines the Buffalo Central Terminal's future as a vibrant local and regional destination supporting economic and social opportunities to the Broadway-Fillmore neighborhood, Buffalo's East Side and the City of Buffalo and Western New York. The Plan was developed in partnership with SmithGroup, James Lima Planning + Development, Barbara A. Campagna/Architecture + Planning, Mustard Seed World Group, Watts Architecture and Engineering and Trophy Point.

"As we grapple with the pandemic and racial reckoning, the future of the Buffalo Central Terminal represents more than just a building to save," said Monica Pellegrino Faix, Executive Director of the non-profit CTRC. "The future of the Central Terminal is a pivotal and transformative moment for the Broadway-Fillmore neighborhood and the Buffalo Central Terminal."

The development of the Terminal plan has been steeped in listening and understanding, with three well-attended public meetings with hundreds of community stakeholders participating, five Community Advisory Group meetings, focus groups, and web-based activities – all designed to gather feedback and ideas from those who are familiar with the building and the neighborhood. There have also been interviews and analysis with developers, potential users and industry leaders, precedent studies, and an assessment and analysis of the property conditions. It is the most in-depth study ever completed on the Central Terminal for the future reuse of this iconic building and property.

This Master Plan positions the Terminal as an economic, social and cultural hub – accommodating large-scale events, local businesses and institutions, as well as cultural and community functions and programming.

"The adaptive reuse and redevelopment of the Buffalo Central Terminal presents a once-in-a-lifetime opportunity to build the future envisioned by the community where the rising tide of investment, innovation and opportunity is realized by the very people who have

made the community what it is today,” said Dan Kinkead, AIA at SmithGroup. “From the dedicated stewardship of long-time residents, to the impact of young entrepreneurs and dynamic businesses, the larger arc of this community in transition means the Buffalo Central Terminal Master Plan offers an opportunity to outline a shared strategy for an integrated and collective recovery.”

The Plan calls for a long-term approach that is pragmatic, yet still able to respond to strategic opportunities over time, beginning with a focus to create a **shared Civic Commons that serves as a year-round venue for events and activities centered around the Concourse — and a public plaza with adjacent grounds**. This initial focus on a revived, shared Civic Commons will position the Terminal as a premier destination for diverse public events and programs that leverage the grand spaces of the passenger concourse, waiting room and restaurant, as well as the plaza and great lawn. These core spaces will create a nexus for public life, connection and activation where cultural, educational and commercial activity can thrive.

Companion to the Civic Commons will be the creation of a **Great Lawn as a welcoming green space for year-round public use**, including recreational activities and events of various sizes. A signature feature will be a grand staircase that connects the lawn to the plaza. Landscape improvements will include trees, pedestrian pathways, and power access to support events, creating an outdoor destination that is enjoyable and functional for visitors.

Improved circulation and access with a welcoming street entry, seamless parking, pedestrian access, and an interior circulation system ready the Terminal for easy navigation to and within the building and grounds. Visitors and tenants will have access to user-friendly parking and non-motorized pedestrian and bicycle access. The current approach drive will have a plaza level porte-cochere drop-off at the tower entry and new direct vehicular access to underground parking, with the addition of elevators to bring visitors and tenants up to the plaza and into the Terminal.

Green space and returning window openings will connect the outside of the parking garage to the neighborhood. To ensure an accessible, engaging and cohesive overall campus, the grounds will be interconnected with pedestrian and other non-motorized circulation paths that link with paths existing today in Broadway-Fillmore.

These early phases will **support a range of complementary creative, entrepreneurial and civic enterprises such as:**

- **Innovation Hub** featuring step-up office space, light manufacturing and workforce training that help build Buffalo’s economy for tomorrow
- **Film Industry** spaces for local and national studios featuring post-production work, a screening room for premieres and local educational connections

- **Cultural Center** that combines both the creation and enjoyment of art, where events, studios and dining build a new regional destination
- **Community & Non-Profit Anchor** with a critical mass of mission-driven non-profit organizations and a community resource center
- **Housing Focus** that addresses the need for quality attainable housing in the area, supported by dynamic neighborhood retail

Utilization of sustainable systems and practices and respect for the historic identity of the buildings and grounds will be woven through all aspects of the project, including a geothermal field below the grounds to support cooling in the summer, and heating in the winter by utilizing the ambient temperature of the earth, and south-facing photovoltaic solar panels.

“From its opening almost a century ago, the sprawling Buffalo Central Terminal has wowed its users with civic grandeur, its magnificent Passenger Concourse and soaring deco tower,” said James Lima at James Lima Planning + Development. “Its past economic, social and cultural value was mostly as a gateway to travel and discovery somewhere else. Our team’s contribution to the Terminal’s next chapter capitalizes fully on this ‘Architecture of Awe’. Grounded in market reality but aspirational in program and plan, the Terminal will be a place where everyone feels welcome to come again and again to connect, discover, linger and celebrate. It will be both a destination and a beloved and integral part of the local community.”

The Central Terminal is currently executing a \$5+ million Capital Project to ready an event space, focusing on the 8,000-square-foot former restaurant area adjacent to the main Concourse. In order to achieve a tempered event space, roof replacement and associated asbestos abatement and electric upgrades were required in order to stem the significant water infiltration. Support for the capital project was provided by Empire State Development through Governor Cuomo’s Buffalo Billion Economic Development Initiative, \$300,000 from the National Grid Foundation, and \$314,000 from the NYS Environmental Protection Fund.

As this Capital Project nears completion, efforts are underway to secure funding to fuel the next steps in the Terminal’s dramatic transformation.

“The future of the Terminal is bright, but the time is now and there is much work to be done,” said Pellegrino-Faix. “The building has been lovingly cared for by volunteers for more than 20 years, but despite this effort it is in a significantly deteriorated state, with safety and security issues. Information from the Capital Project and the Master Plan Property Conditions Assessment makes it clear that we need additional support to continue the momentum: \$100 million will make this iconic building safe and secure, and ready for the dynamic development and exciting reuse.”

About the Central Terminal Restoration Corporation

The historic Buffalo Central Terminal is a prominent feature of Buffalo's East Side and the Broadway Fillmore neighborhood. The not-for-profit, volunteer-driven Central Terminal Restoration Corporation (CTRC) has been the caretaker for more than 20 years.

Tremendous progress has been made stabilizing this landmark and bringing attention to its importance and potential for a new life by combating the deterioration from 40 years of vacancy and abandonment since the last train departed in 1979.

About Empire State Development

Empire State Development (ESD) is New York's chief economic development agency (www.esd.ny.gov). The mission of ESD is to promote a vigorous and growing economy, encourage the creation of new job and economic opportunities, increase revenues to the State and its municipalities, and achieve stable and diversified local economies. Through the use of loans, grants, tax credits and other forms of financial assistance, ESD strives to enhance private business investment and growth to spur job creation and support prosperous communities across New York State. ESD is also the primary administrative agency overseeing Governor Cuomo's Regional Economic Development Councils and the marketing of "I LOVE NY," the State's iconic tourism brand. For more information on Regional Councils and Empire State Development, please visit www.regionalcouncils.ny.gov and www.esd.ny.gov.

About the East Side Corridors Economic Development Fund

This \$65 million fund is dedicated to the revitalization of Buffalo's East Side through capital investments along four commercial corridors. The East Side has lagged behind the rest of the City during Buffalo's revitalization. Through the establishment of program goals, an analysis of economic and land use data, a look at past investments, and in-depth stakeholder engagement, ESD has established a portfolio of catalytic projects aimed at improving economic conditions on Buffalo's East Side. Working with other public and private funders, the Fund seeks to create a holistic and sustainable approach to revitalization and a unifying voice for the community. This Fund compliments the Governor's previously announced investments on the East Side for overall state investments of more than \$237 million since 2011.

About East Side Avenues

East Side Avenues is a capacity-building initiative developed to fund, plan and coordinate revitalization strategies and initiatives aimed at improving economic conditions in four main commercial corridors on Buffalo's East Side. It is backed by a unique partnership of private and philanthropic organizations that created the pooled, \$8 million East Side Collaborative Fund administered by the Community Foundation for Greater Buffalo. The grants and supports are being provided to complement capital funding that is being awarded by Empire State Development (ESD) as part of its \$65 million East Side Corridor

Economic Development Fund (ESCEDF), which is part of Governor Andrew M. Cuomo's Buffalo Billion II initiative.

East Side Avenues stemmed from UB Regional Institute's (UBRI) partnership with ESD and the City of Buffalo to reach out to community members, to listen, analyze past investments and create a comprehensive plan focused on what key stakeholders said they'd like to see happen and what projects they believe are important for promoting economic activity. East Side Avenues is being led by a Project Implementation Team (PIT) from UBRI that will work to build organizational capacity by ensuring appropriate supports such as infrastructure, staff and funding are in place; assisting with strategic planning, program design and problem solving; reporting on progress and ensuring responsible use of resources. UBRI is the research enterprise of the University at Buffalo School of Architecture and Planning. Learn more about East Side Avenues at www.eastsideavenues.org.

About National Grid

National Grid (NYSE: NGG) is an electricity, natural gas, and clean energy delivery company serving more than 20 million people through our networks in New York, Massachusetts, and Rhode Island. National Grid is transforming our electricity and natural gas networks with smarter, cleaner, and more resilient energy solutions to meet the goal of reducing greenhouse gas emissions.

For the Central Terminal capital project, National Grid provided \$300,000 through its Brownfield Redevelopment Program, which funds utility-related infrastructure improvements and other costs necessary to progress the redevelopment of a brownfield site or building. The program is part of a suite of 18 economic development programs that have provided more than \$100 million in assistance, helping to create or retain more than 50,000 jobs and supporting almost \$10 billion in private and public investment across upstate New York. More information about National Grid's suite of programs is available at www.shovelready.com

About the Environmental Protection Fund

The Environmental Protection Fund Grant Program for Parks, Preservation and Heritage implements the Environmental Protection Fund (EPF) Act of 1993, which created OPRHP's (Office of Parks, Recreation and Historic Preservation) program for Parks, Preservation and Heritage Grants. The EPF is a matching grant program for the acquisition, planning, development, and improvement of parks, historic properties, and heritage areas. Awardees are municipalities or not-for-profits with an ownership interest within NYS selected through a competitive grant process.