



# **BUILDING BRIDGES**

An integrated urban design and real estate studio

Conrad Kickert – Matthew Roland – School of Architecture and Planning University at Buffalo



WHY

**BUILD BRIDGES?**



A **bridge** between Buffalonians and their fellow citizens





# A bridge between Buffalonians and their natural and historical environment





A bridge between Buffalonians and the world





A **bridge** between the past, present, and future of Buffalo's waterfront



**MAP**  
showing  
Slips and adjuncts  
of the  
**ERIE CANAL**  
at Buffalo.

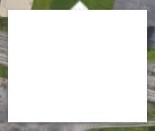
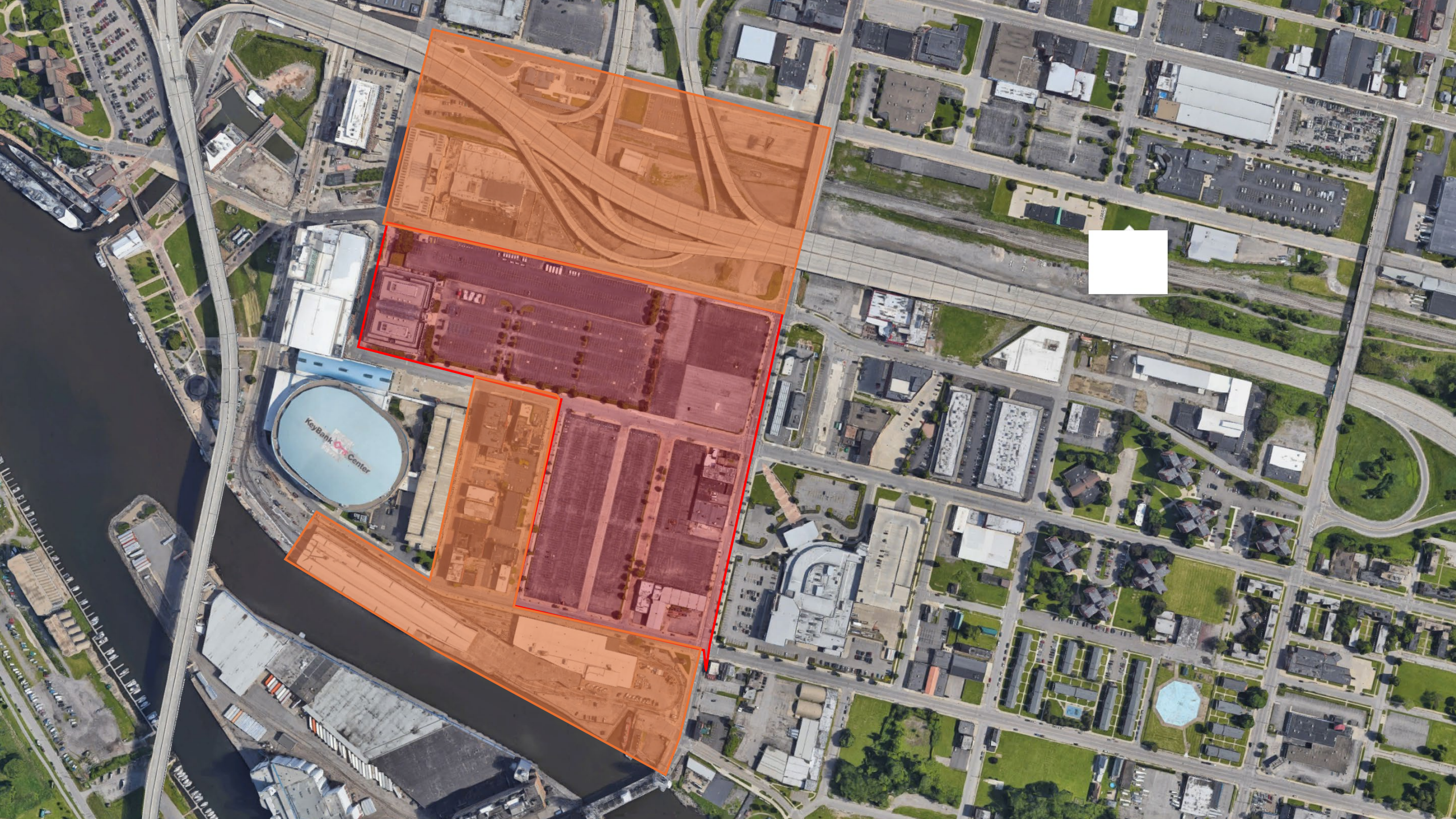




PERRY  
MISSISSIPPI















NBC THE BUFFALO NEWS

"inspire has organized an efficient way to see your dating is time."  
inspire  
inspire

COURTYARD

WALK

WALK













D & W STATION



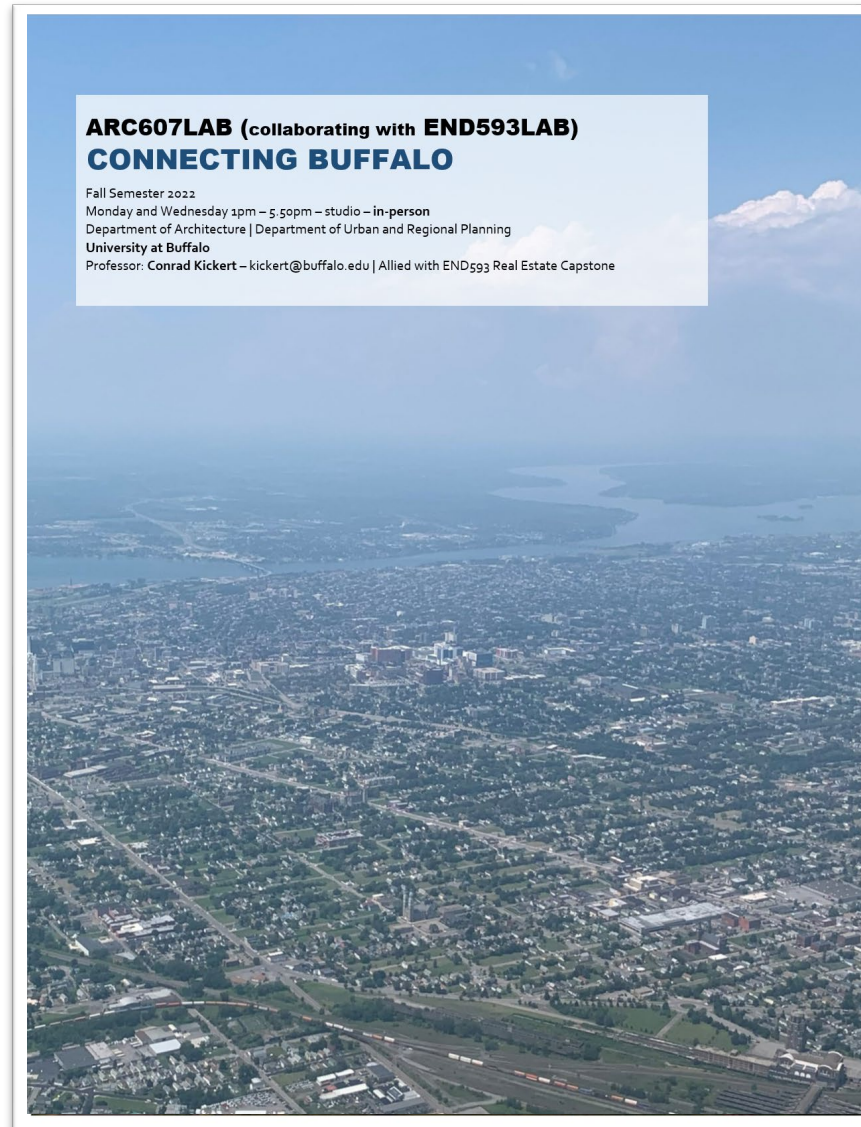
A **bridge** between architecture, urban design, and real estate






# Course overview

- MSRED and M.Arch Courses collaborate to mutually empower designers and developers;
- Separate syllabi, one for each course.



  
The State University of New York  
**END593LAB-RED; CLASS NUMBER 17219**  
Real Estate Capstone | Fall 2022  
Mondays & Wednesdays, 1:00-5:50 PM - Hayes 217  
Taught in Conjunction with: ARC607-LAB: Research Studio  
Course Syllabus

<b>INSTRUCTOR</b>	<b>Matthew Roland, AICP,</b> Assistant Dean & Clinical Assistant Professor Master of Real Estate Development Program Department of City & Regional Planning 118 Hayes Hall, Buffalo, NY 14214 <a href="mailto:msroland@buffalo.edu">msroland@buffalo.edu</a> (716) 829-5914 (Office)
<b>CLASS TIMES</b>	Mondays & Wednesdays, 1:00-5:50pm; Most Mondays plan to meet at 1:00pm in Hayes 402 Wednesdays meet In-Person at Hayes 217 Plus 1 mandatory property tour to the Project Site. Please note that as this class meets with architecture students in ARC607. Please plan to meet most Monday afternoons at 1:00pm in Hayes 402 with the architecture students. In addition, we will have occasional guests join us to discuss the project, which will occur in Hayes 402. Following the larger meetings and guest meetings we will then meet in Hayes 217.
<b>OFFICE HOURS</b>	By appointment in Hayes 118. Please email instructor in advance.
<b>COURSE DESCRIPTION</b>	This Capstone course is an interdisciplinary course which is cross-listed with ARC607, which is taught by Conrad Kickert. For MSRED students, only those in their capstone semester are eligible. Students will address a real site in which they will work through the development process as if they worked for a real development company and had the site under contract. Students will ultimately be formed into teams with architectural students to provide for a combined development and design project. During the capstone, students will conduct site analysis, due diligence, market analysis, construction cost investigation, land use approval, pro forma building and a final investment committee project.
<b>PREREQUISITES/CO-REQUISITES</b>	Regardless of the professional field of study that you are pursuing (i.e. real estate or architecture), it is important that all students have a set of fundamental skills to be eligible for the capstone; those skills include but are not limited to: <ul style="list-style-type: none"><li>• Strong collaborative skills and the ability to work effectively and productively with others from diverse backgrounds;</li><li>• Good writing and reading ability;</li><li>• Good critical thinking and verbal communication skills;</li><li>• Analytical and investigative skills that allow one to work with an often incomplete set of data/information;</li><li>• Synthetic design skills that can be used to integrate crucial elements in financial proposals and urban design master plans (architectural design and landscape design);</li></ul>

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# Course phases

## 1. ANALYSIS

- You will study the site from a physical and environmental perspective;
- MSRED students will study the site from a market viability, incentive structure, and regulatory perspective;

## 2. BEST PRACTICES

- You will study the best practices of urban redevelopment applicable to your site;
- You will travel to Pittsburgh (hotel paid!) to experience urban redevelopment and its issues firsthand.

## 3. ENVISION

- In collaboration with MSRED students, you will create a SWOT synopsis and corresponding site concept

## 4. DESIGN

- You will enter an iterative feedback loop, in which you design the materialization for the market potential that MSRED students provide and test
- You learn to design a block structure, public space network, and building envelopes

## 5. PRESENT

- You present your work to a jury of local partners, with the chance to win a prize!





THE TERMINAL

THE TERMINAL  
ART MARKET  
20+ Local Artists  
JUNE 20 + JULY 11  
AUGUST 15 + SEPTEMBER 19  
9:00 am - 1:00 pm





# Project partners and stakeholders





# CONNECTIONS - SUSTAINABILITY



- Over 500 new units with improved access to NFTA Delavan Station
- Infrastructure improvements to create Complete Streets

ACCESS

## COMMUNITY

- Walkable commercial district
- Consolidating and bridging Canisius Campus
- More recreational opportunities



- New bike paths and walking trails
- Healthy food options in market hall
- Public fitness facility which is easily accessed

WELLNESS

## SUSTAINABILITY

- Daylit a portion of Scajaquada Creek
- Increased amount of green space
- Preserved existing trees on site










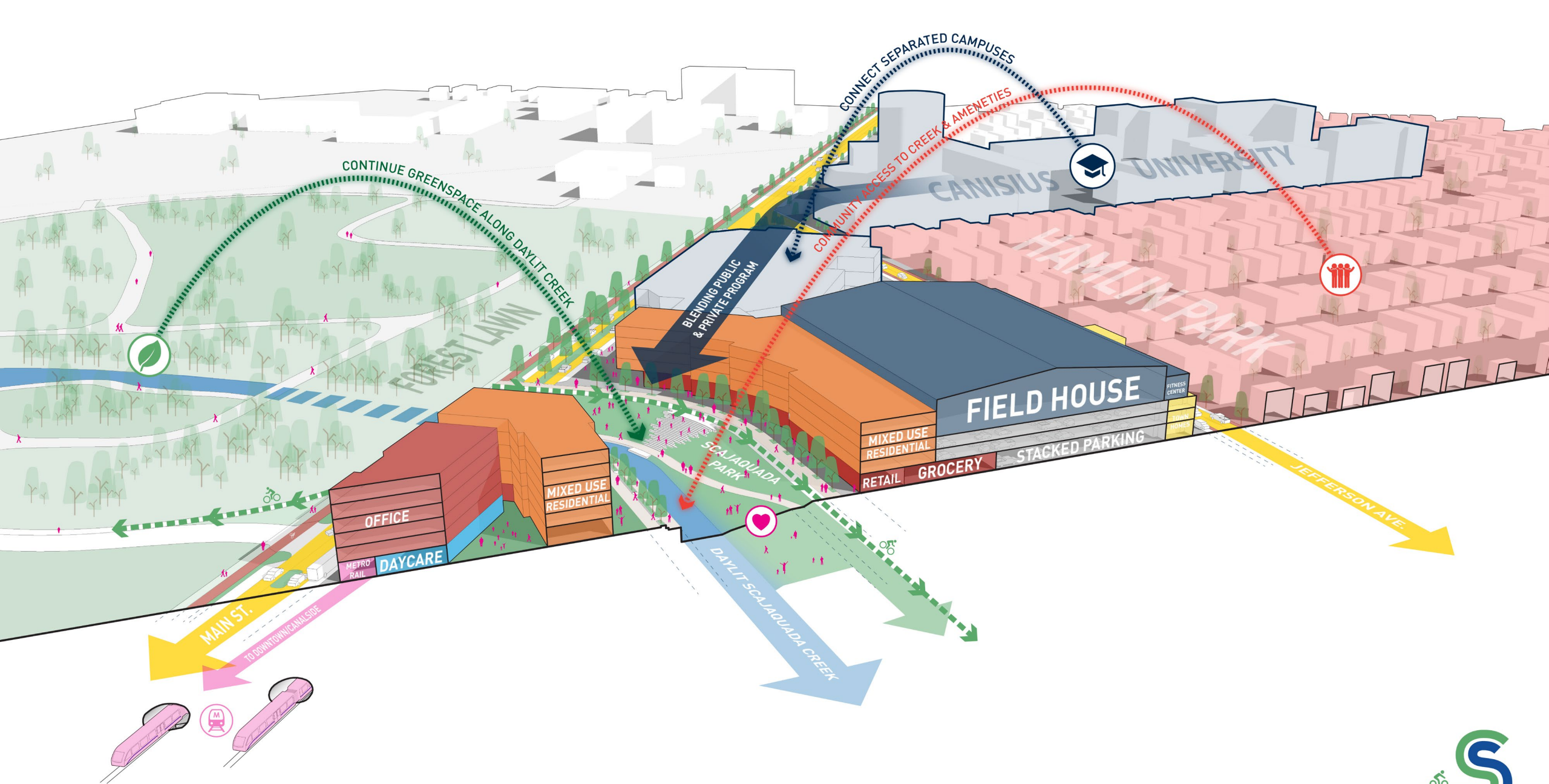
# REGIONAL CONTEXT



## KEY

-  NFTA Metro Line
-  NFTA Metro Station
-  Bike Path
-  Bike Friendly Road
-  Activity Areas

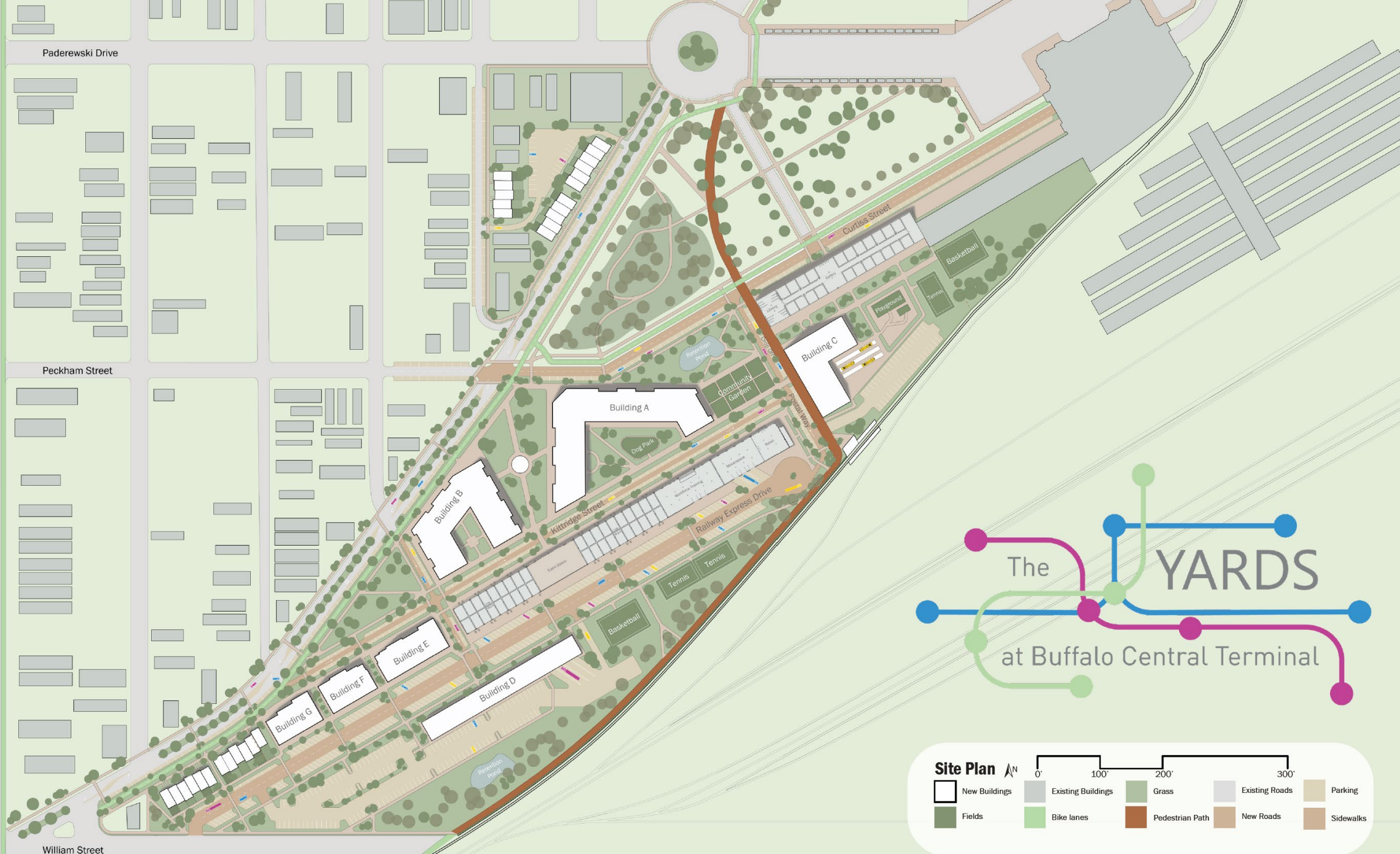




Jack McGowan, Victoria Thompson, Zach Wiekierak, Bryan Jackson, Cole Harity, Joe Lilley, Michella Kobti, The Crossings, ARC607 / END593, 2023.  
 Photo credit: Jack McGowan, Victoria Thompson, Zach Wiekierak, 2023.







Paderewski Drive

Peckham Street

William Street

Curries Street

Building A

Building C

Building B

Kittridge Street

Railway Express Drive

Building E

Building F


Building G

Building D











The

YARDS

at Buffalo Central Terminal

**Site Plan** 

0' 100' 200' 300'

 New Buildings	 Existing Buildings	 Grass	 Existing Roads	 Parking
 Fields	 Bike lanes	 Pedestrian Path	 New Roads	 Sidewalks



# GREEN INFRASTRUCTURE

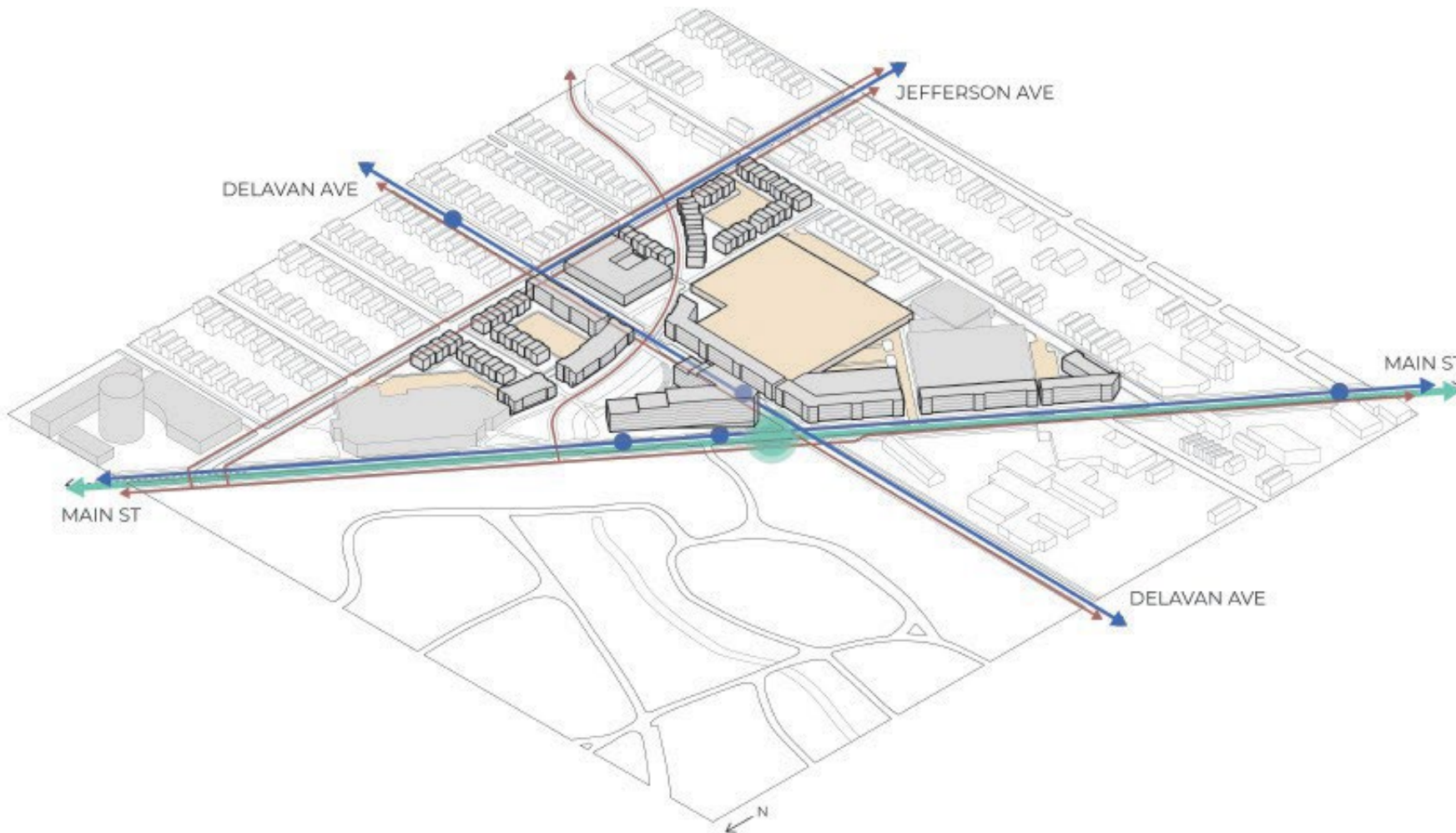


## KEY







- Scajaquada Creek
- Bike Path
- Existing Trees
- New Trees
- Sports Field
- Public Green Space
- Forest Lawn



# TRANSPORTATION & INFRASTRUCTURE

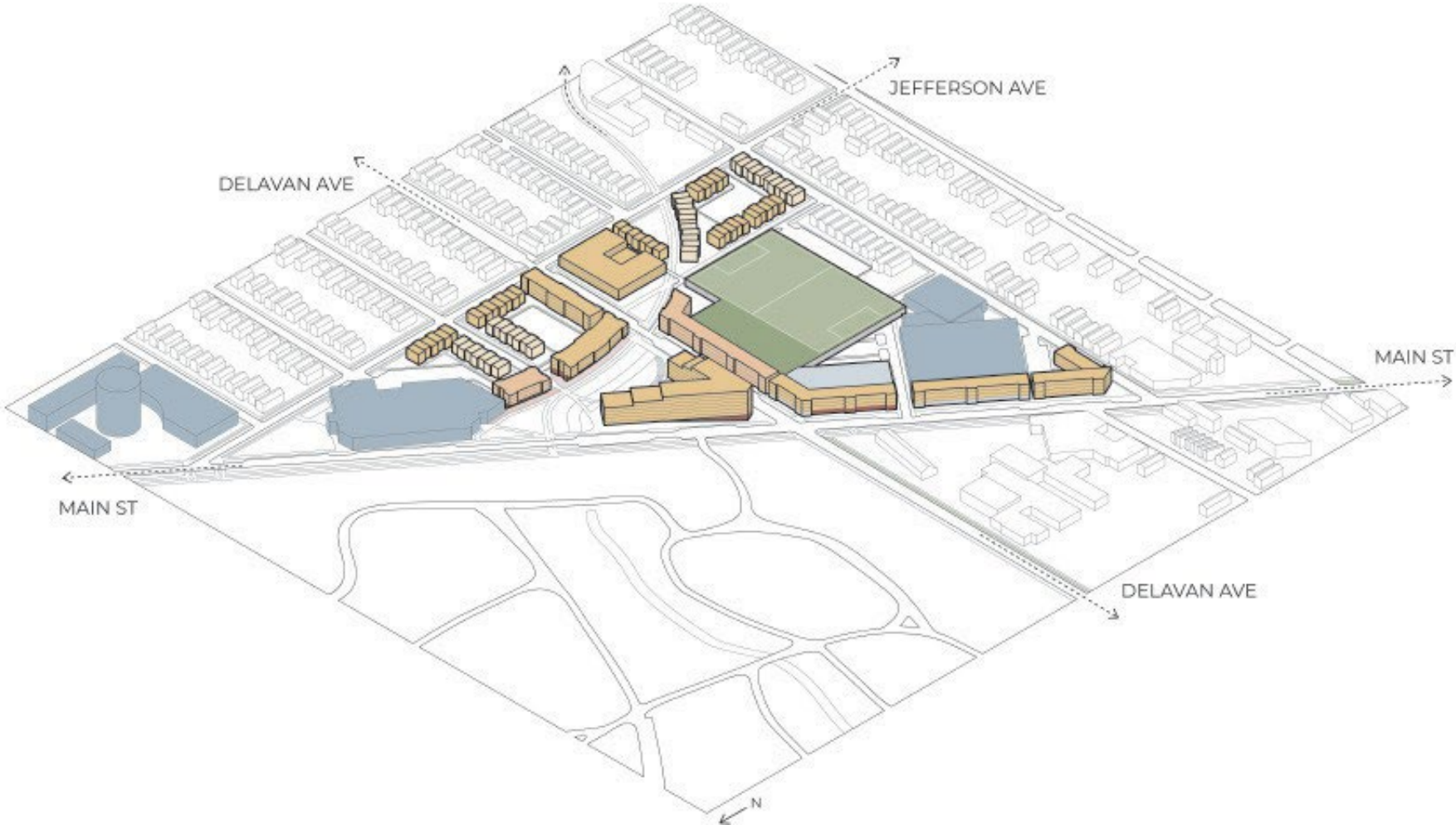


## KEY

-  Bike Path
-  NFTA Metro
-  NFTA Metro Station
-  NFTA Bus Routes
-  NFTA Bus Stops
-  Parking



# LAND USE



## KEY

- Commercial
- For Rent Housing
- For Sale Housing
- Student Housing
- Existing Canisius Facility
- New Canisius Facility
- Sports Field



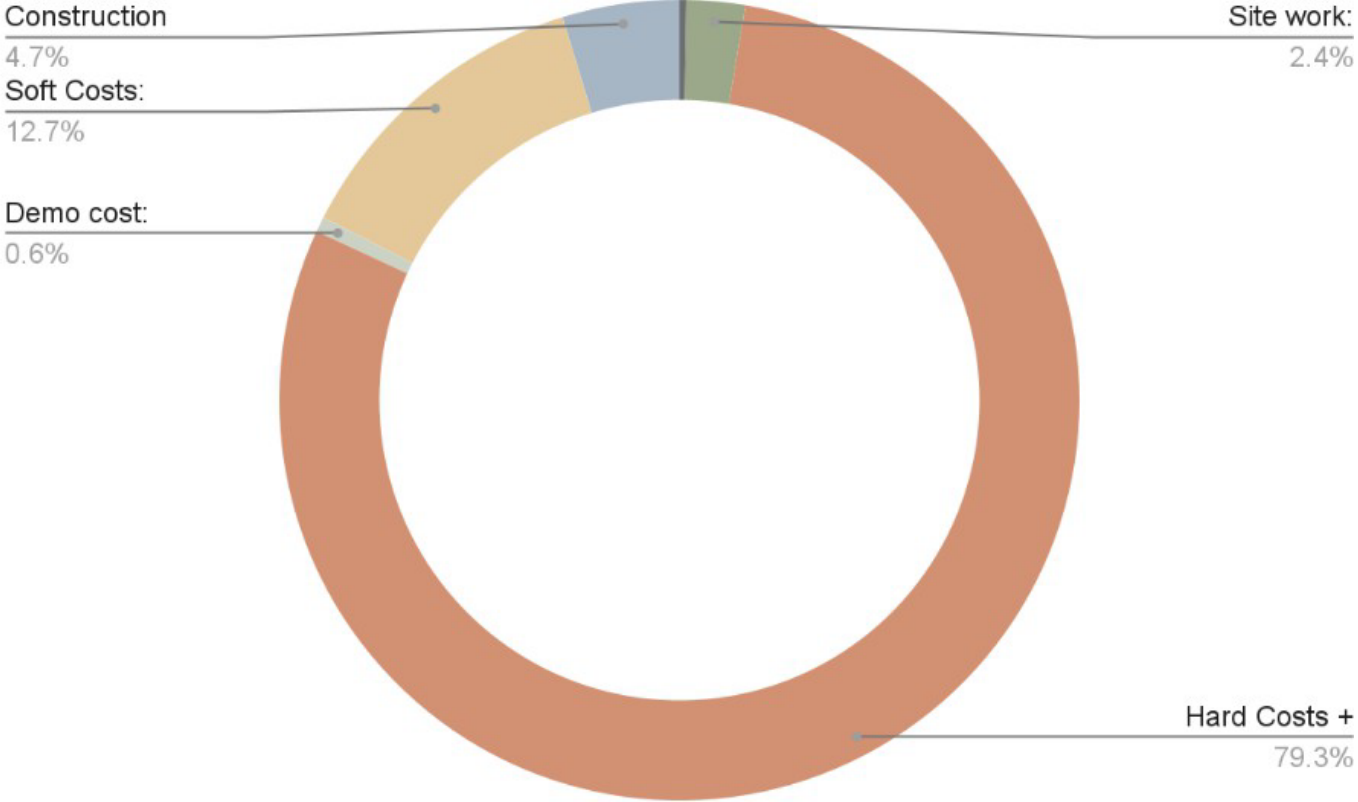




# DEVELOPMENT SUMMARY



<b>Purchase of land (M&amp;T Bank):</b>	\$600,000
<b>Site work:</b>	\$5M
<b>Hard Costs + Contingency:</b>	\$168M
<b>Demo cost:</b>	\$1.3M
<b>Soft Costs:</b>	\$27M
<b>Construction Interest:</b>	\$10M
<hr/>	
Total Development Cost: (Avg TDC per sf = \$230)	\$231M





# What you will learn

## 1. URBAN DESIGN AND RESEARCH

- Urban analysis (infrastructure, housing, inhabitation, public space, green space, ecology)
- Best practice case study analysis
- Urban concept development and envisioning
- Block structure design
- Street and public space design
- Building envelope design

## 2. THE REAL ESTATE PERSPECTIVE

- The role of markets in shaping urban environments
- The importance of financial viability for successful (urban) design

## 3. COLLABORATION AND LEADERSHIP

- The value of working with different perspectives
- Team roles and leadership
- Maximizing the value of different skills and personality types
- Collaborative production