

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)

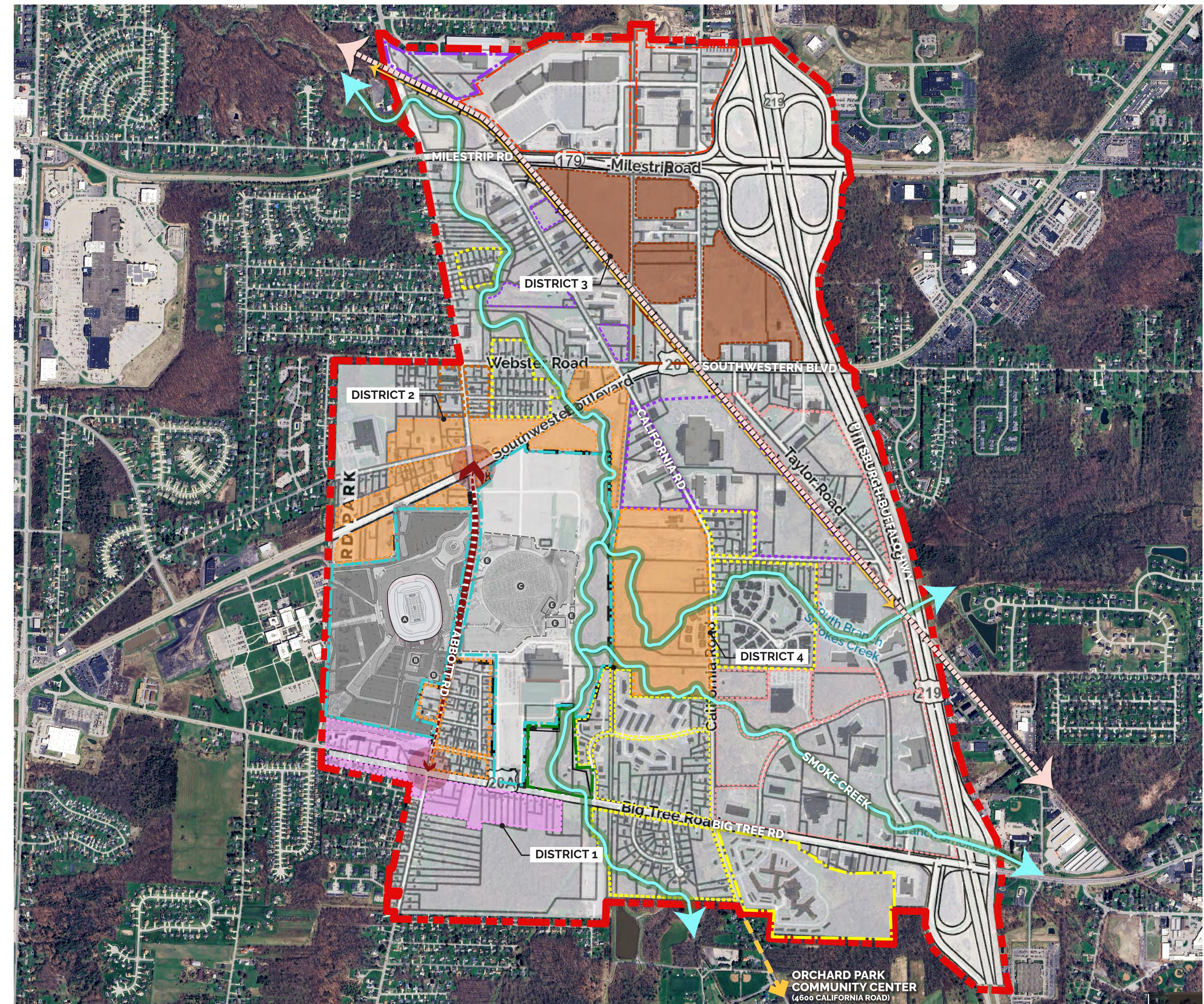
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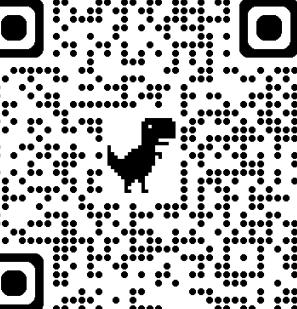
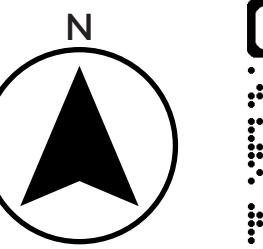
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POTENTIAL AREA DEVELOPMENT SCENARIOS

TOWN OF ORCHARD PARK, NEW YORK



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LEGEND:

ABBOTT ROAD

PROPOSED TRAIL

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DISTRICT 2: NEIGHBORHOOD MIXED-USE (NMU)

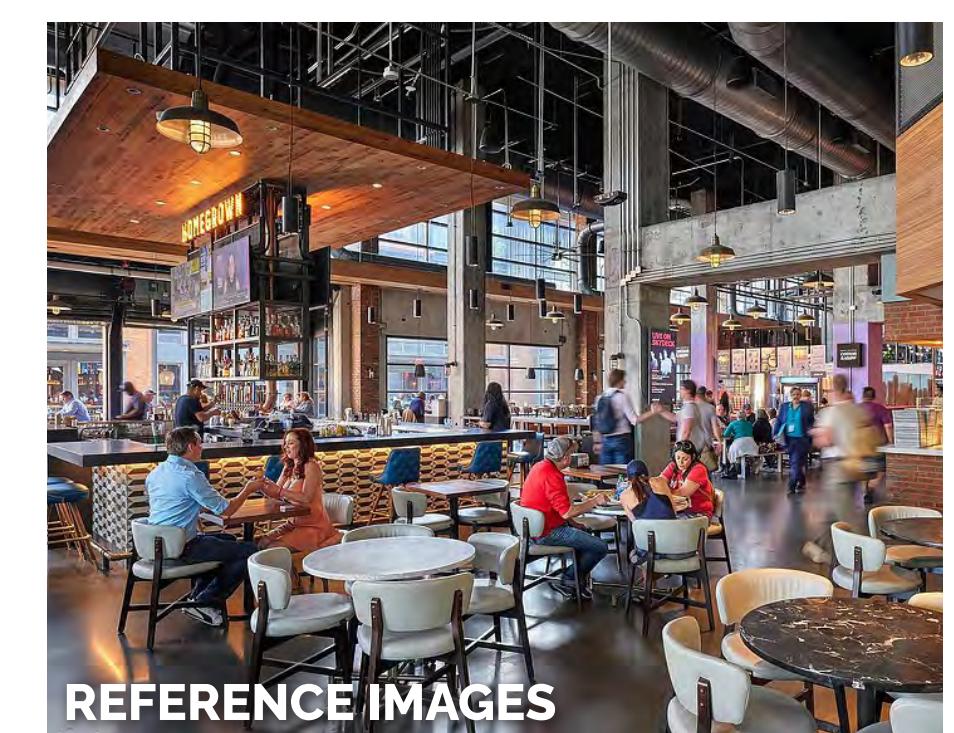
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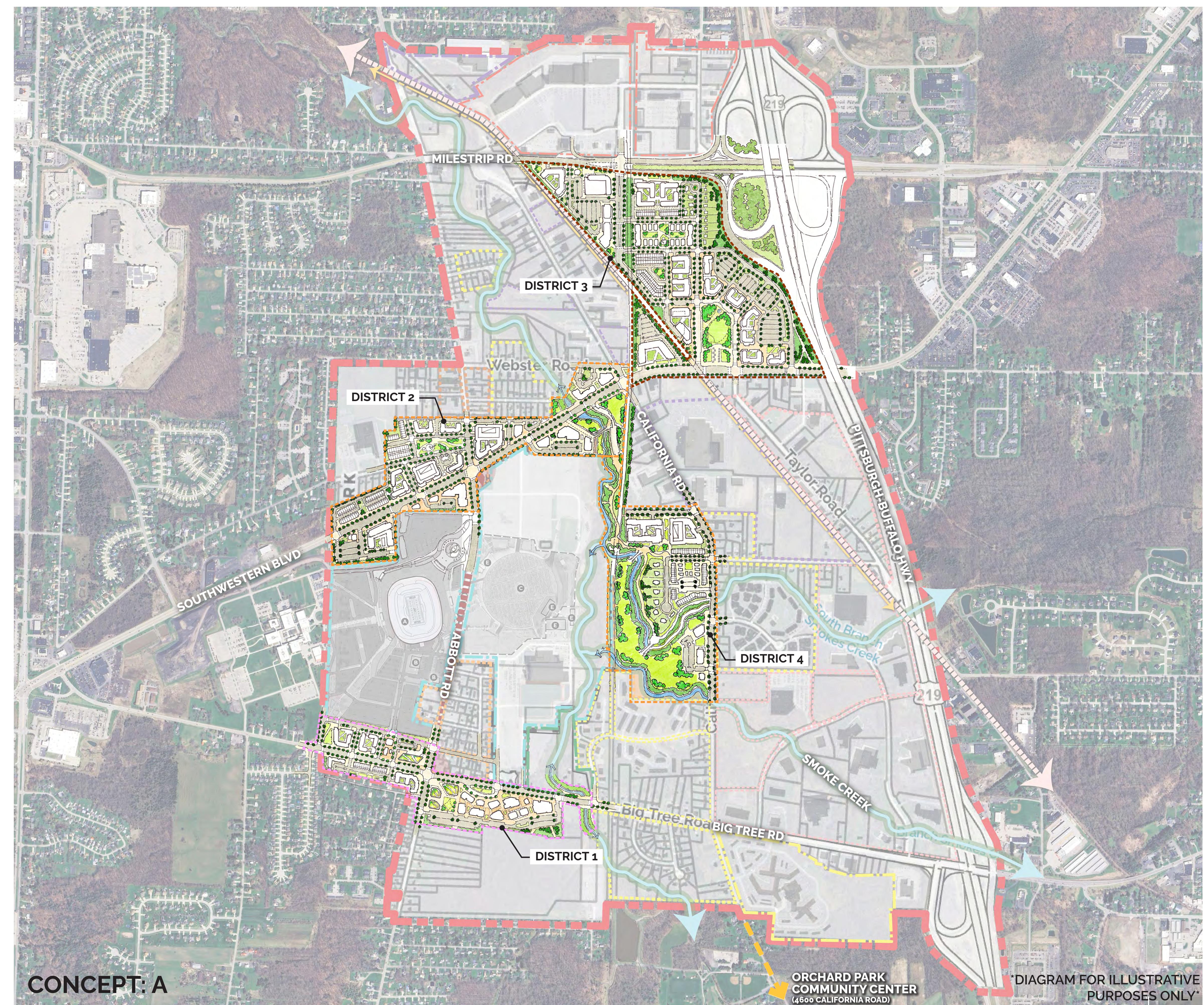
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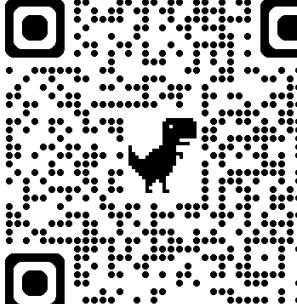
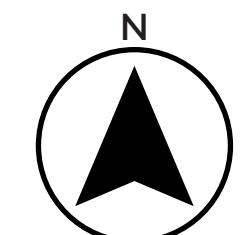
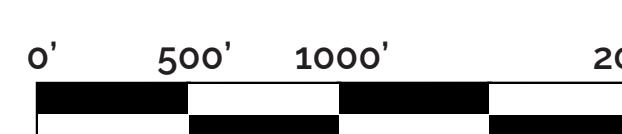
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POTENTIAL AREA DEVELOPMENT MASTERPLAN SKETCH

TOWN OF ORCHARD PARK, NEW YORK



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LEGEND:

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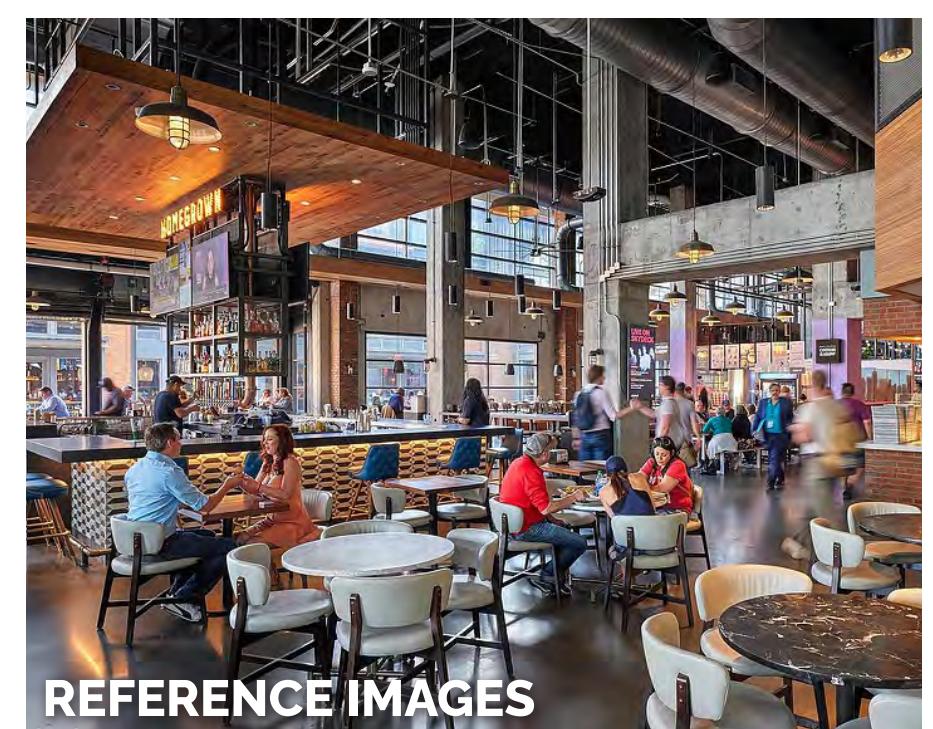
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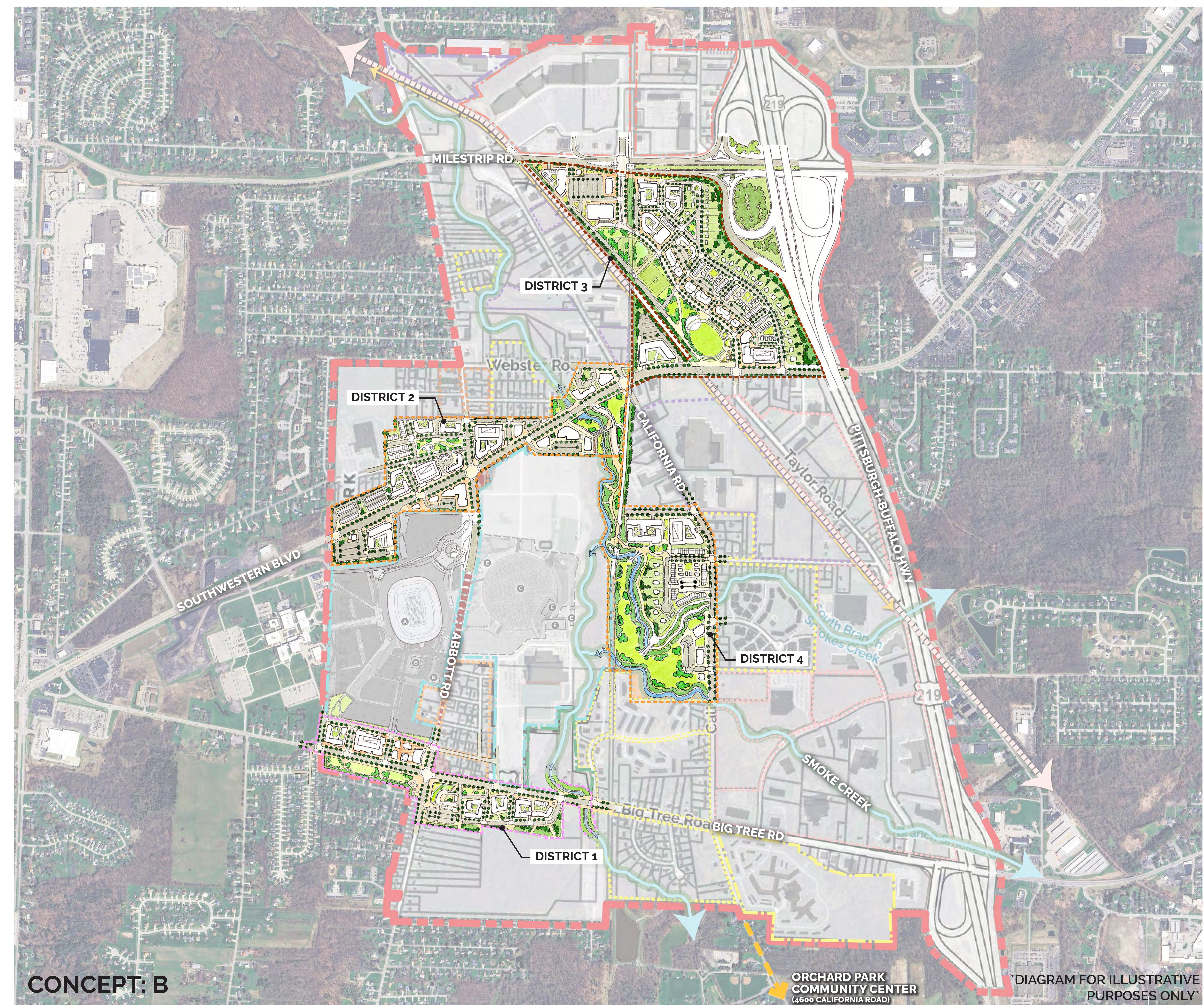
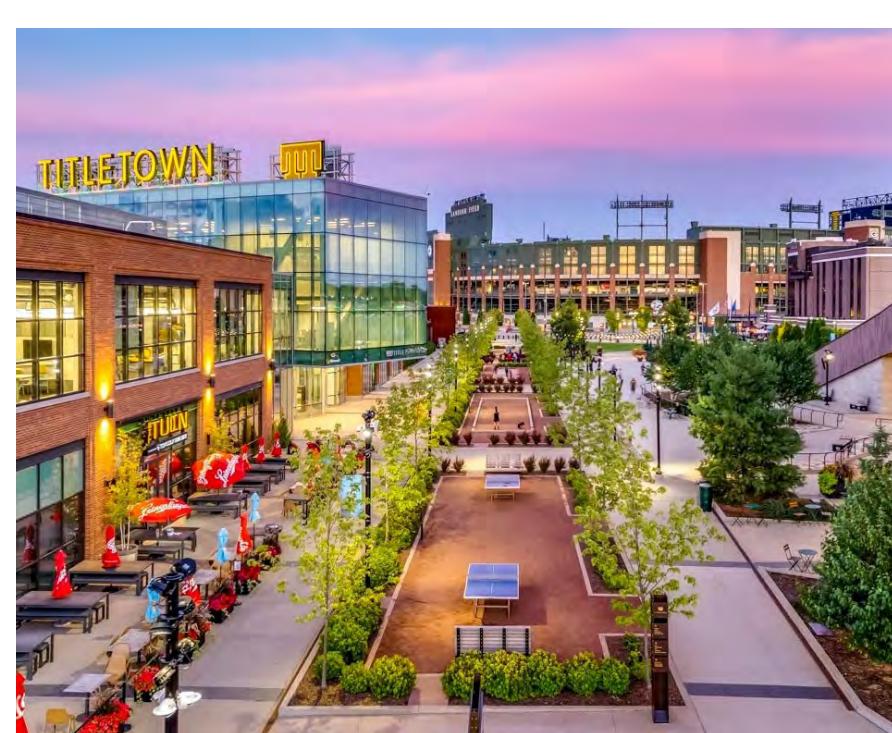
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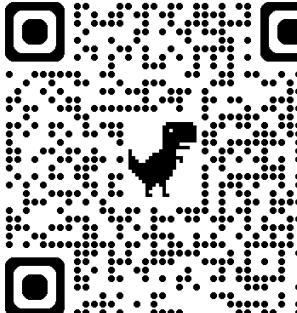
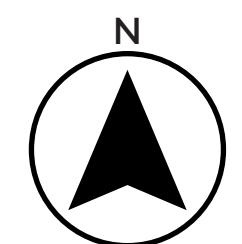
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POTENTIAL AREA DEVELOPMENT MASTERPLAN SKETCH

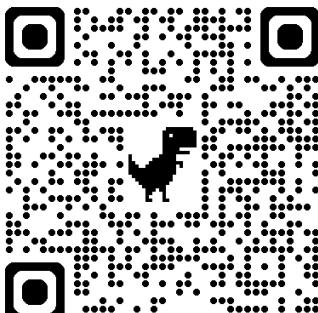
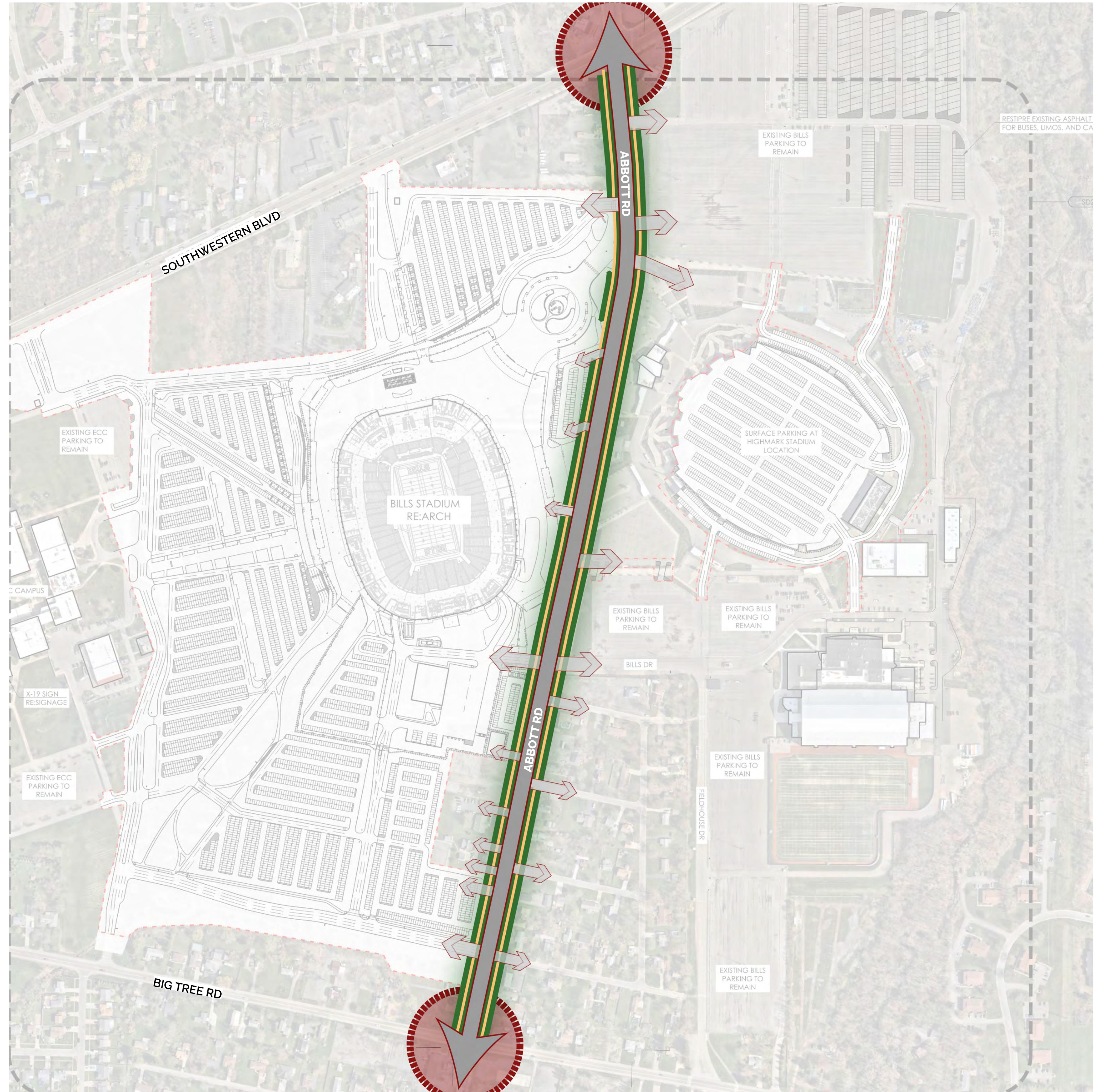
TOWN OF ORCHARD PARK, NEW YORK



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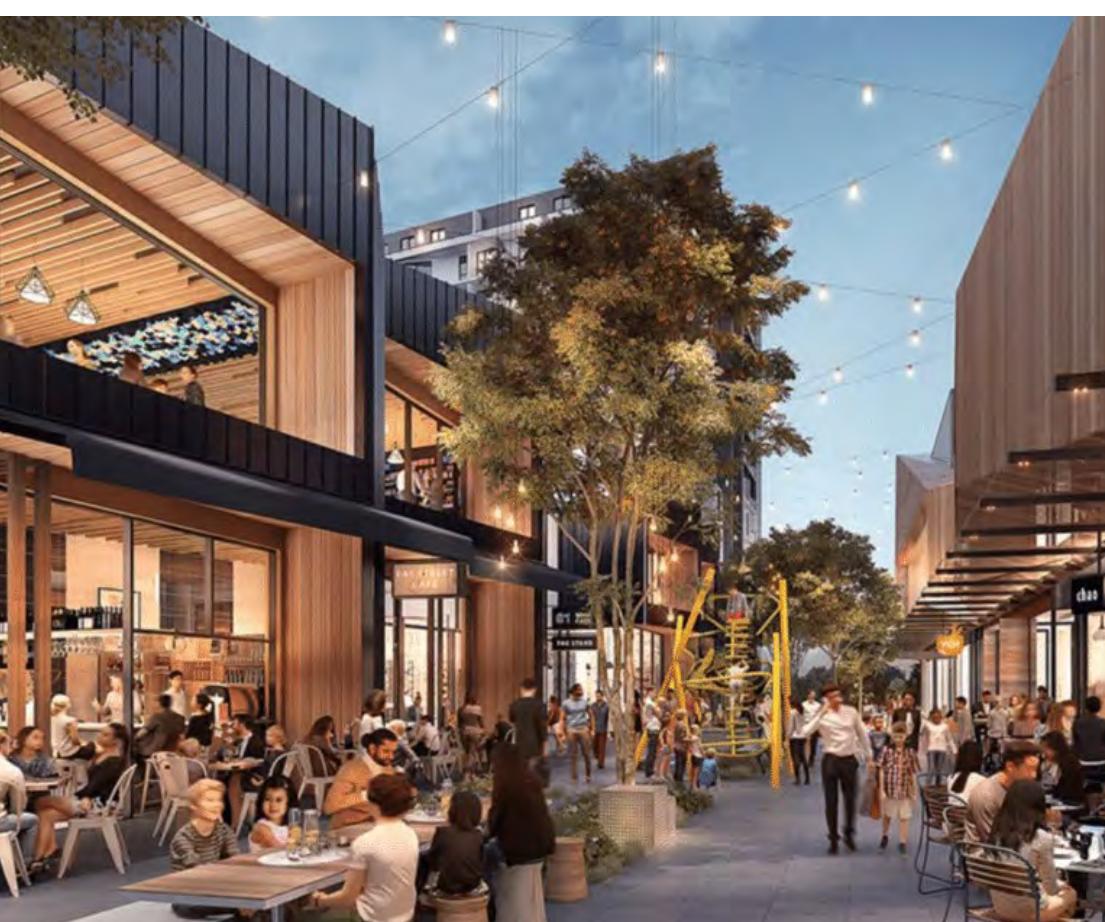
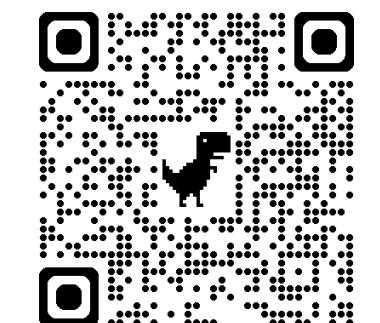
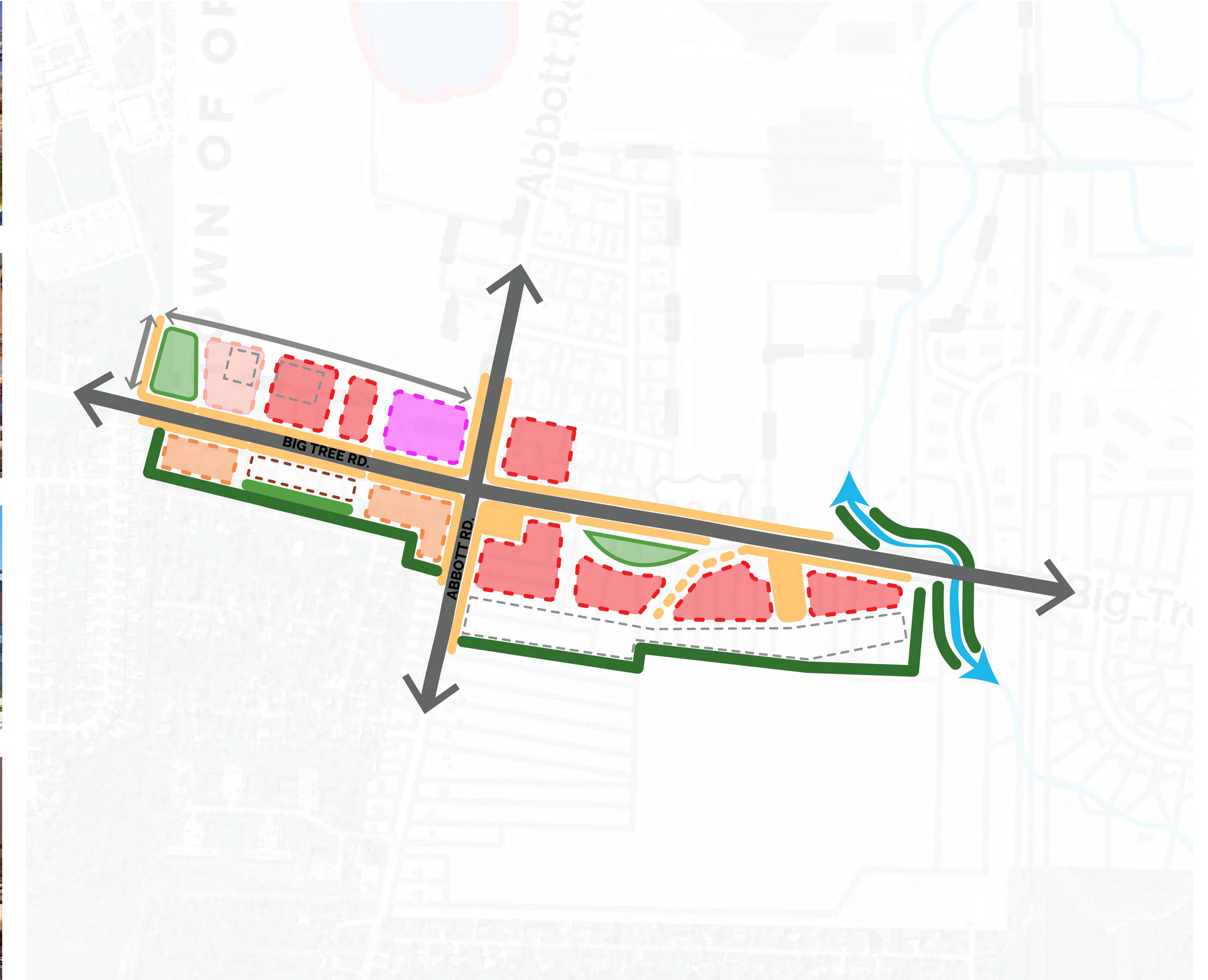
LEGEND:

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



LEGEND:**DISTRICT 1**

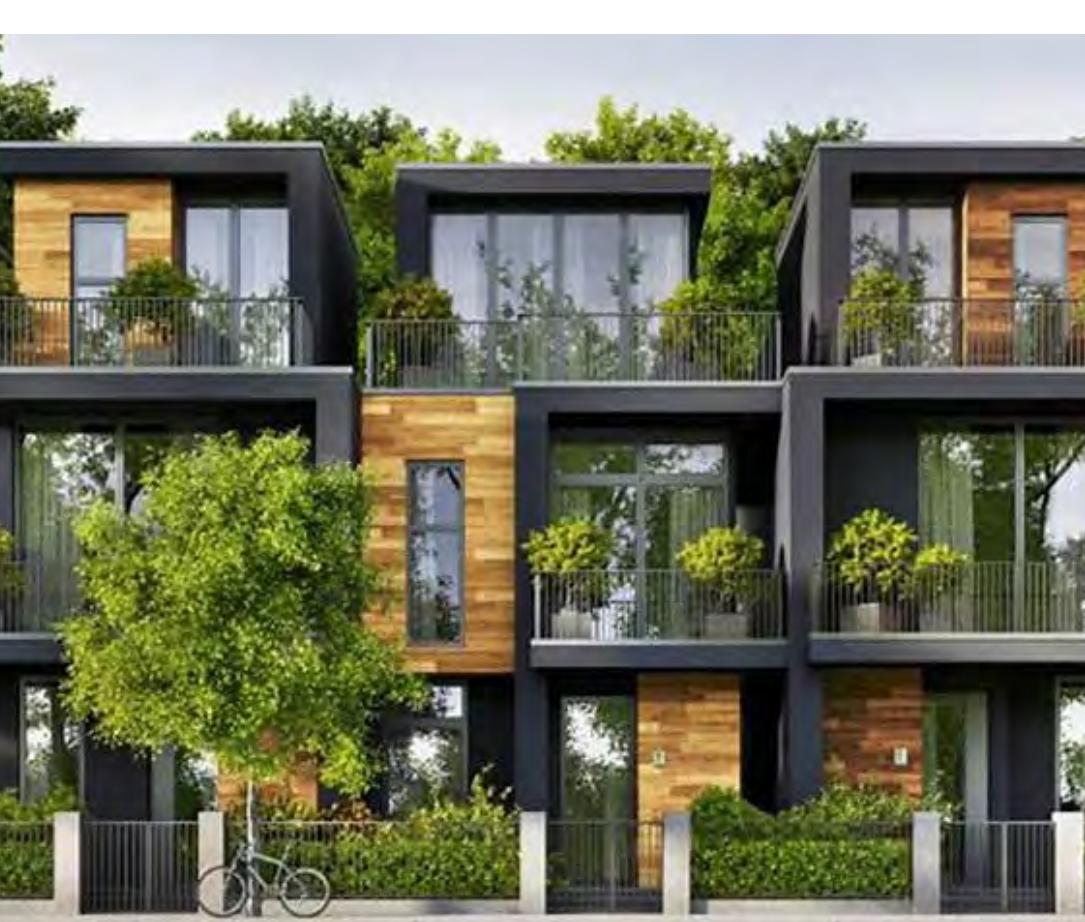
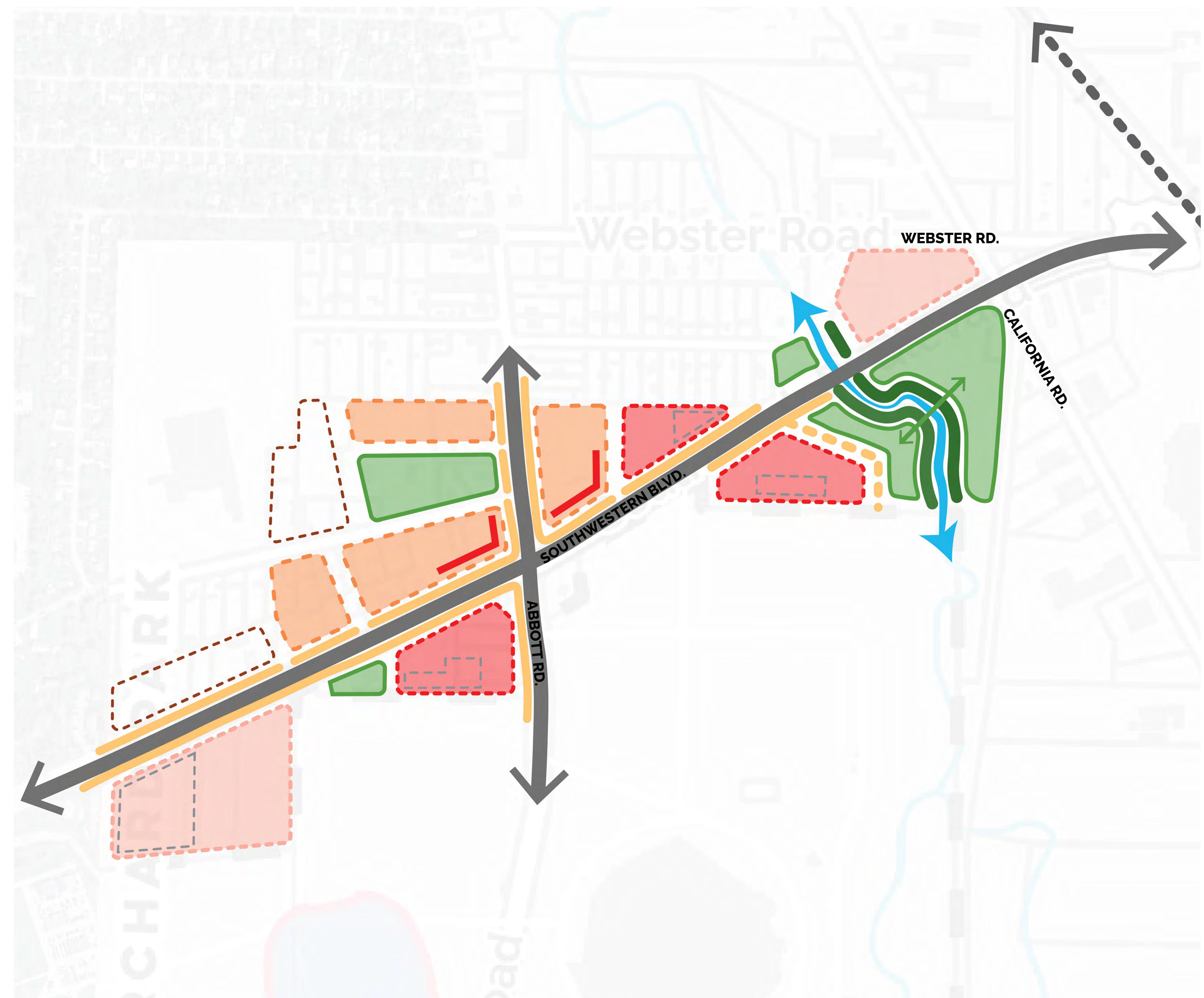
- MULTI -FAMILY RESIDENTIAL
- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL RETAIL
- HOTELS / OFFICES
- CIVIC GREEN SPACE
- COMMUNITY GREEN SPACE
- CONNECTOR GREEN SPACE
- BUFFER GREEN SPACE
- STREET IMPROVEMENTS
- MAJOR EXISTING ROADS
- NEW ROAD CIRCULATION
- RAILWAY
- TELEPHONE LINES
- PARKING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

**CONCEPT: A**

LEGEND:

DISTRICT 2

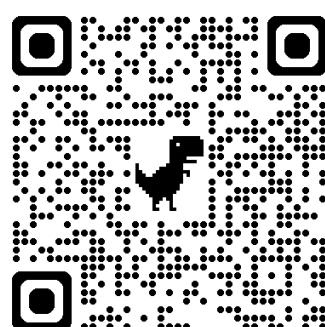
- MULTI -FAMILY RESIDENTIAL
- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL RETAIL
- HOTELS / OFFICES
- CIVIC GREEN SPACE
- COMMUNITY GREEN SPACE
- CONNECTOR GREEN SPACE
- BUFFER GREEN SPACE
- STREET IMPROVEMENTS
- MAJOR EXISTING ROADS
- NEW ROAD CIRCULATION
- RAILWAY
- TELEPHONE LINES
- PARKING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

**CONCEPT: A**

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

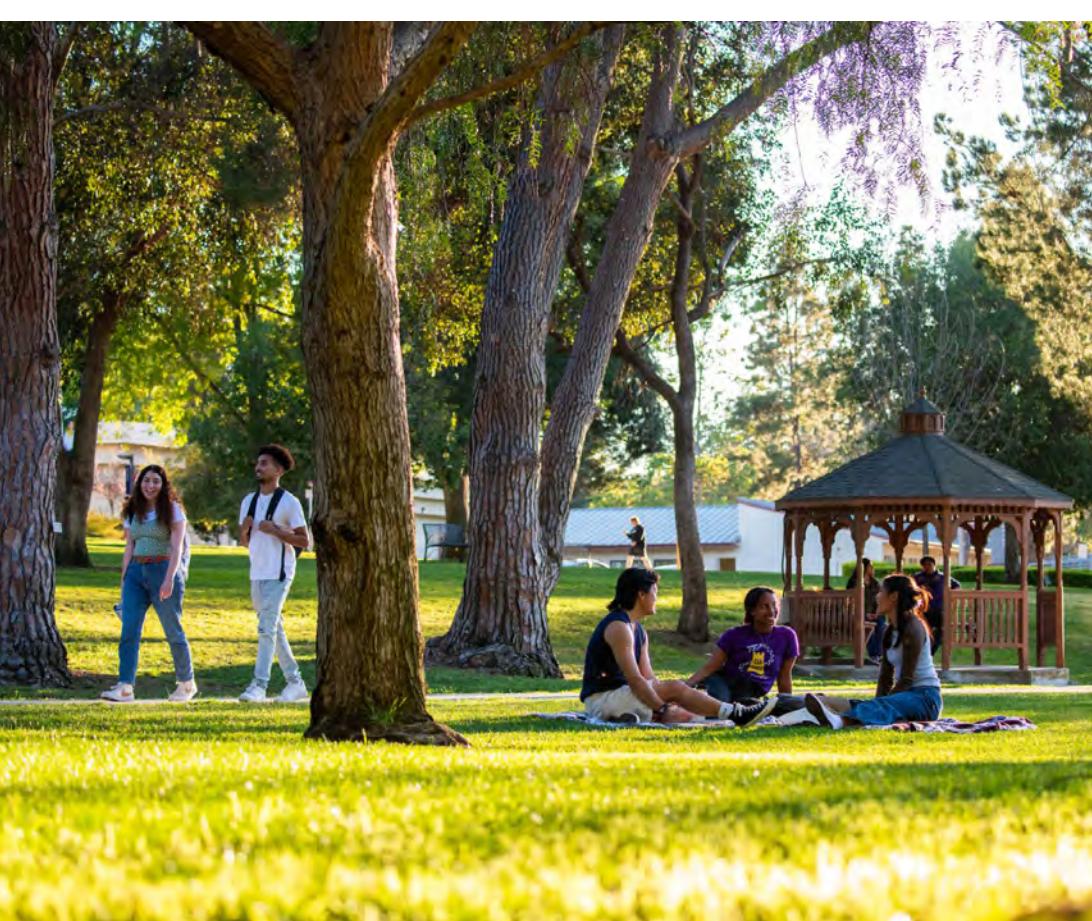
TOWN OF ORCHARD PARK, NEW YORK



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

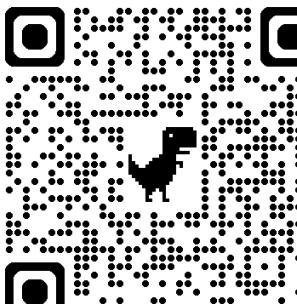
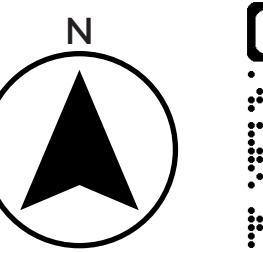


FRAMEWORK DIAGRAM: MILESTRIP ROAD - GATEWAY MIXED-USE (GMU)

TOWN OF ORCHARD PARK, NEW YORK



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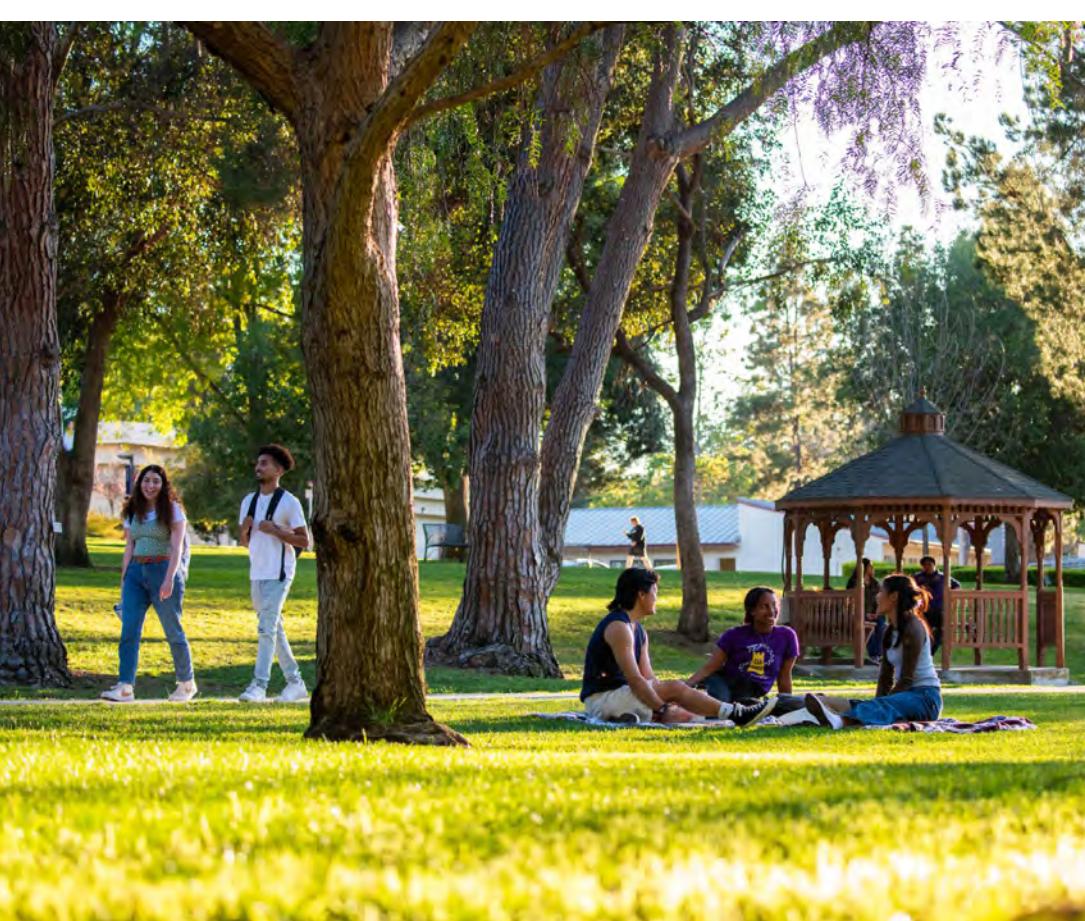
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DISTRICT 4

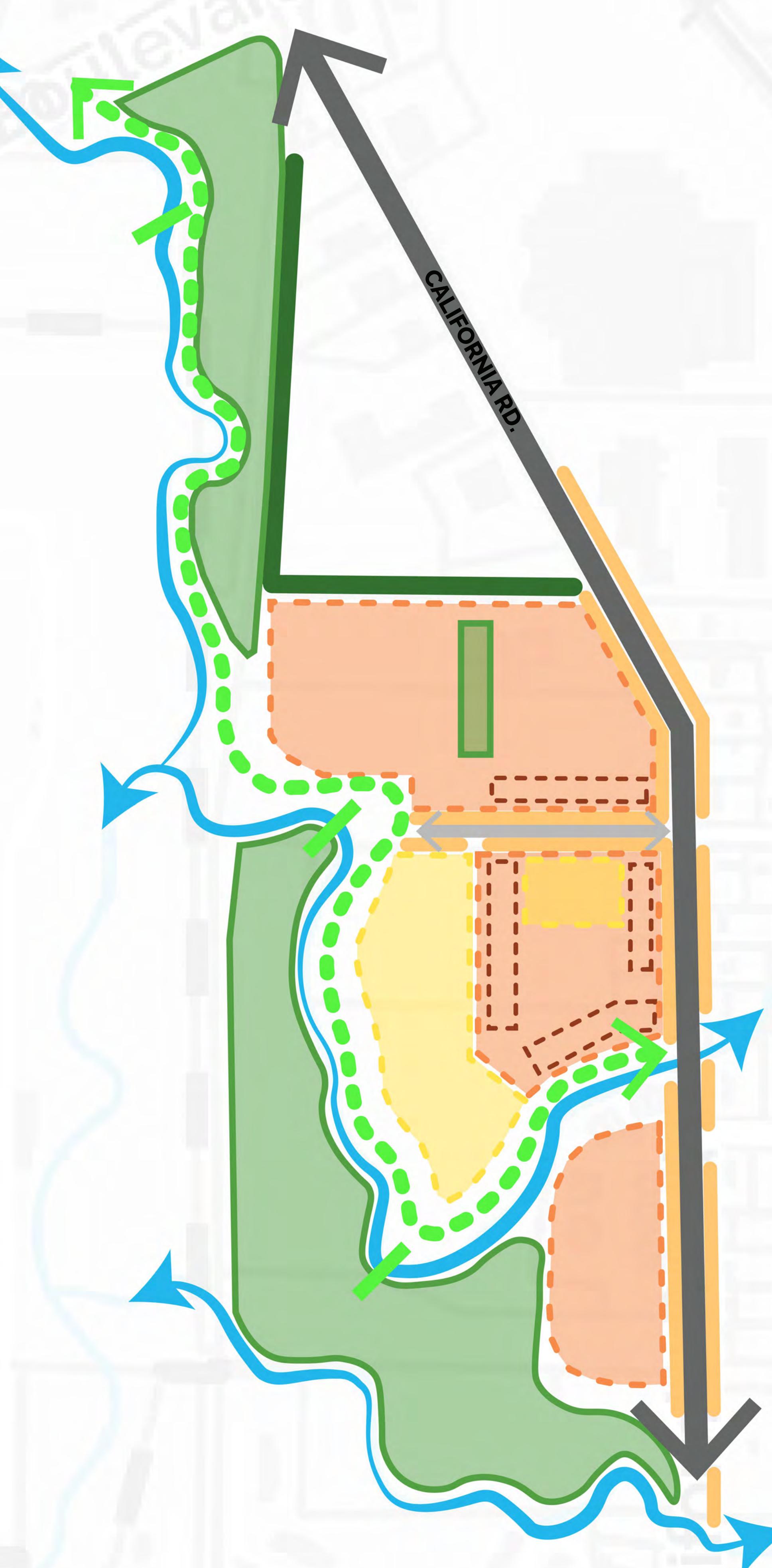
-  MULTI -FAMILY RESIDENTIAL
-  TOWNHOMES
-  SINGLE FAMILY RESIDENTIAL
-  COMMERCIAL RETAIL
-  HOTELS / OFFICES
-  CIVIC GREEN SPACE
-  COMMUNITY GREEN SPACE
-  CONNECTOR GREEN SPACE
-  BUFFER GREEN SPACE
-  STREET IMPROVEMENTS
-  MAJOR EXISTING ROADS
-  NEW ROAD CIRCULATION
-  RAILWAY
-  TELEPHONE LINES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



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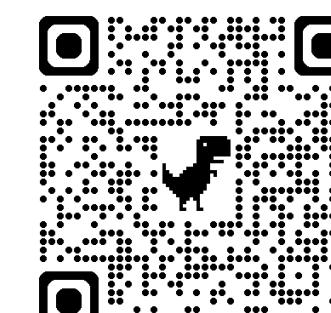
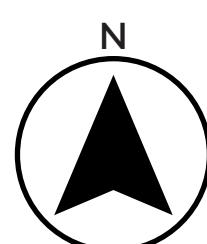


CONCEPT: A



FRAMEWORK DIAGRAM: CALIFORNIA ROAD - NEIGHBORHOOD MIXED-USE (NMU)

TOWN OF ORCHARD PARK, NEW YORK

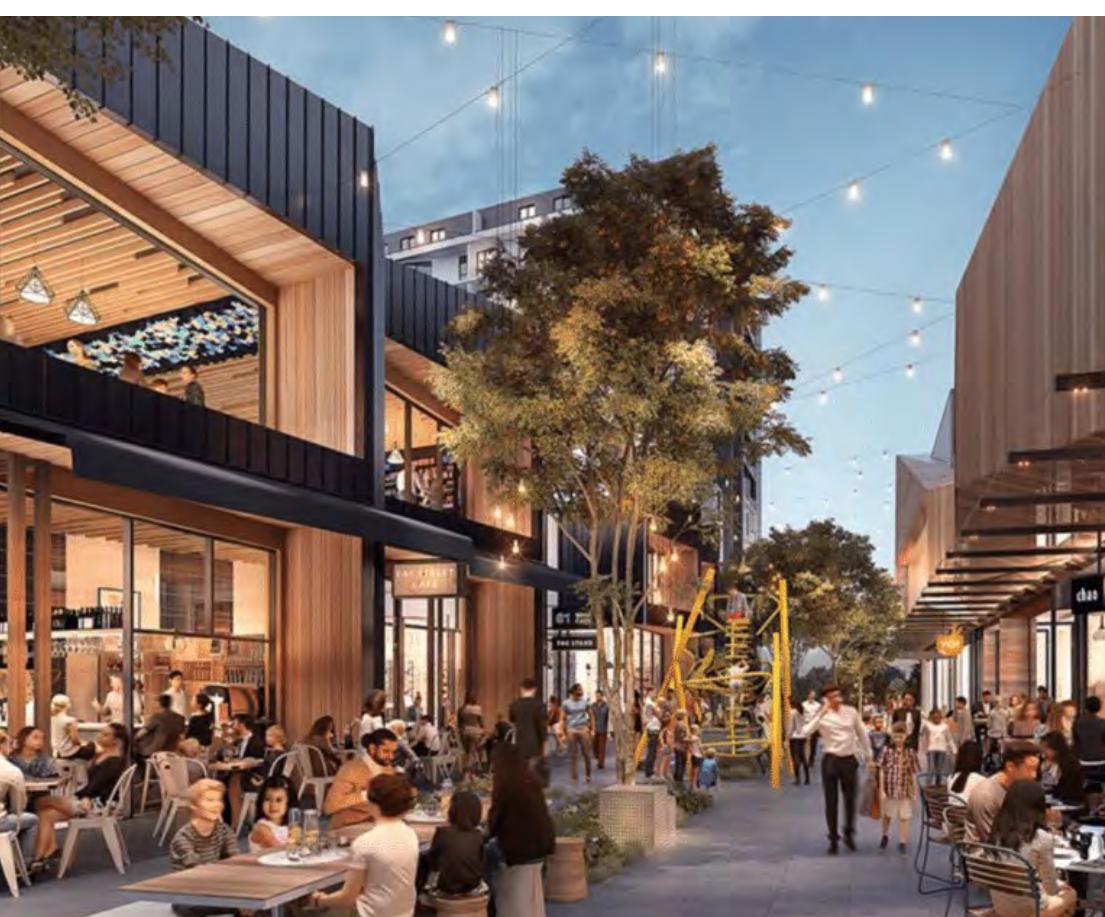


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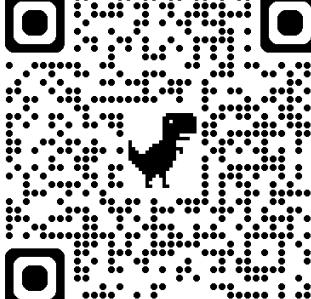
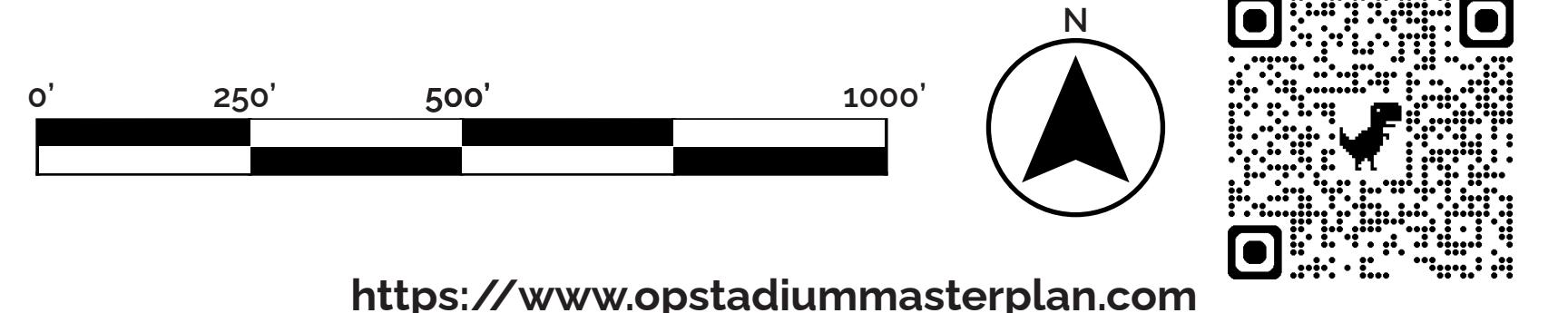
DISTRICT 1

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



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

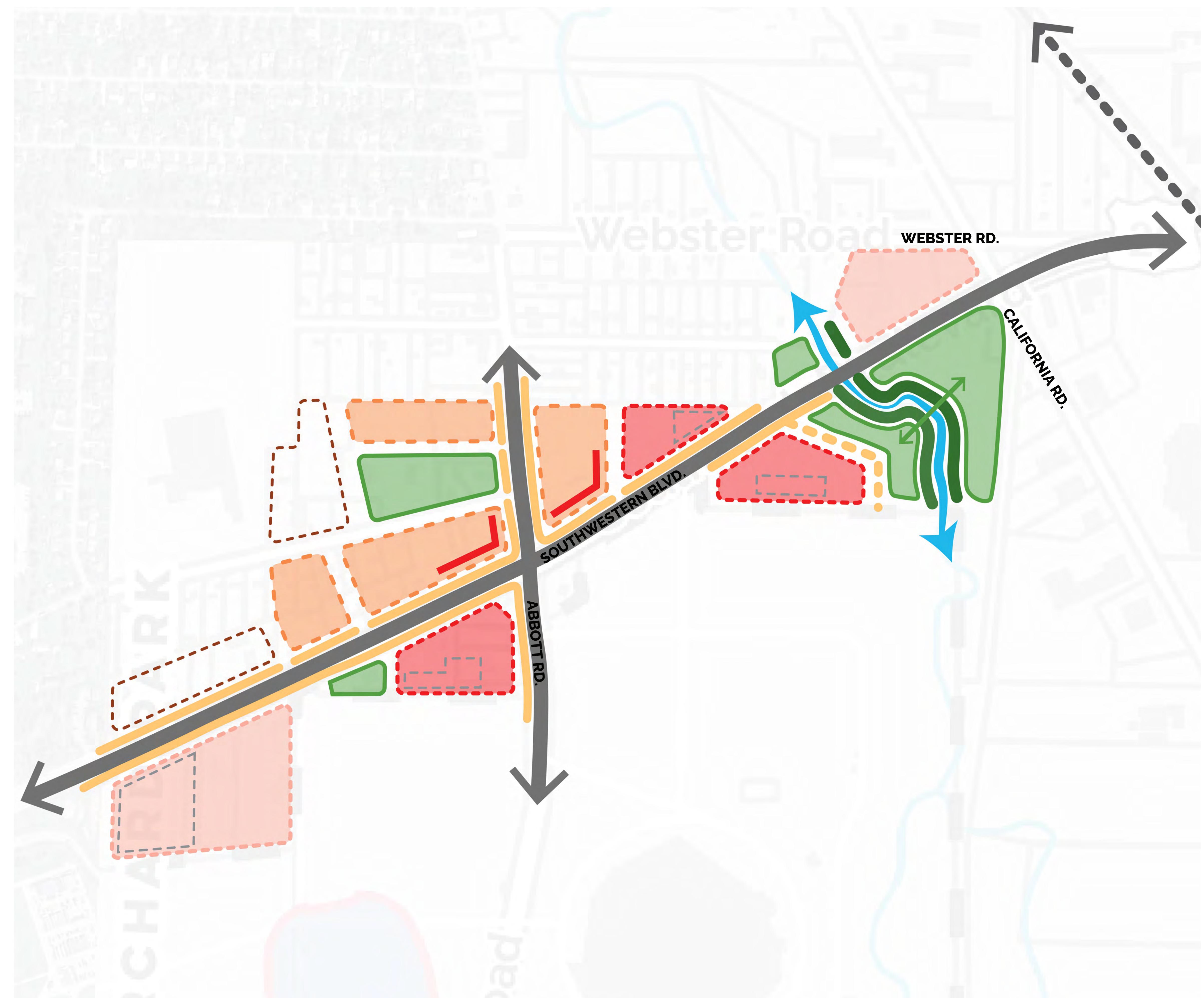
TOWN OF ORCHARD PARK, NEW YORK



LEGEND:

DISTRICT 2

- MULTI -FAMILY RESIDENTIAL
- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL RETAIL
- HOTELS / OFFICES
- CIVIC GREEN SPACE
- COMMUNITY GREEN SPACE
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- PARKING
- CREEK
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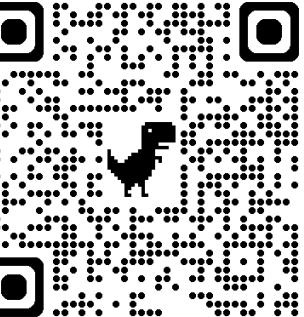
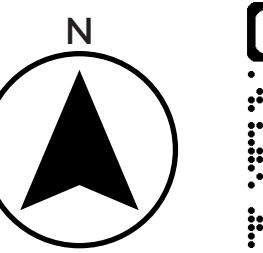
**CONCEPT: B**

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

TOWN OF ORCHARD PARK, NEW YORK



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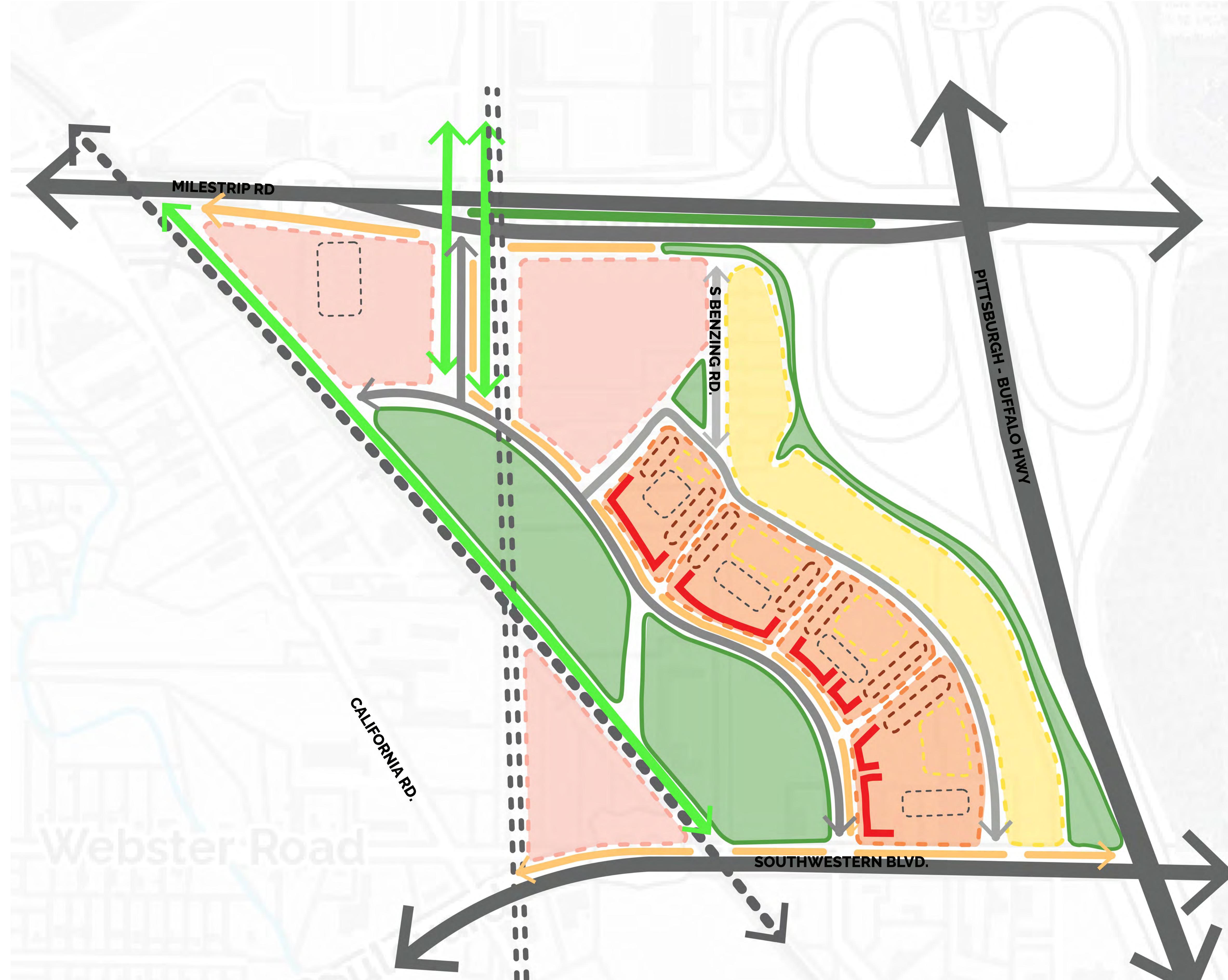


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LEGEND:

DISTRICT 3

- MULTI -FAMILY RESIDENTIAL
- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL RETAIL
- HOTELS / OFFICES
- CIVIC GREEN SPACE
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- CREEK
- MULTI-MODAL

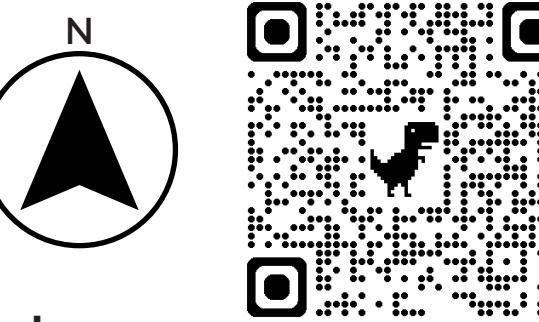


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GATEWAY MIXED-USE (GMU)**

TOWN OF ORCHARD PARK, NEW YORK



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LEGEND:

DISTRICT 4

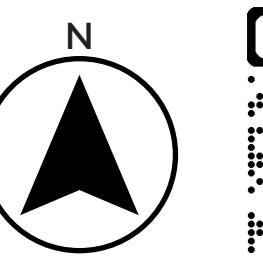
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- TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
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- HOTELS / OFFICES
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- MAJOR EXISTING ROADS
- NEW ROAD CIRCULATION
- RAILWAY
- TELEPHONE LINES
- PARKING
- CREEK
- MULTI-MODAL

**CONCEPT: B**

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FRAMEWORK DIAGRAM: CALIFORNIA ROAD - NEIGHBORHOOD MIXED-USE (NMU)

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