



EXECUTIVE SUMMARY

Buffalo's Lake Erie Waterfront is a beautiful front door to its Central Business District and lies only a few miles from the Canadian border. This stadium development proposed at the Port Outer Harbor Waterfront site is positioned to serve as the modern gateway into Buffalo and Western New York and a destination environment for the U.S. and Canada.

The Port Outer Harbor Waterfront site is located south-east of Downtown Buffalo and is almost an island setting. It is less than a mile from the First Niagara Center and Coca Cola Field, and in close proximity to available public parking in the downtown area.

This close proximity to Downtown Buffalo and its CBD allows the site to serve as the sports and entertainment extension of Buffalo and has the potential of setting the foundation for future development.

The NFTA has strategically developed the site as a park and repaired the site to reduce environmental challenges. The proposal for a new stadium along with additional development is embedded in the pursuit of a green and sustainable development to set the benchmark for a green environmental agenda for the future development.

The 167 acre site allows the concept of a 'building in the garden', with a waterfront park with 'viewing outlooks' on Lake Erie connecting the entire site.

The area to the north of the site should remain as a wooded park open to the public every day of the year. The new waterfront park will connect to the north to provide a public park amenity every day of the year.

Very few sites in the country can rival this beautiful setting for Buffalo's

new multi-purpose venue. The views from the site to Lake Erie as well as the downtown allow for a great opportunity to build retail, dining and entertainment within the stadium that are open all year long while the vistas from the Canadian border on to the site especially on an event night are priceless.

The proposed venue could be expanded with additional development of a hotel, and retail, dining and entertainment amenities which will work in unison to attract the various opportunities for the region.

The site has the ability to accommodate adequate parking with a combination of structured garages and surface parking. These 'green' surface parking areas can be used for the tailgating experience and other activities.

In this report options have been presented to show the tremendous potential of the site to develop as a sports and entertainment district while connecting downtown Buffalo to the Lake Erie waterfront with a green and sustainable development which has the potential to spark growth.

This report is a preliminary physical assessment of the site and its potential to develop an NFL stadium. This macro level analysis is based on public information available about the region, the city of Buffalo and the site.

A detailed feasibility study should be undertaken to fully comprehend the capability of the site to host an NFL stadium and to undergo the rigors of an Environmental Impact Assessment to procure approvals to build on this site.