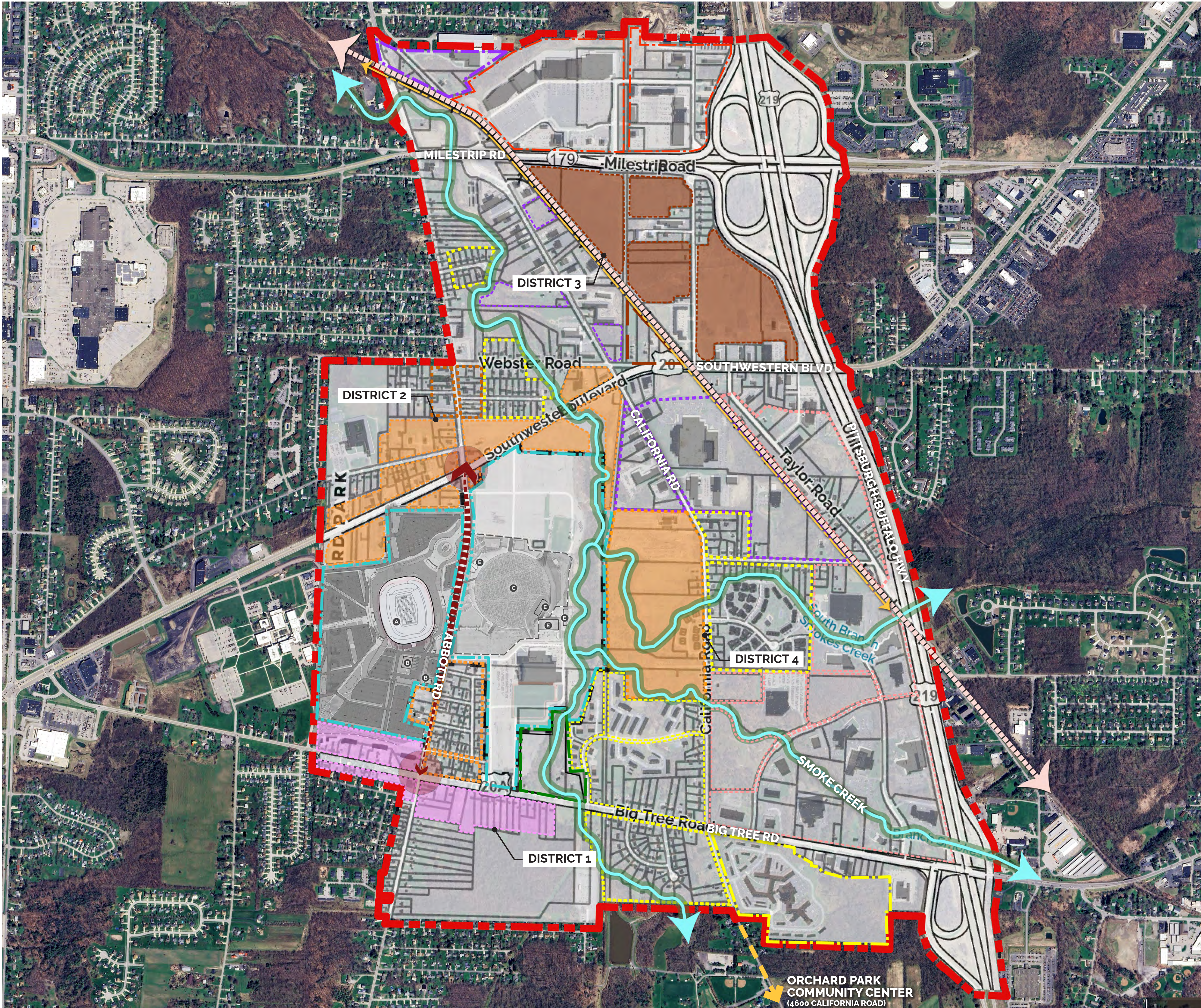


LEGEND:

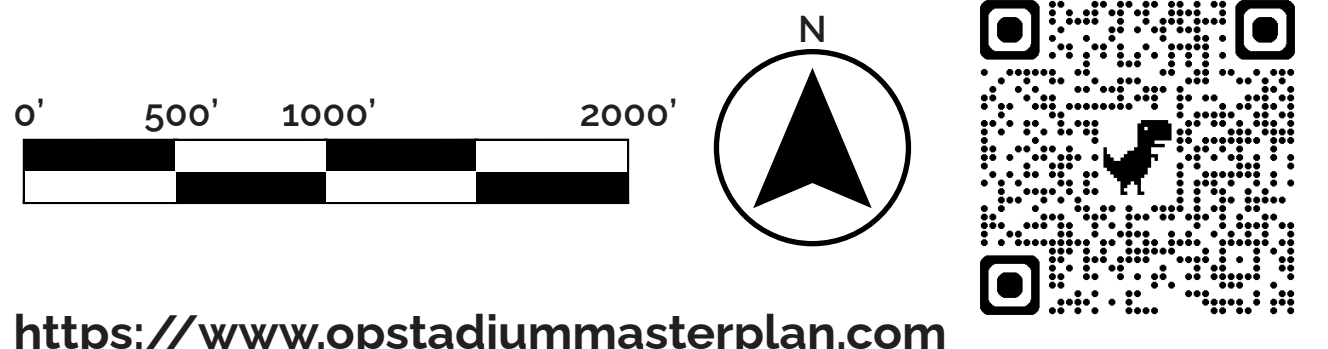
- |||||

 ABBOTT ROAD
- PROPOSED TRAIL
- DISTRICT 1: STADIUM MIXED-USE (SMU)  
THE STADIUM MIXED-USE AREA FEATURES AN ACTIVE AND VIBRANT STADIUM DISTRICT THAT SERVES AS A DESTINATION FOR THE REGION. ENCOURAGE THE DEVELOPMENT OF GREEN SPACES AND INTEGRATE DEVELOPMENTS TOGETHER TO FOSTER A UNIFIED PEDESTRIAN EXPERIENCE AND REQUIRE PARKING BEHIND NEW INFILL AS PART OF ANY NEW DEVELOPMENT OR INFILL. THE DISTRICT FEATURES A MEDIUM DENSITY AND WALKABLE MIX OF USES INCLUDING RESIDENTIAL, COMMERCIAL, OFFICE, ENTERTAINMENT, CULTURAL, LODGING, AND INSTITUTIONAL USES THAT ARE COMPLEMENTED BY DESIGN CRITERIA AND A HIGH-QUALITY PUBLIC REALM. USES, DENSITIES, AND HEIGHTS SHOULD BE COMPATIBLE WITH THE STADIUM AND OTHER ADJACENT NEIGHBORHOODS.
- DISTRICT 2: NEIGHBORHOOD MIXED-USE (NMU)  
NEIGHBORHOOD MIXED-USE IS A WALKABLE DISTRICT THAT FEATURES A MIX OF USES TO SERVE ADJACENT RESIDENTIAL NEIGHBORHOODS INCLUDING COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, AND OFFICE USES. USES, DENSITY AND HEIGHTS SHOULD BE COMPATIBLE WITH THE SCALE OF ADJACENT RESIDENTIAL NEIGHBORHOODS. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. RESTRICT HEIGHTS TO BE COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOODS WITH A MAXIMUM HEIGHT OF 35 FEET.
- DISTRICT 3: GATEWAY MIXED-USE (GMU)  
THE GATEWAY MIXED-USE ZONE IS A WALKABLE DISTRICT FEATURING A HIGH-QUALITY PUBLIC REALM AND DESIGN CRITERIA THAT ACTS AS A GATEWAY INTO THE STADIUM DISTRICT. FOCUS ENTERTAINMENT, CULTURAL, ATTRACTIVE PUBLIC SPACES, AND RESTAURANTS AND ENCOURAGE THE DEVELOPMENT OF GREEN SPACES AS PART OF ANY NEW DEVELOPMENT OR INFILL. THE MIXED-USE, MEDIUM TO HIGH DENSITY DISTRICT INCLUDES COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, CULTURAL, LODGING, AND OFFICE USES. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. PERMIT HIGHER DENSITY AND WALKABLE DEVELOPMENT PATTERNS INCLUDING HEIGHTS OF UP TO 60 FEET.
- DISTRICT 4: NEIGHBORHOOD MIXED-USE (NMU)  
NEIGHBORHOOD MIXED-USE IS A WALKABLE DISTRICT THAT FEATURES A MIX OF USES TO SERVE ADJACENT RESIDENTIAL NEIGHBORHOODS INCLUDING COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, AND OFFICE USES. USES, DENSITY AND HEIGHTS SHOULD BE COMPATIBLE WITH THE SCALE OF ADJACENT RESIDENTIAL NEIGHBORHOODS. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. RESTRICT HEIGHTS TO BE COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOODS WITH A MAXIMUM HEIGHT OF 35 FEET.



POTENTIAL AREA DEVELOPMENT SCENARIOS

TOWN OF ORCHARD PARK, NEW YORK



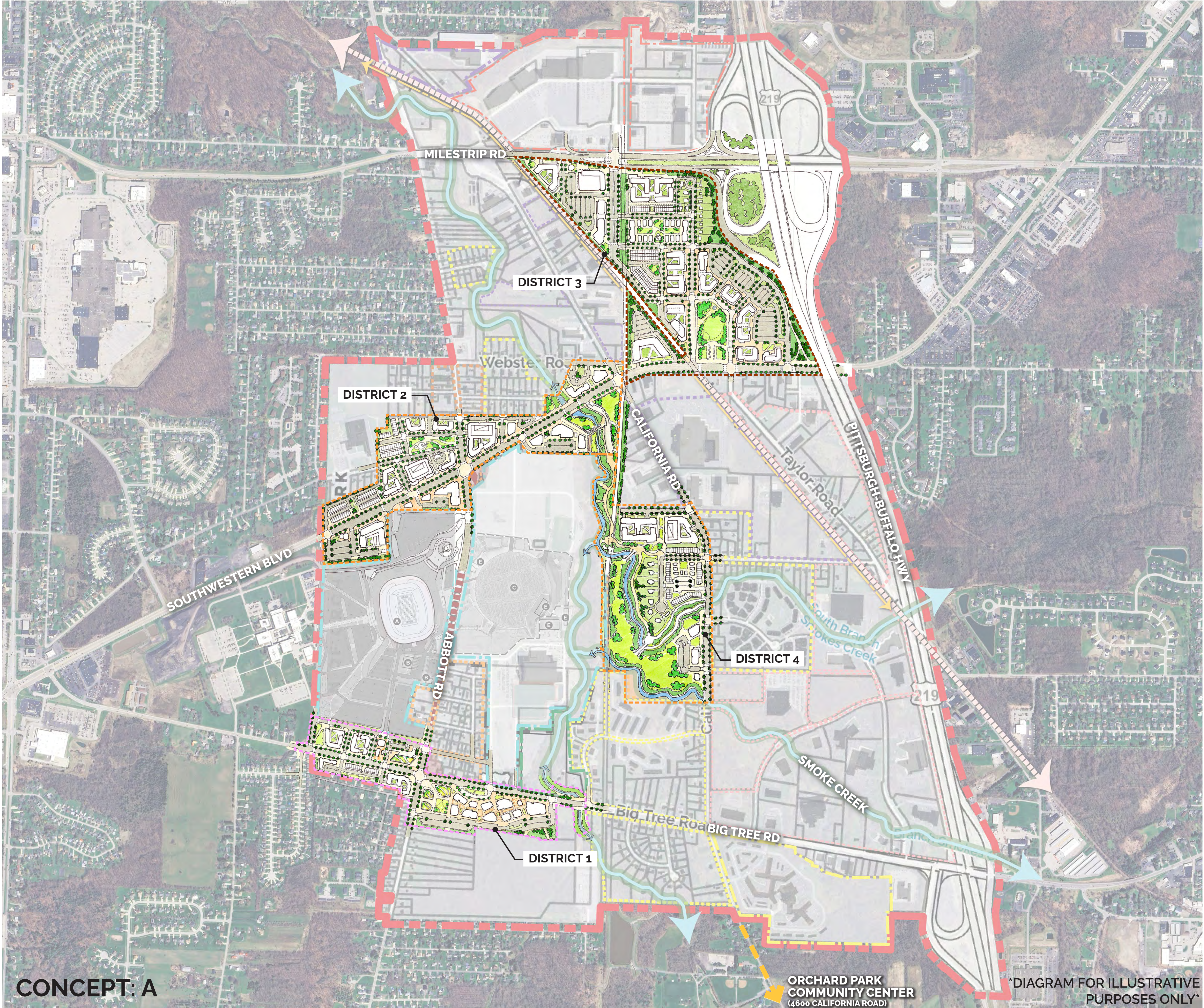
<https://www.opstadiummasterplan.com>



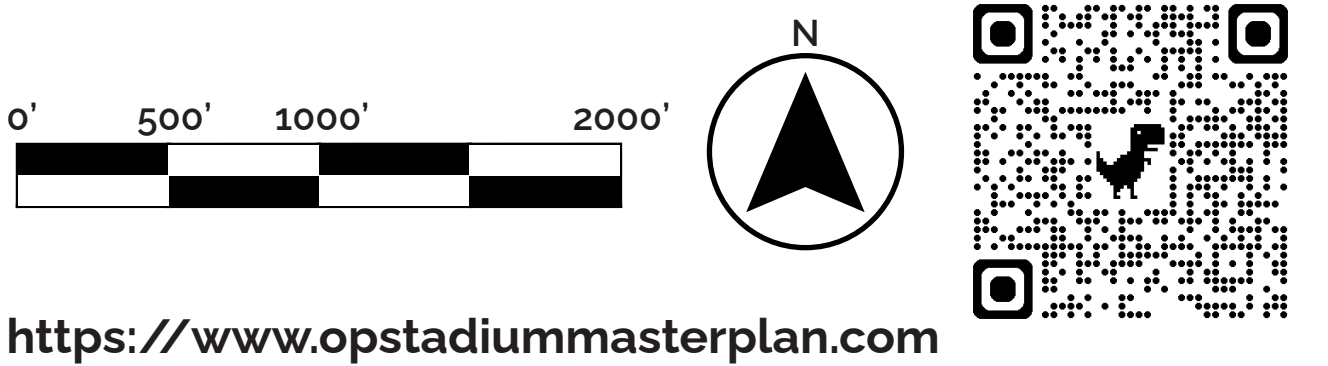
LEGEND:

- |||||

ABBOTT ROAD
- PROPOSED TRAIL
- DISTRICT 1: STADIUM MIXED-USE (SMU)**  
THE STADIUM MIXED-USE AREA FEATURES AN ACTIVE AND VIBRANT STADIUM DISTRICT THAT SERVES AS A DESTINATION FOR THE REGION. ENCOURAGE THE DEVELOPMENT OF GREEN SPACES AND INTEGRATE DEVELOPMENTS TOGETHER TO FOSTER A UNIFIED PEDESTRIAN EXPERIENCE AND REQUIRE PARKING BEHIND NEW INFILL AS PART OF ANY NEW DEVELOPMENT OR INFILL. THE DISTRICT FEATURES A MEDIUM DENSITY AND WALKABLE MIX OF USES INCLUDING RESIDENTIAL, COMMERCIAL, OFFICE, ENTERTAINMENT, CULTURAL, LODGING, AND INSTITUTIONAL USES THAT ARE COMPLEMENTED BY DESIGN CRITERIA AND A HIGH-QUALITY PUBLIC REALM. USES, DENSITIES, AND HEIGHTS SHOULD BE COMPATIBLE WITH THE STADIUM AND OTHER ADJACENT NEIGHBORHOODS.
- DISTRICT 2: NEIGHBORHOOD MIXED-USE (NMU)**  
NEIGHBORHOOD MIXED-USE IS A WALKABLE DISTRICT THAT FEATURES A MIX OF USES TO SERVE ADJACENT RESIDENTIAL NEIGHBORHOODS INCLUDING COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, AND OFFICE USES. USES, DENSITY AND HEIGHTS SHOULD BE COMPATIBLE WITH THE SCALE OF ADJACENT RESIDENTIAL NEIGHBORHOODS. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. RESTRICT HEIGHTS TO BE COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOODS WITH A MAXIMUM HEIGHT OF 35 FEET.
- DISTRICT 3: GATEWAY MIXED-USE (GMU)**  
THE GATEWAY MIXED-USE ZONE IS A WALKABLE DISTRICT FEATURING A HIGH-QUALITY PUBLIC REALM AND DESIGN CRITERIA THAT ACTS AS A GATEWAY INTO THE STADIUM DISTRICT. FOCUS ENTERTAINMENT, CULTURAL, ATTRACTIVE PUBLIC SPACES, AND RESTAURANTS AND ENCOURAGE THE DEVELOPMENT OF GREEN SPACES AS PART OF ANY NEW DEVELOPMENT OR INFILL. THE MIXED-USE, MEDIUM TO HIGH DENSITY DISTRICT INCLUDES COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, CULTURAL, LODGING, AND OFFICE USES. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. PERMIT HIGHER DENSITY AND WALKABLE DEVELOPMENT PATTERNS INCLUDING HEIGHTS OF UP TO 60 FEET.
- DISTRICT 4: NEIGHBORHOOD MIXED-USE (NMU)**  
NEIGHBORHOOD MIXED-USE IS A WALKABLE DISTRICT THAT FEATURES A MIX OF USES TO SERVE ADJACENT RESIDENTIAL NEIGHBORHOODS INCLUDING COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, AND OFFICE USES. USES, DENSITY AND HEIGHTS SHOULD BE COMPATIBLE WITH THE SCALE OF ADJACENT RESIDENTIAL NEIGHBORHOODS. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. RESTRICT HEIGHTS TO BE COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOODS WITH A MAXIMUM HEIGHT OF 35 FEET.



POTENTIAL AREA DEVELOPMENT  
MASTERPLAN SKETCH  
TOWN OF ORCHARD PARK, NEW YORK





LEGEND:

- |||||

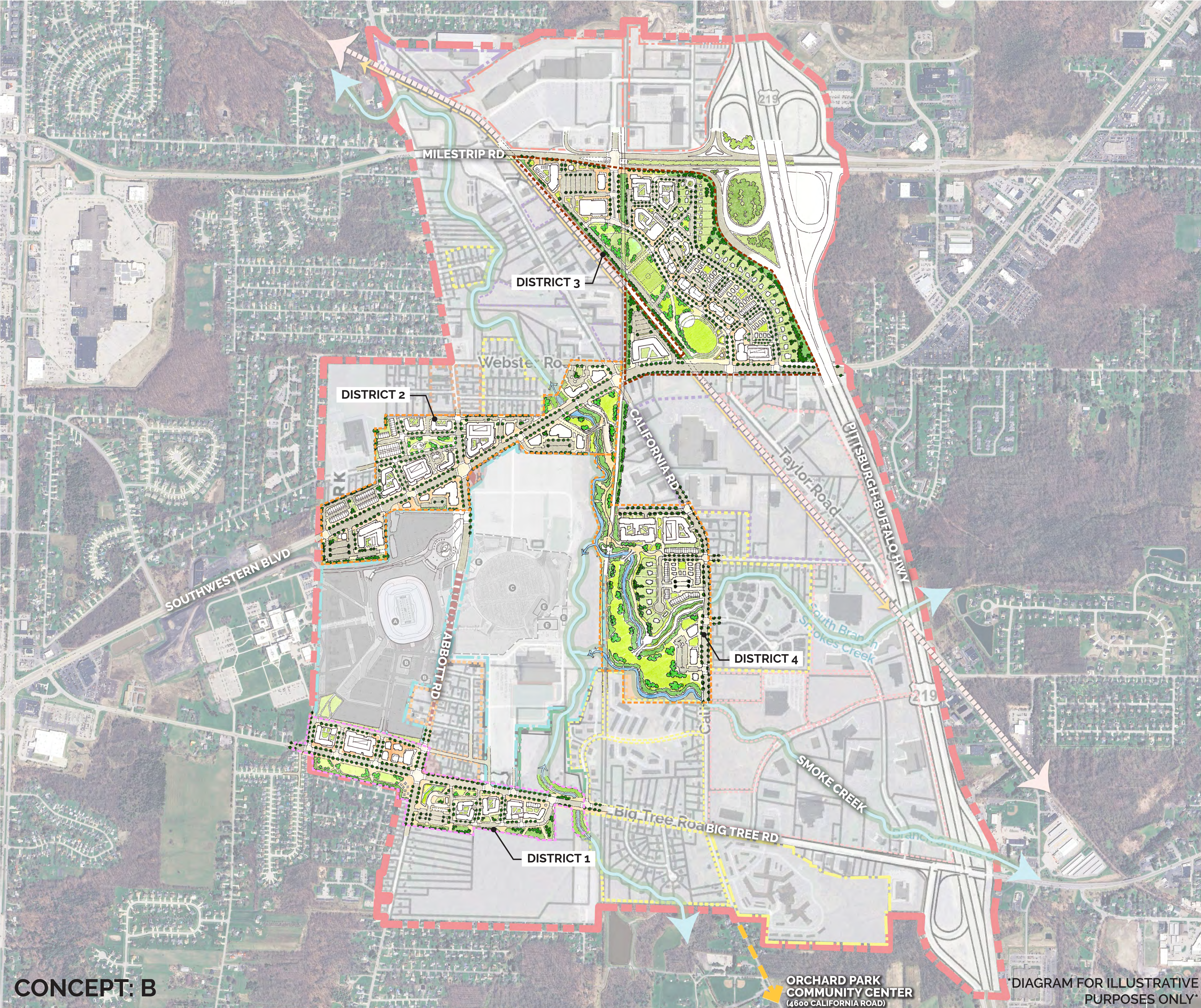
ABBOTT ROAD
- PROPOSED TRAIL
- DISTRICT 1: STADIUM MIXED-USE (SMU)

THE STADIUM MIXED-USE AREA FEATURES AN ACTIVE AND VIBRANT STADIUM DISTRICT THAT SERVES AS A DESTINATION FOR THE REGION. ENCOURAGE THE DEVELOPMENT OF GREEN SPACES AND INTEGRATE DEVELOPMENTS TOGETHER TO FOSTER A UNIFIED PEDESTRIAN EXPERIENCE AND REQUIRE PARKING BEHIND NEW INFILL AS PART OF ANY NEW DEVELOPMENT OR INFILL. THE DISTRICT FEATURES A MEDIUM DENSITY AND WALKABLE MIX OF USES INCLUDING RESIDENTIAL, COMMERCIAL, OFFICE, ENTERTAINMENT, CULTURAL, LODGING, AND INSTITUTIONAL USES THAT ARE COMPLEMENTED BY DESIGN CRITERIA AND A HIGH-QUALITY PUBLIC REALM. USES, DENSITIES, AND HEIGHTS SHOULD BE COMPATIBLE WITH THE STADIUM AND OTHER ADJACENT NEIGHBORHOODS.
- DISTRICT 2: NEIGHBORHOOD MIXED-USE (NMU)

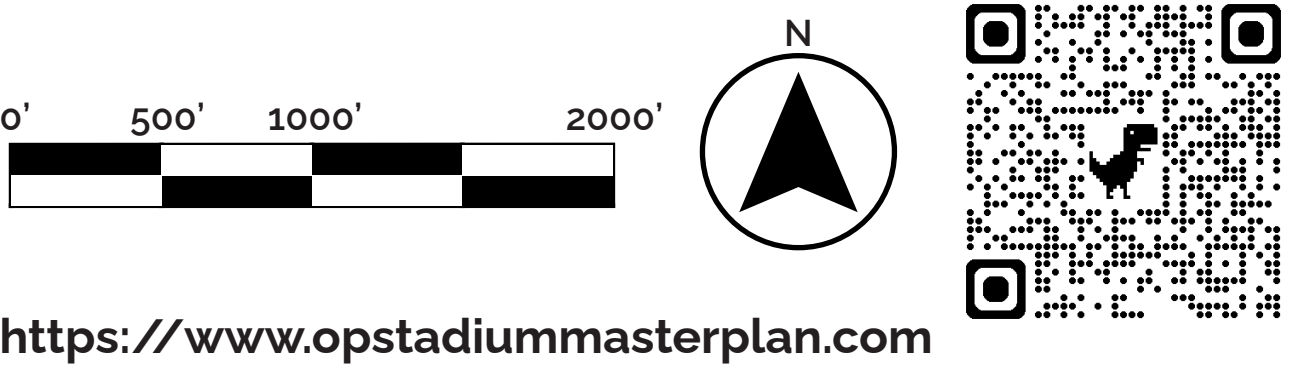
NEIGHBORHOOD MIXED-USE IS A WALKABLE DISTRICT THAT FEATURES A MIX OF USES TO SERVE ADJACENT RESIDENTIAL NEIGHBORHOODS INCLUDING COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, AND OFFICE USES. USES, DENSITY AND HEIGHTS SHOULD BE COMPATIBLE WITH THE SCALE OF ADJACENT RESIDENTIAL NEIGHBORHOODS. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. RESTRICT HEIGHTS TO BE COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOODS WITH A MAXIMUM HEIGHT OF 35 FEET.
- DISTRICT 3: GATEWAY MIXED-USE (GMU)

THE GATEWAY MIXED-USE ZONE IS A WALKABLE DISTRICT FEATURING A HIGH-QUALITY PUBLIC REALM AND DESIGN CRITERIA THAT ACTS AS A GATEWAY INTO THE STADIUM DISTRICT. FOCUS ENTERTAINMENT, CULTURAL, ATTRACTIVE PUBLIC SPACES, AND RESTAURANTS AND ENCOURAGE THE DEVELOPMENT OF GREEN SPACES AS PART OF ANY NEW DEVELOPMENT OR INFILL. THE MIXED-USE, MEDIUM TO HIGH DENSITY DISTRICT INCLUDES COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, CULTURAL, LODGING, AND OFFICE USES. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. PERMIT HIGHER DENSITY AND WALKABLE DEVELOPMENT PATTERNS INCLUDING HEIGHTS OF UP TO 60 FEET.
- DISTRICT 4: NEIGHBORHOOD MIXED-USE (NMU)

NEIGHBORHOOD MIXED-USE IS A WALKABLE DISTRICT THAT FEATURES A MIX OF USES TO SERVE ADJACENT RESIDENTIAL NEIGHBORHOODS INCLUDING COMMERCIAL, RESIDENTIAL, ENTERTAINMENT, AND OFFICE USES. USES, DENSITY AND HEIGHTS SHOULD BE COMPATIBLE WITH THE SCALE OF ADJACENT RESIDENTIAL NEIGHBORHOODS. CONNECT TO ADJACENT RESIDENTIAL AND COMMERCIAL AREAS VIA SIDEWALKS AND TRAIL SYSTEMS. RESTRICT HEIGHTS TO BE COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOODS WITH A MAXIMUM HEIGHT OF 35 FEET.







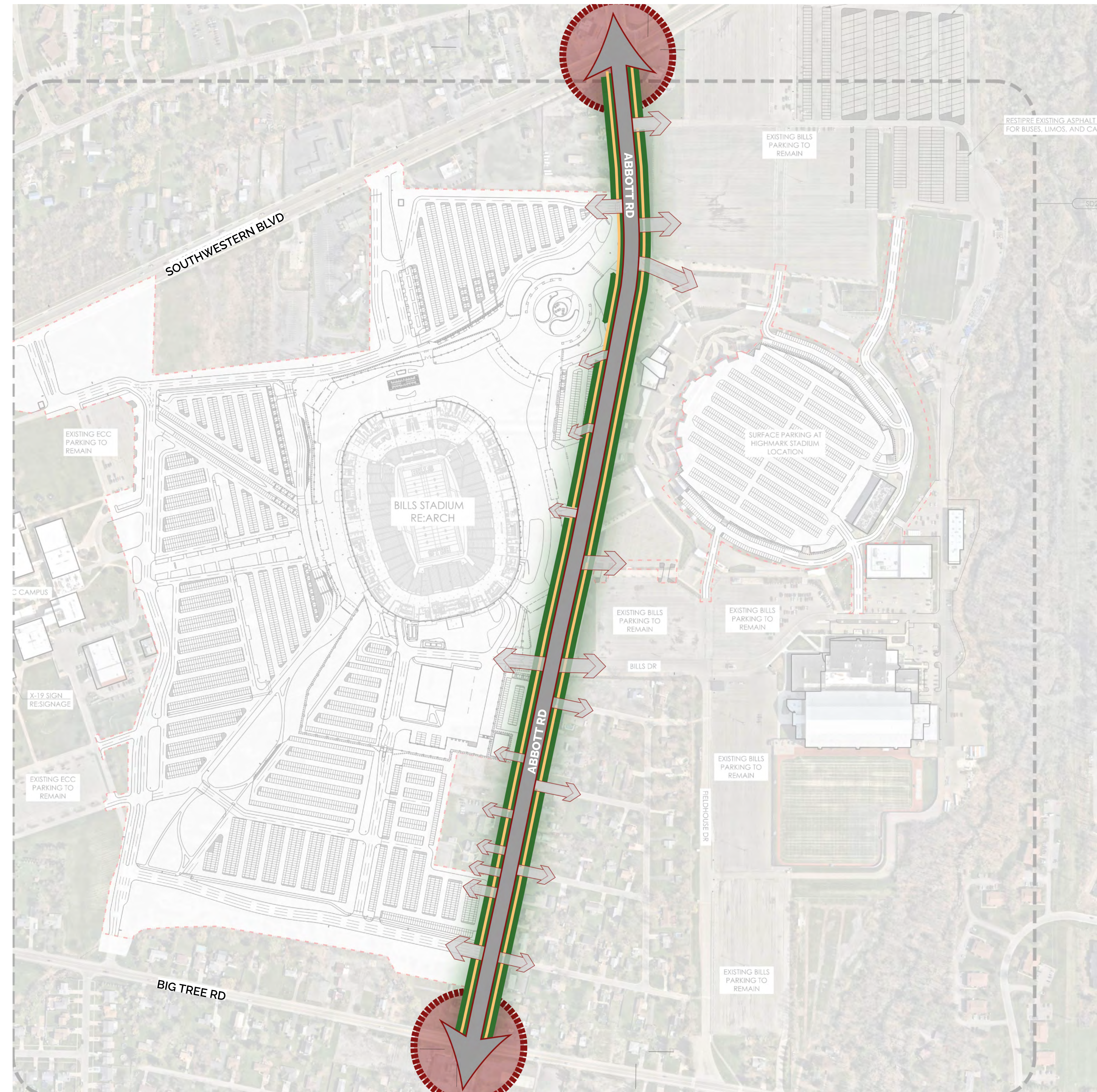
POTENTIAL AREA DEVELOPMENT  
MASTERPLAN SKETCH  
TOWN OF ORCHARD PARK, NEW YORK





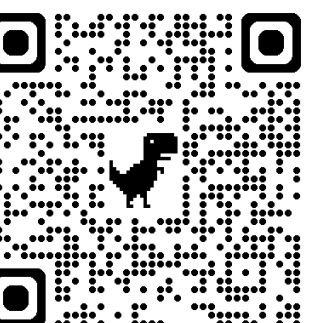
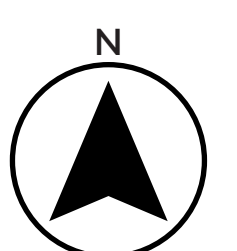
**LEGEND:**

-  PUBLIC R.O.W.  
LANDSCAPE  
IMPROVEMENTS
-  SIDEWALK +  
LIGHTING  
IMPROVEMENTS
-  INFRASTRUCTURE  
IMPROVEMENTS
-  ABBOTT RD MAJOR  
INTERSECTION  
IMPROVEMENTS



## FRAMEWORK DIAGRAM: ABBOTT ROAD IMPROVEMENTS

TOWN OF ORCHARD PARK, NEW YORK



<https://www.opstadiummasterplan.com>

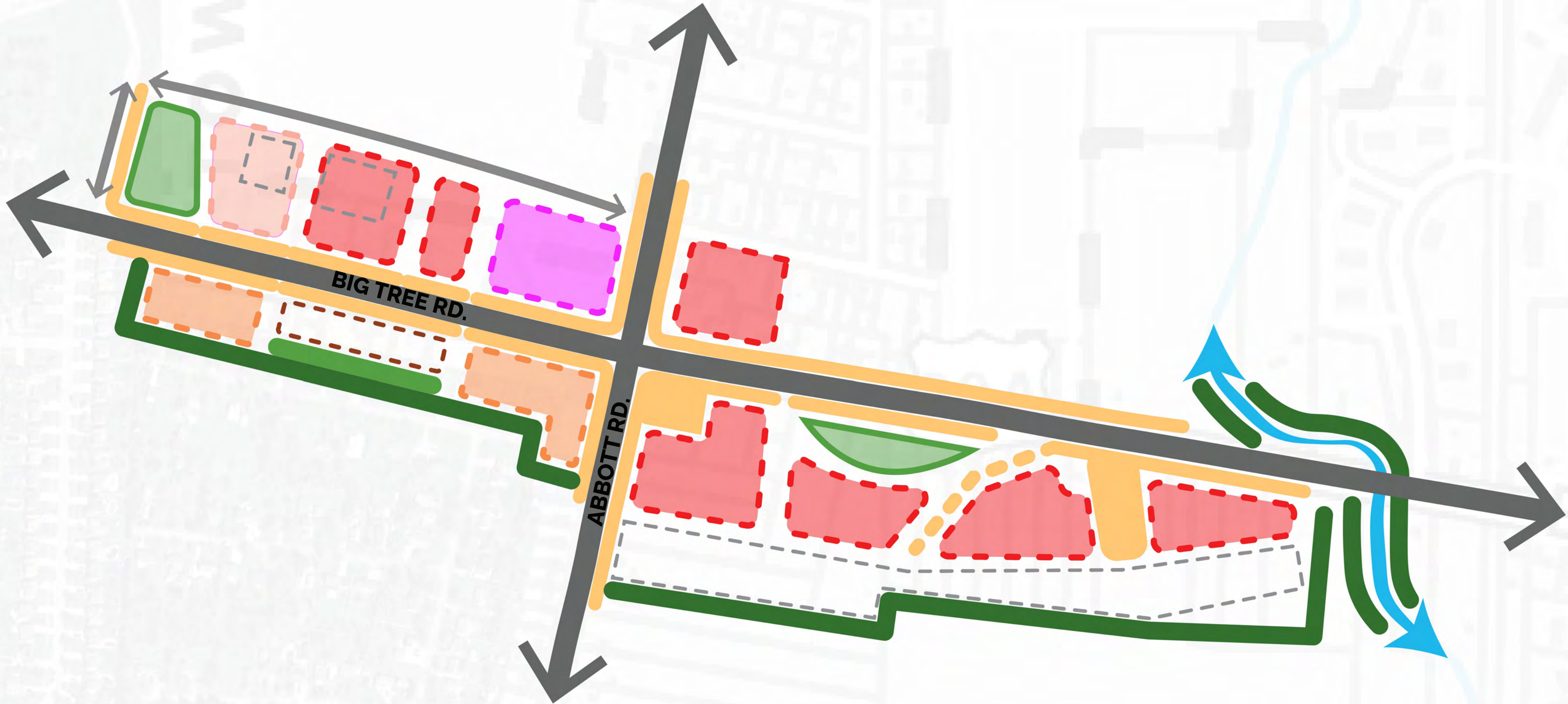


LEGEND:  
DISTRICT 1

- MULTI-FAMILY RESIDENTIAL
- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL RETAIL
- HOTELS / OFFICES
- CIVIC GREEN SPACE
- COMMUNITY GREEN SPACE
- CONNECTOR GREEN SPACE
- BUFFER GREEN SPACE
- STREET IMPROVEMENTS
- MAJOR EXISTING ROADS
- NEW ROAD CIRCULATION
- RAILWAY
- TELEPHONE LINES
- PARKING
- CREEK
- MULTI-MODAL



CONCEPT: A



FRAMEWORK DIAGRAM: BIG TREE RD & ABBOTT RD.  
INTERSECTION - STADIUM MIXED-USE (SMU)

TOWN OF ORCHARD PARK, NEW YORK

0' 250' 500' 1000'

N

<https://www.opstadiummasterplan.com>



**LEGEND:**  
DISTRICT 2

MULTI -FAMILY RESIDENTIAL

TOWNHOMES

SINGLE FAMILY RESIDENTIAL

COMMERCIAL RETAIL

HOTELS / OFFICES

CIVIC GREEN SPACE

COMMUNITY GREEN SPACE

CONNECTOR GREEN SPACE

BUFFER GREEN SPACE

STREET IMPROVEMENTS

MAJOR EXISTING ROADS

NEW ROAD CIRCULATION

RAILWAY

TELEPHONE LINES

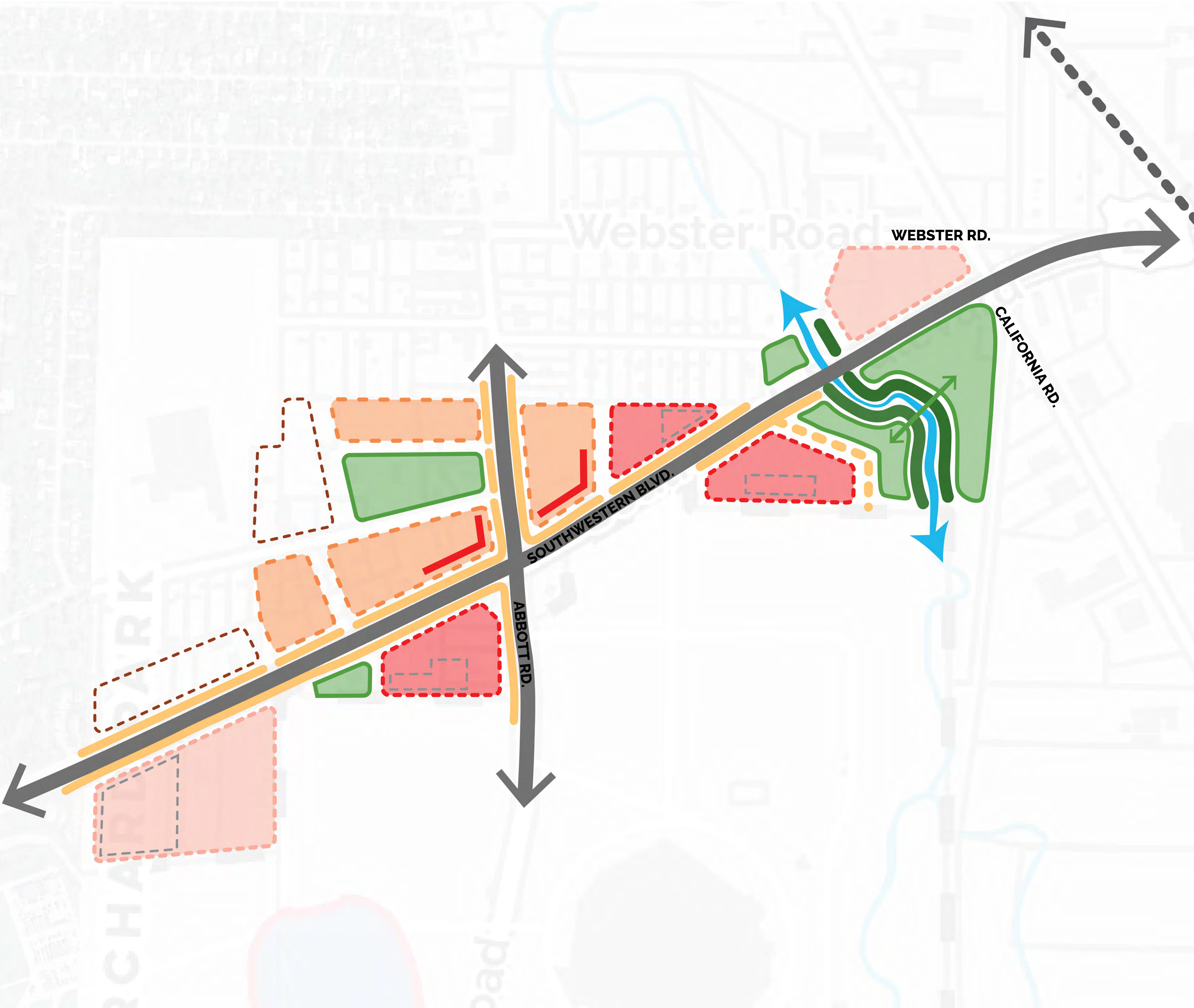
PARKING

CREEK

MULTI-MODAL

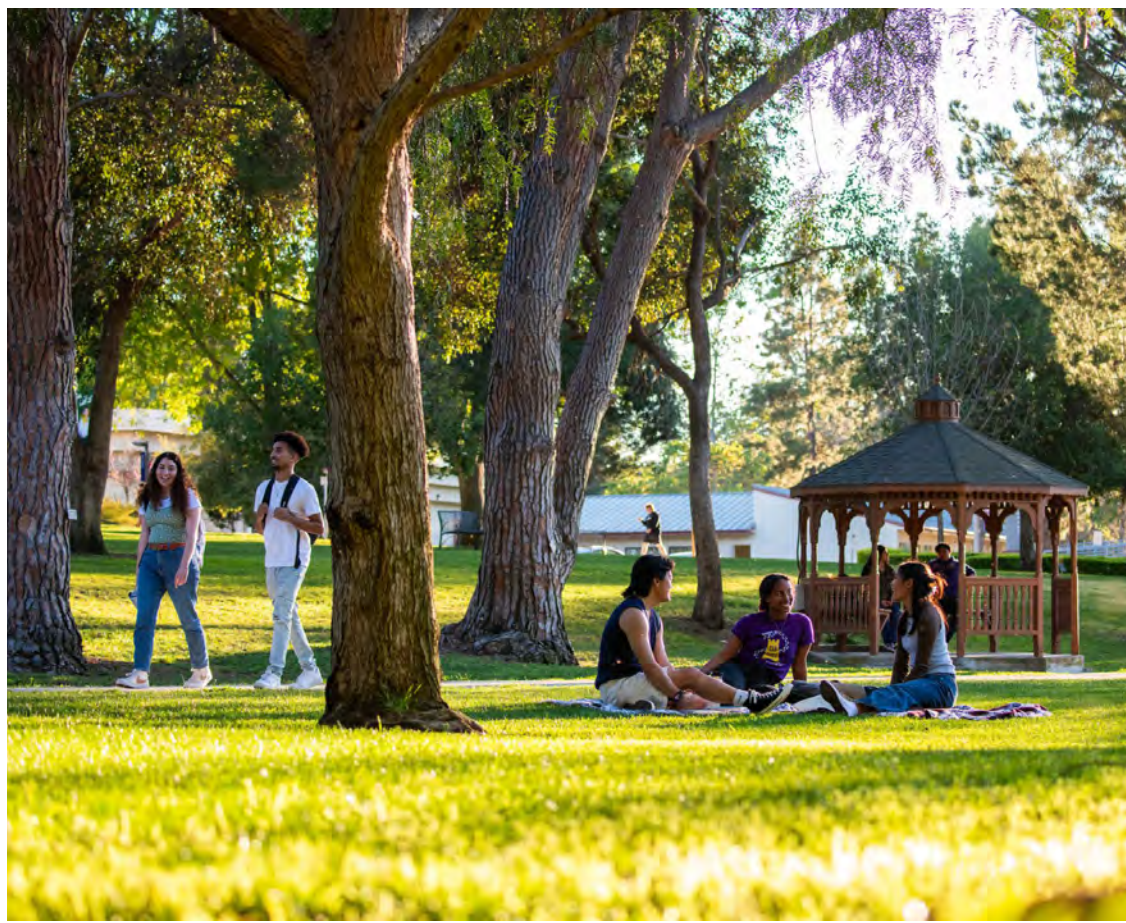


CONCEPT: A

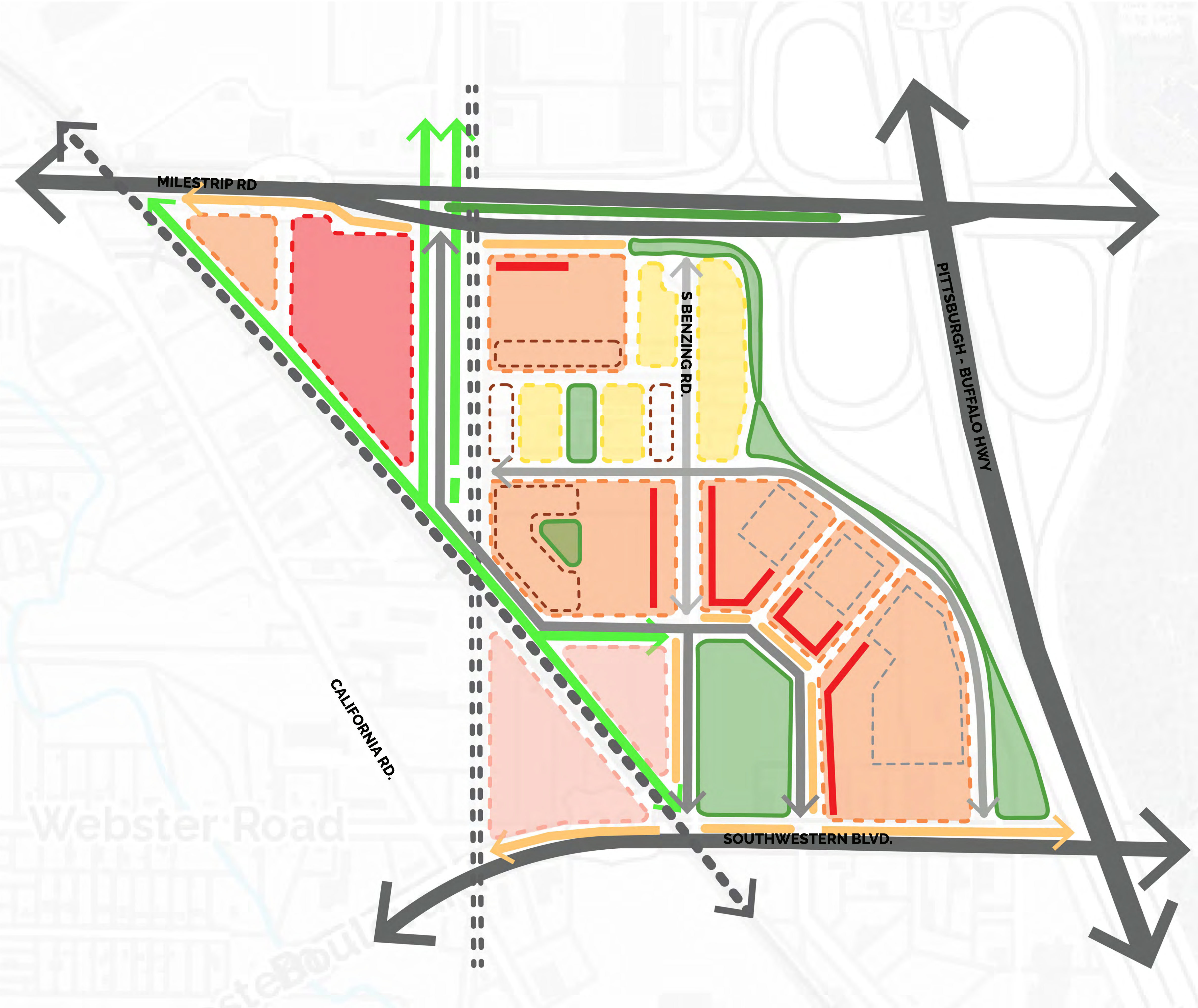




- LEGEND:**  
DISTRICT 3
- MULTI-FAMILY RESIDENTIAL
  - TOWNHOMES
  - SINGLE FAMILY RESIDENTIAL
  - COMMERCIAL RETAIL
  - HOTELS / OFFICES
  - CIVIC GREEN SPACE
  - COMMUNITY GREEN SPACE
  - CONNECTOR GREEN SPACE
  - BUFFER GREEN SPACE
  - STREET IMPROVEMENTS
  - MAJOR EXISTING ROADS
  - NEW ROAD CIRCULATION
  - RAILWAY
  - TELEPHONE LINES
  - PARKING
  - CREEK
  - MULTI-MODAL

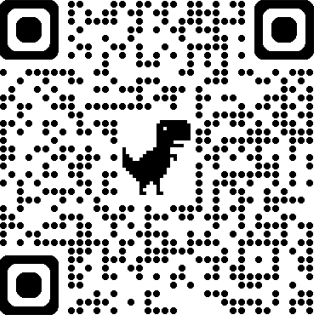
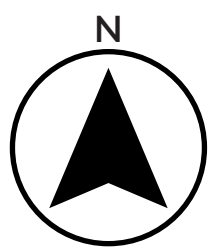
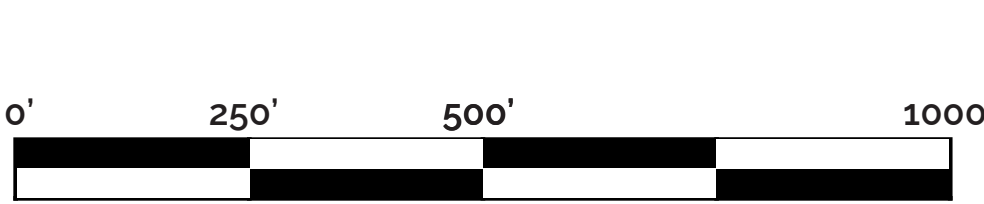


CONCEPT: A



**FRAMEWORK DIAGRAM: MILESTRIP ROAD -  
GATEWAY MIXED-USE (GMU)**

TOWN OF ORCHARD PARK, NEW YORK



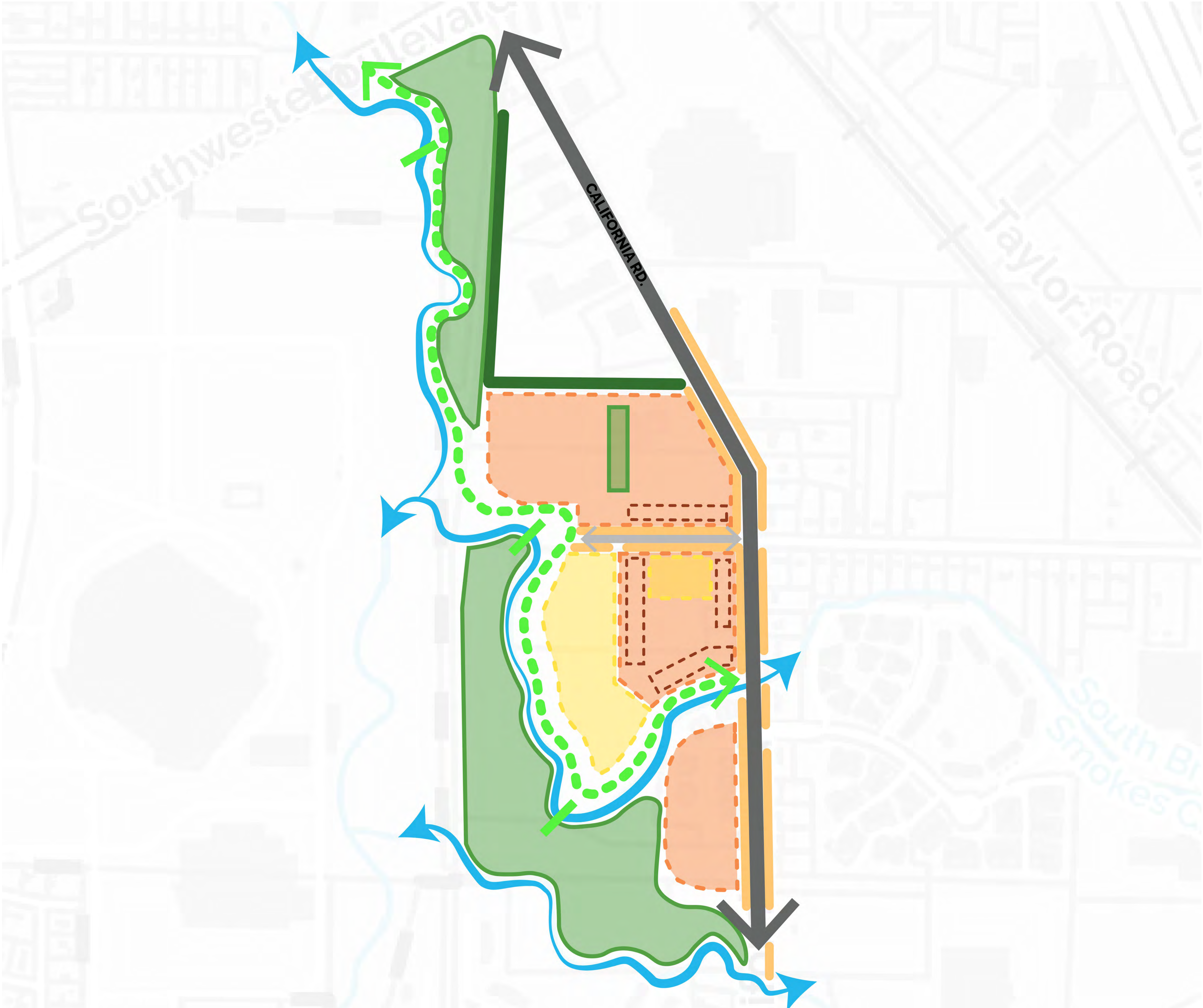
<https://www.opstadiummasterplan.com>



- LEGEND:**  
DISTRICT 4
- MULTI -FAMILY RESIDENTIAL
  - TOWNHOMES
  - SINGLE FAMILY RESIDENTIAL
  - COMMERCIAL RETAIL
  - HOTELS / OFFICES
  - CIVIC GREEN SPACE
  - COMMUNITY GREEN SPACE
  - CONNECTOR GREEN SPACE
  - BUFFER GREEN SPACE
  - STREET IMPROVEMENTS
  - MAJOR EXISTING ROADS
  - NEW ROAD CIRCULATION
  - RAILWAY
  - TELEPHONE LINES
  - PARKING
  - CREEK
  - MULTI-MODAL



CONCEPT: A



**FRAMEWORK DIAGRAM: CALIFORNIA ROAD -  
NEIGHBORHOOD MIXED-USE (NMU)**  
TOWN OF ORCHARD PARK, NEW YORK

0'250'500'1000'

<https://www.opstadiummasterplan.com>

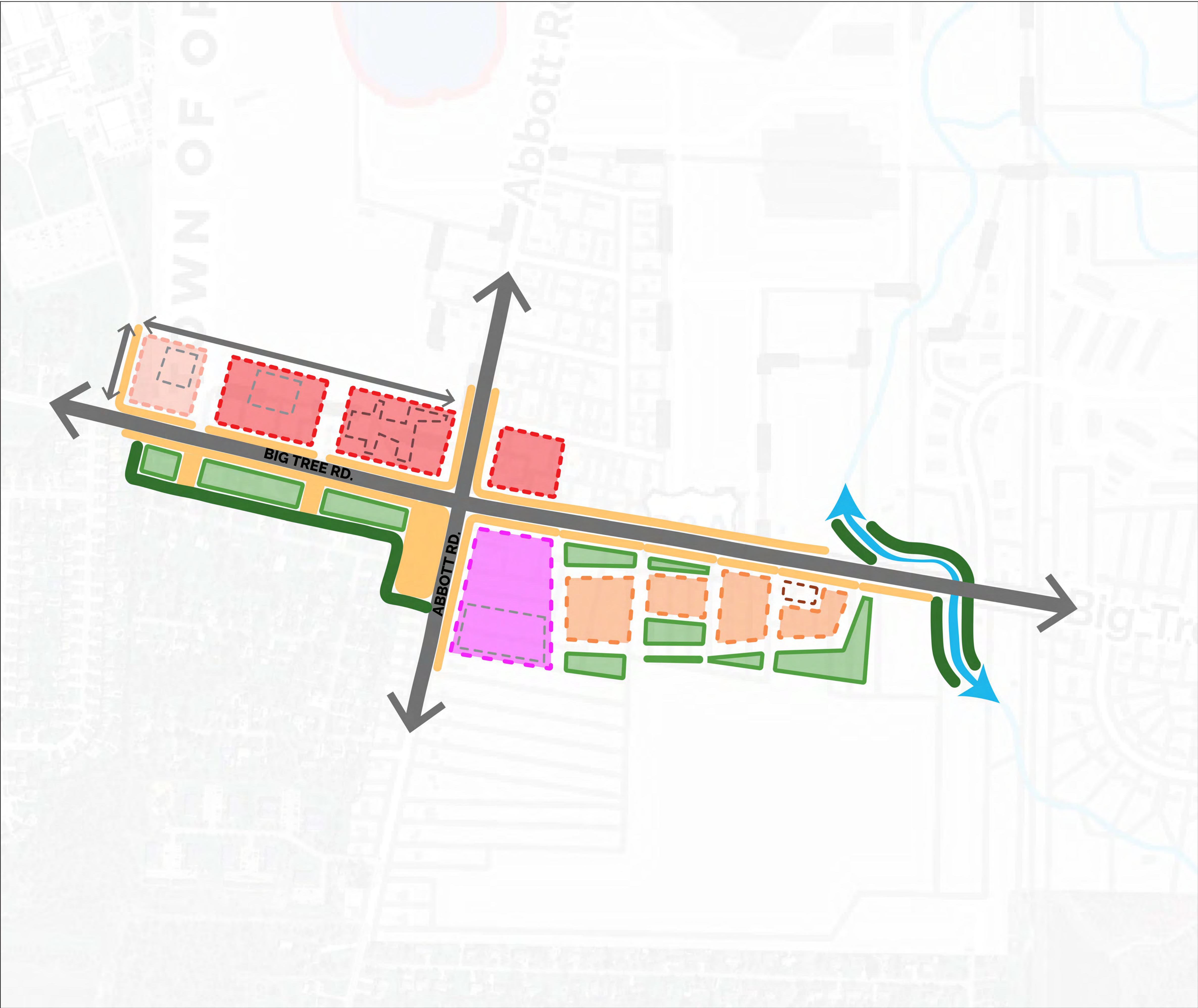


**LEGEND:**  
DISTRICT 1

- MULTI -FAMILY RESIDENTIAL
- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL RETAIL
- HOTELS / OFFICES
- CIVIC GREEN SPACE
- COMMUNITY GREEN SPACE
- CONNECTOR GREEN SPACE
- BUFFER GREEN SPACE
- STREET IMPROVEMENTS
- MAJOR EXISTING ROADS
- NEW ROAD CIRCULATION
- RAILWAY
- TELEPHONE LINES
- PARKING
- CREEK
- MULTI-MODAL



CONCEPT: B



**FRAMEWORK DIAGRAM: BIG TREE RD & ABBOTT RD.  
INTERSECTION - STADIUM MIXED-USE (SMU)**

TOWN OF ORCHARD PARK, NEW YORK

<https://www.opstadiummasterplan.com>

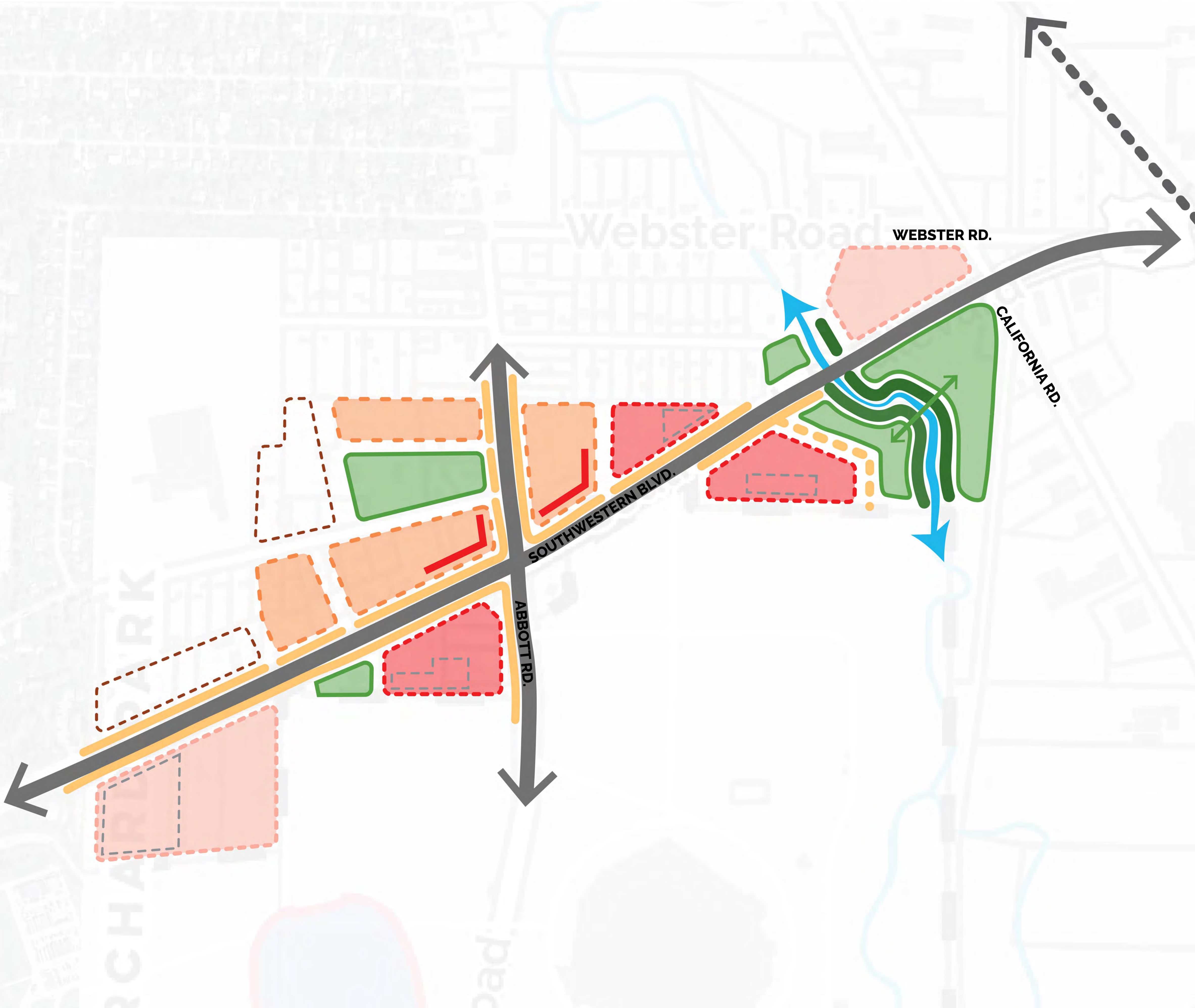


**LEGEND:**  
DISTRICT 2

- MULTI -FAMILY RESIDENTIAL
- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL RETAIL
- HOTELS / OFFICES
- CIVIC GREEN SPACE
- COMMUNITY GREEN SPACE
- CONNECTOR GREEN SPACE
- BUFFER GREEN SPACE
- STREET IMPROVEMENTS
- MAJOR EXISTING ROADS
- NEW ROAD CIRCULATION
- RAILWAY
- TELEPHONE LINES
- PARKING
- CREEK
- MULTI-MODAL



CONCEPT: B



**FRAMEWORK DIAGRAM: SOUTHWESTERN BLVD. -  
NEIGHBORHOOD MIXED-USE (NMU)**

TOWN OF ORCHARD PARK, NEW YORK



0' 250' 500' 1000'

N

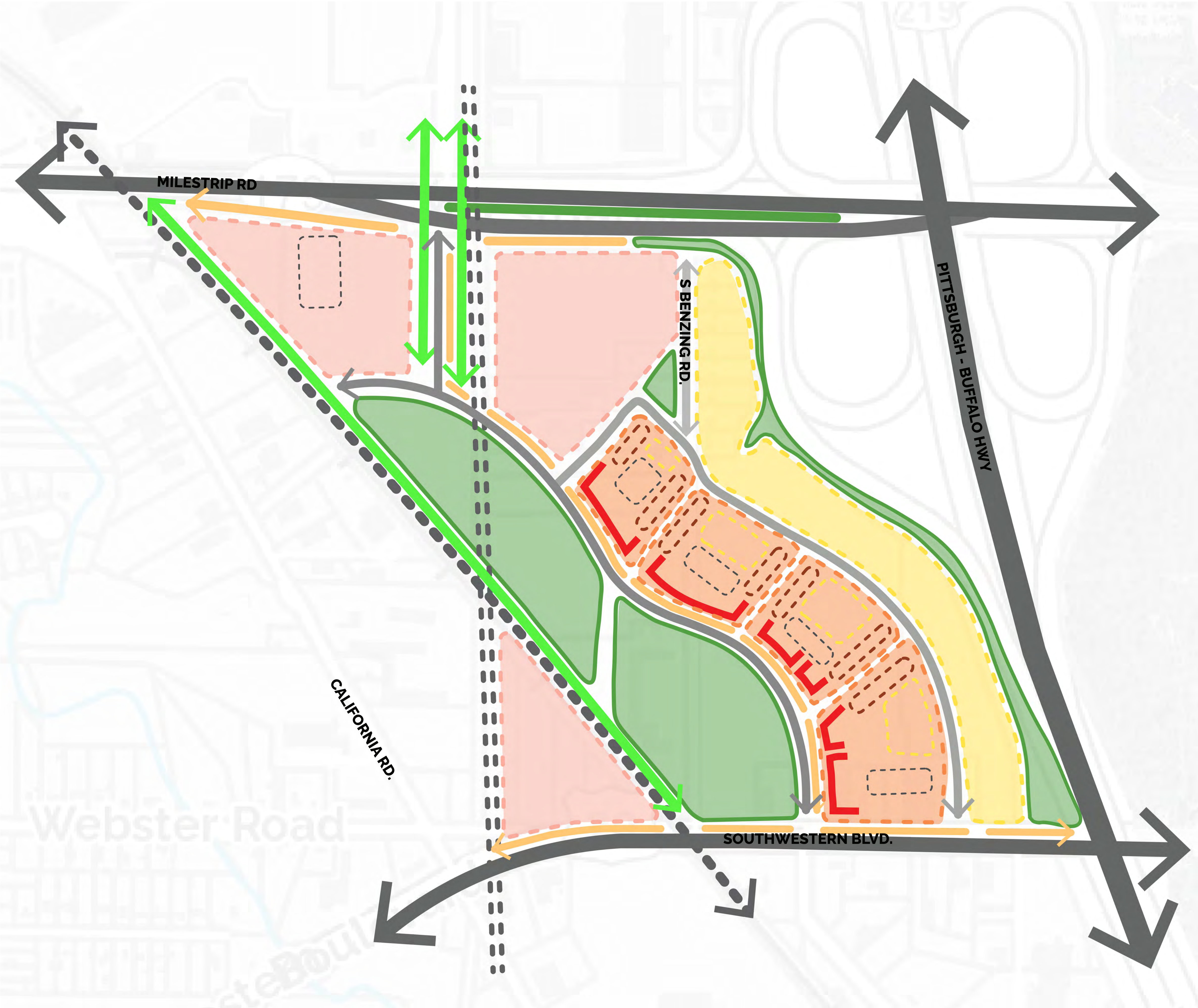
<https://www.opstadiummasterplan.com>



- LEGEND:**  
DISTRICT 3
- MULTI-FAMILY RESIDENTIAL
  - TOWNHOMES
  - SINGLE FAMILY RESIDENTIAL
  - COMMERCIAL RETAIL
  - HOTELS / OFFICES
  - CIVIC GREEN SPACE
  - COMMUNITY GREEN SPACE
  - CONNECTOR GREEN SPACE
  - BUFFER GREEN SPACE
  - STREET IMPROVEMENTS
  - MAJOR EXISTING ROADS
  - NEW ROAD CIRCULATION
  - RAILWAY
  - TELEPHONE LINES
  - PARKING
  - CREEK
  - MULTI-MODAL



CONCEPT: B



**FRAMEWORK DIAGRAM: MILESTRIP ROAD -  
GATEWAY MIXED-USE (GMU)**  
TOWN OF ORCHARD PARK, NEW YORK

0' 250' 500' 1000'

N

<https://www.opstadiummasterplan.com>



- LEGEND:  
DISTRICT 4
- MULTI -FAMILY  
RESIDENTIAL

TOWNHOMES

SINGLE FAMILY  
RESIDENTIAL

COMMERCIAL RETAIL

HOTELS / OFFICES

CIVIC GREEN SPACE

COMMUNITY GREEN SPACE

CONNECTOR GREEN SPACE

BUFFER GREEN SPACE

STREET  
IMPROVEMENTS

MAJOR EXISTING  
ROADS

NEW ROAD  
CIRCULATION

RAILWAY

TELEPHONE LINES

PARKING

CREEK

MULTI-MODAL



CONCEPT: B

