

THE COLLEGIATE STRIP

*AN URBAN RENEWAL OF MAIN STREET*

JESSICA WADE  
GRAPHIC ARGUMENT

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# COLLEGE CAMPUSES

ARE ISOLATING

THEMSELVES RESULTING

IN . . .

*GHOST CITIES*

DIMINISH THE GAPS BETWEEN THE  
LOCAL COLLEGE AND UNIVERSITY  
CAMPUSES THAT HAS RESULTED IN  
ISOLATED ISLANDS OF COLLEGE  
STUDENTS THAT ARE SEGREGATED FROM  
THE REMAINDER OF THE CITY.

CREATE A SOCIAL  
ENVIRONMENT FOR  
STUDENTS THAT  
BRINGS THEM  
OUTSIDE OF THEIR  
INDIVIDUAL  
COLLEGE CAMPUS.

## GOALS

TO BRING LIFE BACK TO THE "MAIN STREET"  
AND TAKE ADVANTAGE OF EXISTING VACANT  
LOTS OR ABANDONED STRUCTURES THAT CAN  
PROMOTE ADAPTIVE REUSE AND BE UTILIZED  
FOR STUDENT NEEDS AND WANTS.



TO ENCOURAGE INDIVIDUAL COLLEGES  
AND UNIVERSITIES TO COME TOGETHER  
TO CREATE THE IDEA OF A "MASS  
COMMUNITY" OR "MASS CAMPUS" THAT  
CAN PROVIDE SOCIAL CONNECTIONS  
BETWEEN MULTIPLE CAMPUSES.

TO CREATE A  
UNIFIED IDENTITY  
ACROSS ALL OF THE  
CAMPUSES THAT TIES  
INTO THE CITY.

TO RECOGNIZE AND TAKE ADVANTAGE OF  
THE FACT THAT SOME CITIES HAVE  
NOW BECOME "COLLEGE TOWNS", AND IN  
TURN SHOULD DESIGN AROUND THE  
COMMON USER, WHICH IS THE STUDENT.

## BUFFALO, NEW YORK



GENERAL POPULATION: 292,648

STUDENT POPULATION: APPROXIMATELY  
(HIGHER EDUCATION) 105,000



### COLLEGES AND UNIVERSITIES

UNIVERSITY AT BUFFALO  
FULL TIME ENROLLMENT: 24,102

ERIE COMMUNITY COLLEGE  
FULL TIME ENROLLMENT: 9,949

BUFFALO STATE COLLEGE  
FULL TIME ENROLLMENT: 9,410





THE CITY OF BUFFALO HAS DEVELOPED PREDOMINATELY INTO A COLLECTION OF SMALL "COLLEGE TOWNS", AS THE STUDENT POPULATION CONTINUES TO RISE WITHIN THE AREA. MAIN STREET IS THE DOMINANT LINK BETWEEN MULTIPLE COLLEGES AND UNIVERSITIES IN THE CITY, BUT IT POSES A LARGE ISSUE OF ISOLATION BETWEEN CAMPUSES. THESE CAMPUSES ARE BECOMING ISLANDS WITHIN THE CITY LAYOUT AND SEGREGATING THEMSELVES FROM THE REMAINDER OF THE CITY, LEAVING AREAS ALONG MAIN STREET LEFT TO DETERIORATE AND BE FORGOTTEN. MAIN STREET IS THE PRIME LOCATION FOR SUGGESTED URBAN RENEWAL PROJECTS TURNING THIS AREA INTO A NEW COLLEGIATE STRIP FOR STUDENTS.



CANISIUS COLLEGE

FULL TIME ENROLLMENT: 3,849



MEDAILLE COLLEGE

FULL TIME ENROLLMENT: 2,594



D'YOUVILLE COLLEGE

FULL TIME ENROLLMENT: 2,265



D'Youville  
COLLEGE

## THE EXPANSION

**UNIVERSITY AT BUFFALO:** THE UNIVERSITY AT BUFFALO'S CAMPUS MASTER PLAN IS THE PHYSICAL MANIFESTATION OF OUR UB 2020 STRATEGIC PLAN FOR UB'S EMERGENCE AS A PREMIER 21ST-CENTURY PUBLIC RESEARCH UNIVERSITY. THE PLAN WILL GUIDE DEVELOPMENT OF FACILITIES TO SUPPORT THE GROWTH OF RESEARCH IN OUR STRATEGIC STRENGTHS AND TO IMPROVE THE STUDENT EXPERIENCE IN CLASSROOMS, LABS, LIBRARIES, DINING HALLS, DORMITORIES AND RECREATIONAL FACILITIES.

-UB 2020 WEBSITE UNIVERSITY AT BUFFALO 2011



BY 2020...

1

### CONNECTING CAMPUSES TO EACH OTHER AND THE COMMUNITY:

BY CREATING ONE UNIVERSITY ON THREE CAMPUSES, UB WILL BECOME MORE INTEGRATED WITH OUR SURROUNDING NEIGHBORS AND REGION AS A WHOLE

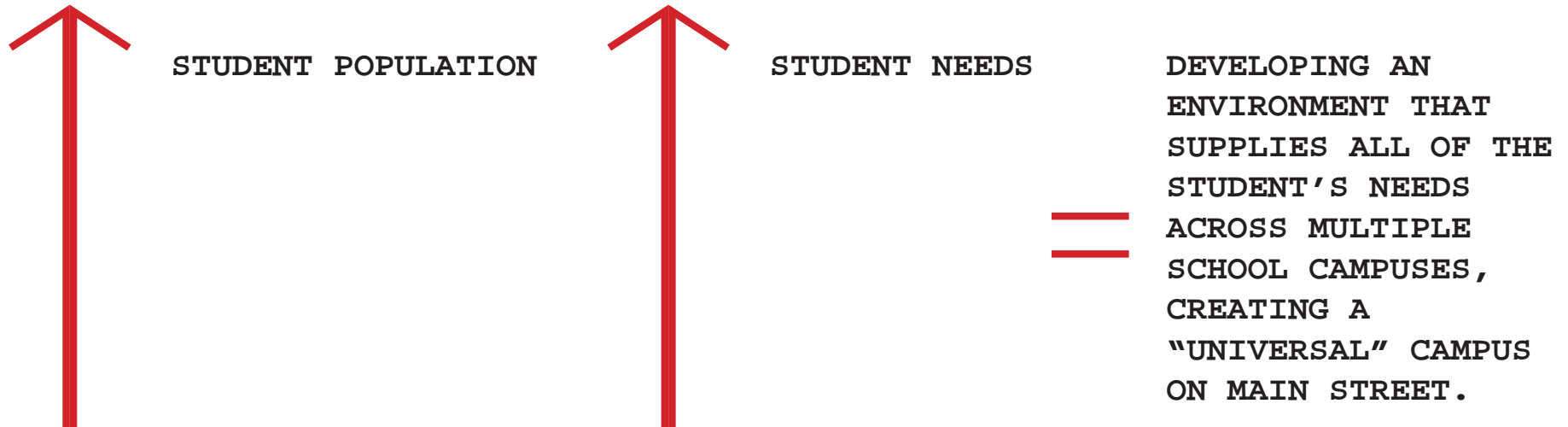
2

### DESIGNING A MODEL FOR SUSTAINABLE DEVELOPMENT:

TAKING THE OPPORTUNITY TO EMBRACE THE RESPONSIBILITY TO GROW IN WAYS THAT ARE CLEANER, MORE EFFICIENT AND MORE SUSTAINABLE.

**"THE PLAN CALLS FOR A DAILY CAMPUS POPULATION OF 50,000 STUDENTS AND STAFF"**

-THE SPECTRUM, OCTOBER 30, 2009



**THE "NEW" PROPOSED PLAN:**  
**NOT JUST EXPANDING FOR ONE UNIVERSITY'S NEEDS,**  
**BUT CREATING A UNIVERSAL EXPANSION FOR STUDENTS**  
**FROM MULTIPLE CAMPUSES IN THE CITY OF BUFFALO**

**3**

**CREATING ENVIRONMENTS OF EXCELLENCE:**  
BY CREATING GREAT SPACES FOR DISCOVERY, THIS PLAN WILL PROMOTE OUR GOALS IN RESEARCH, TEACHING, AND CAMPUS LIFE.

**4**

**MAKING GREAT PUBLIC SPACES:**  
THE PLAN AIMS TO ENHANCE THE PUBLIC REALM ON EACH OF THE CAMPUSES, SPACES WHERE PEOPLE GATHER, MIX, SOCIALIZE AND EXCHANGE IDEAS, BOTH INDOORS AND OUTDOORS.



# THE VACANCY SYNDROME

## Urban Renewal, CARE, & CCE Areas



### Legend

- CARE
- CCE
- City of Buffalo Streets

### Urban Renewal Area (as of June 21, 2007)

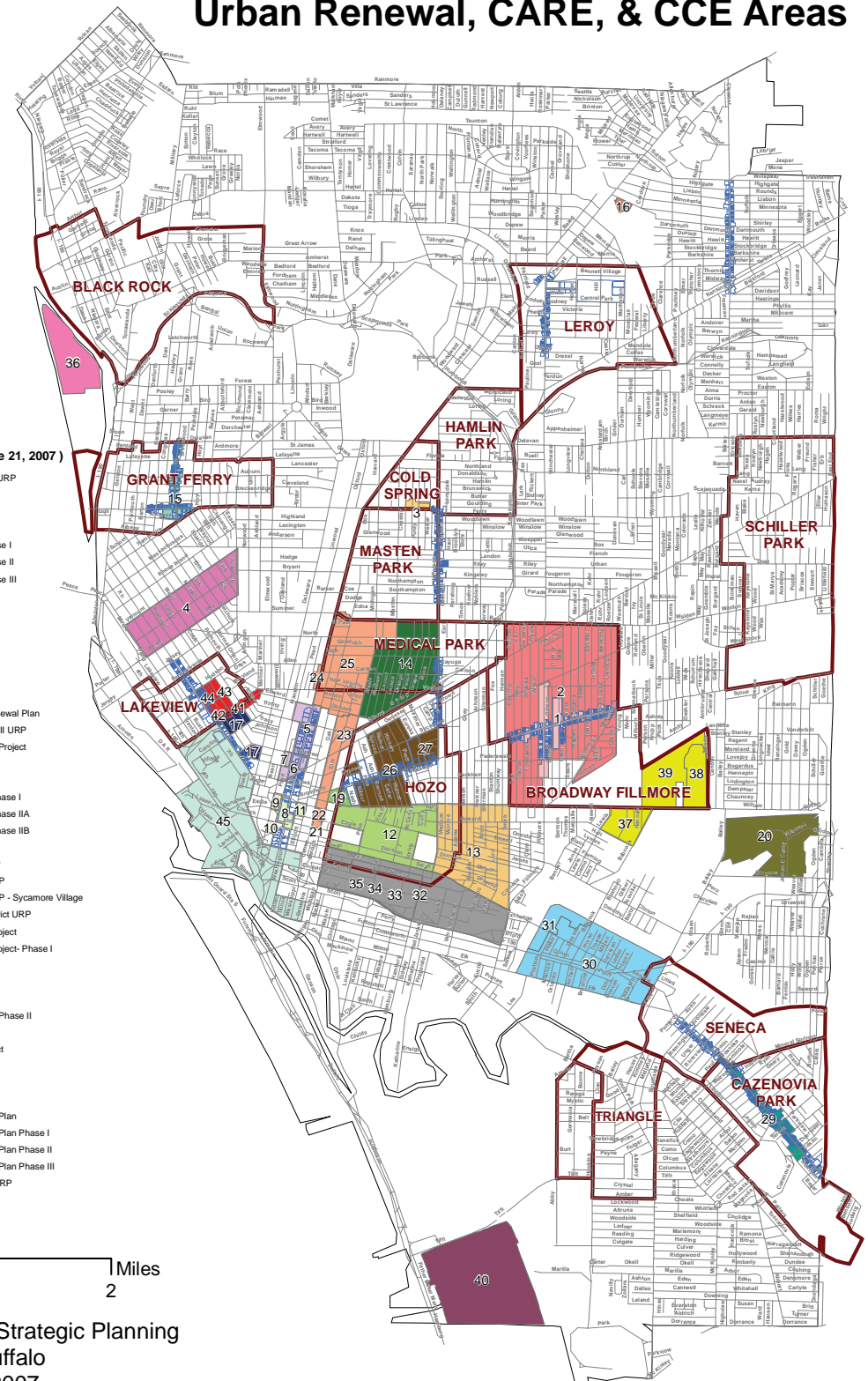
- 1-Broadway-Fillmore Commercial Area URP
- 2-Broadway-Fillmore NDP
- 3-Cold Spring Urban Renewal Plan
- 4-Connecticut St. Urban Renewal Plan
- 5-Downtown Entertainment District Phase I
- 6-Downtown Entertainment District Phase II
- 7-Downtown Entertainment District Phase III
- 8-Downtown Renewal Phase I
- 9-Downtown Renewal Phase II
- 10-Downtown Renewal Phase III
- 11-Downtown Renewal Phase IV
- 12-Elliott Redevelopment Project URP
- 13-Emslie NDP
- 14-Fruit Belt NDP
- 15-Grant-Ferry Market Place Urban Renewal Plan
- 16-LaSalle Revitalization Project Phase II URP
- 17-Lower West Side: Georgia Prospect Project
- 19-Michigan Street Preservation Area
- 20-New Buffalo Industrial Park URP
- 21-Oak-Michigan Industrial Corridor - Phase I
- 22-Oak-Michigan Industrial Corridor - Phase IIA
- 23-Oak-Michigan Industrial Corridor - Phase IIB
- 24-Oak St. URP Amendment
- 25-Oak St. Redevelopment Project URP
- 26-Pratt-William Revitalization Area URP
- 27-Pratt-William Revitalization Area URP - Sycamore Village
- 29-Seneca-Cazenovia Commercial District URP
- 30-Seneca Babcock Redevelopment Project
- 31-Seneca Babcock Redevelopment Project- Phase I
- 32-South Elliott NDP
- 33-South Elliott NDP
- 34-South Elliott NDP - Phase II
- 35-South Elliott Urban Renewal Plan - Phase II
- 36-Squaw Island North Area
- 37-Thruway Industrial Park - Pilot Project
- 38-Thruway Industrial Park Phase I
- 39-Thruway Industrial Park Phase II
- 40-Union Ship Canal Project Area
- 41-Virginia St. Corridor Urban Renewal Plan
- 42-Virginia St. Corridor Urban Renewal Plan Phase I
- 43-Virginia St. Corridor Urban Renewal Plan Phase II
- 44-Virginia St. Corridor Urban Renewal Plan Phase III
- 45-Waterfront Redevelopment Project URP

## HOMESTEAD MAP: VACANT LOTS

0 0.5 1 2 Miles



Office of Strategic Planning  
City of Buffalo  
July 18, 2007



*"LAST FALL, THE CITY OF BUFFALO, NY, SAID IT PLANNED TO TEAR DOWN A RECORD NUMBER OF VACANT BUILDINGS IN THE 2006 FISCAL YEAR, AROUND 1,000 DETERIORATED PROPERTIES, NEARLY THREE TIMES HIGHER THAN THE AVERAGE NUMBER OF ANNUAL DEMOLITIONS SINCE 2002"*

-THE NEXT AMERICAN CITY, JULY 3, 2007

## HOMESTEAD STREET LISTINGS: MAIN STREET

NUMBER	ADDRESS	LANDUSE	CATEGORY	FRONT	DEPTH	SBL	TOTALVAL	PUBOWN	IN_CCE	IN_UR	IN_BOTH
2108	75 MAIN	438	Parking Lot	0000350	0000200	1111700013002000	1,542,000	CITY		Yes	
2109	580 MAIN	556	Ice or Roller Skating Rinks (may be covered)	0000158	0000000	1114600002001120	987,770	CITY		Yes	
2110	615 MAIN	482	Downtown Row Type (detached)	0000120	0000199	1113800004020000	2,875,000	BURA		Yes	
2111	639 MAIN	512	Motion Picture Theaters (excludes drive-in theaters)	0000116	0000199	1113800004006120	1,500,000	BURA		Yes	
2112	642 MAIN	511	Legitimate Theaters	0000044	0000234	1113800003005000	3,455,500	CITY		Yes	
2113	664 MAIN	511	Legitimate Theaters	0000101	0000232	1113800003003000	526,600	CITY		Yes	
2114	667 MAIN	418	Inns, Lodges, Boarding and Rooming Houses, Tourist Homes, Fraternity and Sorority Houses	0000040	0000000	1113800004003000	241,700	BURA		Yes	
2115	695 MAIN	662	Police and Fire Protection, Electrical Signal	0000200	0000198	1113000004001100	3,000,000	CITY		Yes	
2116	918 MAIN	481	Downtown Row Type (with common wall)	0000048	0000122	1007800005005000	85,000	CITY		Yes	
2117	1127 MAIN	350	Urban Renewal or Slum Clearance	0000080	0000146	1006300003027000	56,500	BURA	Yes	Yes	Yes
2118	1615 MAIN	330	Vacant Land Located in Commercial Areas	0000120	0000000	1003200002013000	19,600	CITY	Yes		
2119	1703 MAIN	330	Vacant Land Located in Commercial Areas	0000035	0000140	1002400004022000	19,600	CITY	Yes		
2120	1707 MAIN	330	Vacant Land Located in Commercial Areas	0000032	0000140	1002400004023000	17,900	CITY	Yes		
2121	1881 MAIN	331	Commercial Vacant Land w/Minor Improvements	0000060	0000000	0891900001005000	74,000	CITY	Yes		



# THE PROPOSED SITE: "THE STRIP"

MAIN STREET

MAIN STREET

UNIVERSITY AT  
BUFFALO







UNIVERSITY AT BUFFALO  
SCHOOL OF MEDICINE

CANISIUS COLLEGE

MAIN STREET

PROPOSED PROGRAMS ON MAIN STREET STRIP

LIVING

ACADEMIC

STUDENT HOUSING(MULTIPLE UNIVERSITIES)

STUDY CENTER

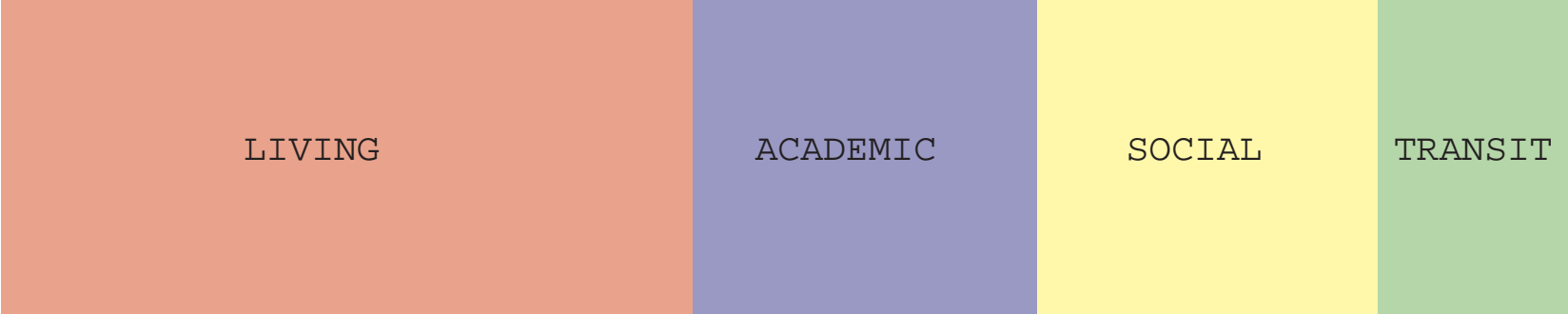
RECREATION CENTER

STUDENT RESOURCE CENTER

SMALL GROCERY STORES

SPECIALIZED GALLERIES  
(ART,ARCHITECTURE,MUSICAL)

IMPORTANCE DUE TO STUDENT AND EXPANSION NEEDS



## SOCIAL

STUDENT BARS

STUDENT CLUBS

CAFES

SMALL MUSIC HALL

OUTDOOR PAVILIONS

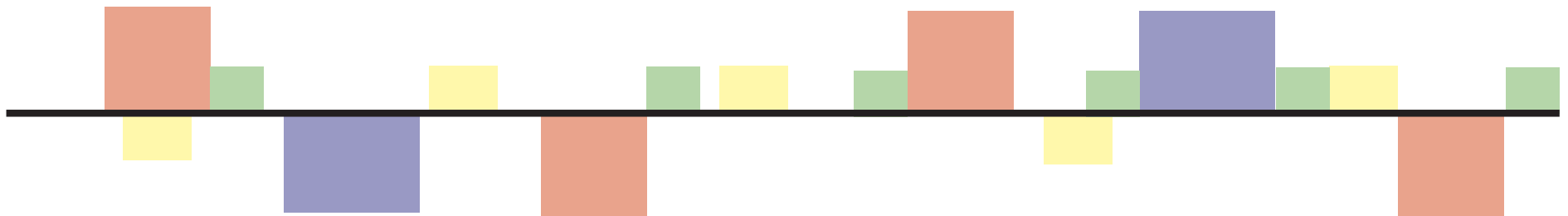
## TRANSIT

BICYCLE STATIONS

CONNECTIONS TO EXISTING SUBWAY

ADDITIONAL VEHICULAR PARKING

## FREQUENCY ON THE STRIP





# LIVING

WITH THE PROPOSED UB 2020 EXPANSION ALONE, AND WITH OTHER UNIVERSITIES EXPANDING EVERY SINGLE ACADEMIC YEAR, STUDENT HOUSING IS THE BIGGEST NECESSITY ON THE COLLEGIATE STRIP. IT WILL ALSO PROVIDE THE OPPORTUNITY FOR STUDENTS FROM DIFFERENT CAMPUSES TO SOCIALLY INTEGRATE WITH FELLOW STUDENTS FROM OTHER SCHOOLS. THE DESIRE FOR THE HOUSING ADDITIONS WILL BE TO INCORPORATE ADAPTIVE REUSE PROJECTS FOR THE STUDENT HOUSING. THE IDEA IS TO RESTORE EXISTING DETERIORATING WAREHOUSE OR ABANDONED BUILDINGS TO CREATE AN URBAN RENEWAL SYSTEM WITHIN THE CITY OF BUFFALO.

**PRECEDENT: ALLING AND CORY  
STUDENT HOUSING FOR ECC**



## ROOM CONFIGURATIONS



4 PERSON - SINGLE BEDROOMS- FULLY FURNISHED  
WITH KITCHEN,LIVING, DINING, AND TWO BATHROOMS.  
  
NET: 35'X 35'= 1225 SQ FT  
GROSS:ROUGHLY 1370 SQ FT  
  
BEDROOM: NET- 110 SQ FT

FOUR PERSON  
SUITE

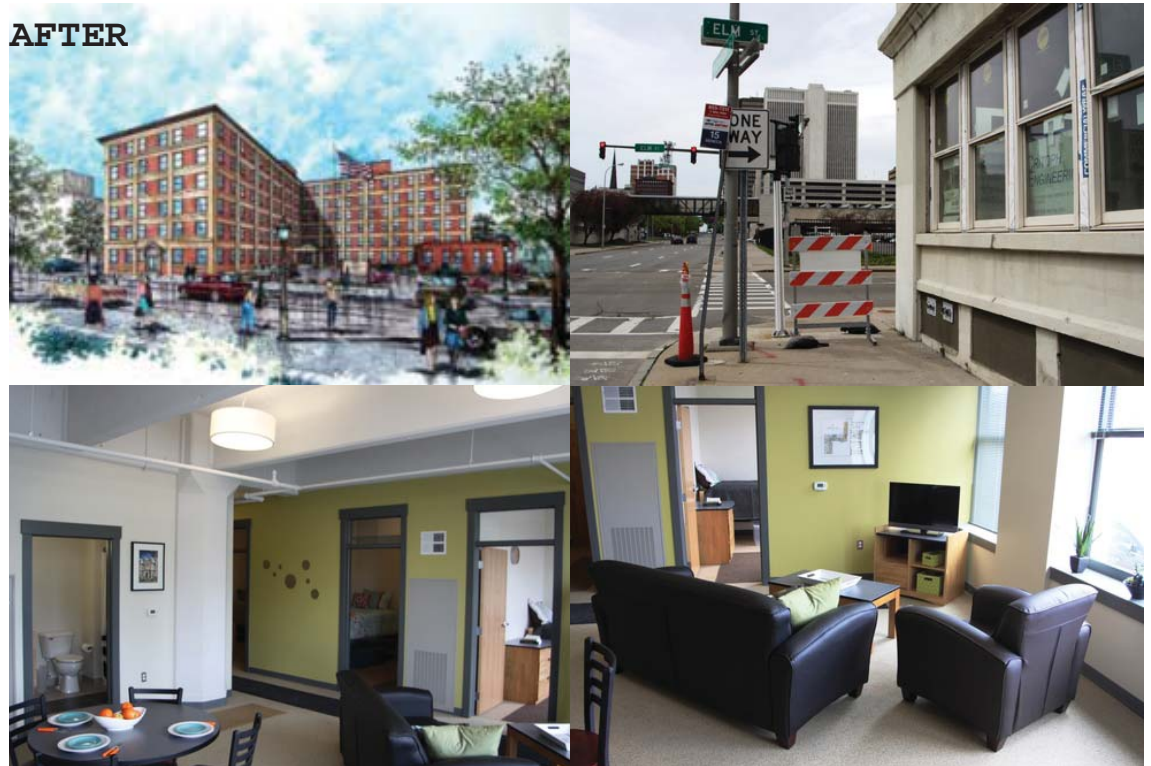


THE OLD ABANDONED ALLING AND CORY WAREHOUSE BUILDING WAS REDEVELOPED AND LED BY PRINCIPAL INVESTOR AND ARCHITECT JAKE SCHNEIDER. THE PLAN CALLED FOR 88 ROOMS THAT COULD HOUSE 287 STUDENTS. THE HOUSING PROJECT IS ONE OF THE MANY ADAPTIVE REUSE PROJECTS IN BUFFALO THAT IS UTILIZING OLD STRUCTURES FOR CURRENT NEEDS.

**BEFORE**



**AFTER**

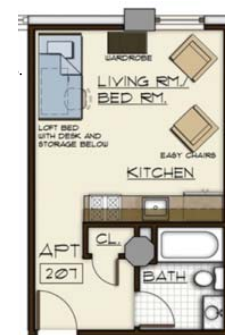


2 BEDROOM, 2 BATH - APARTMENT LAYOUT  
14 PERSON

4 PERSON - SHARED 2 BEDROOM- FULLY FURNISHED  
WITH KITCHEN,LIVING, DINING, AND TWO BATHROOMS.

NET: 35X25= 875 SQ FT  
GROSS:ROUGHLY 1000 SQ FT

BEDROOM: NET- 196 SQ FT



1 BEDROOM, 1 BATH - APARTMENT LAYOUT  
11 PERSON

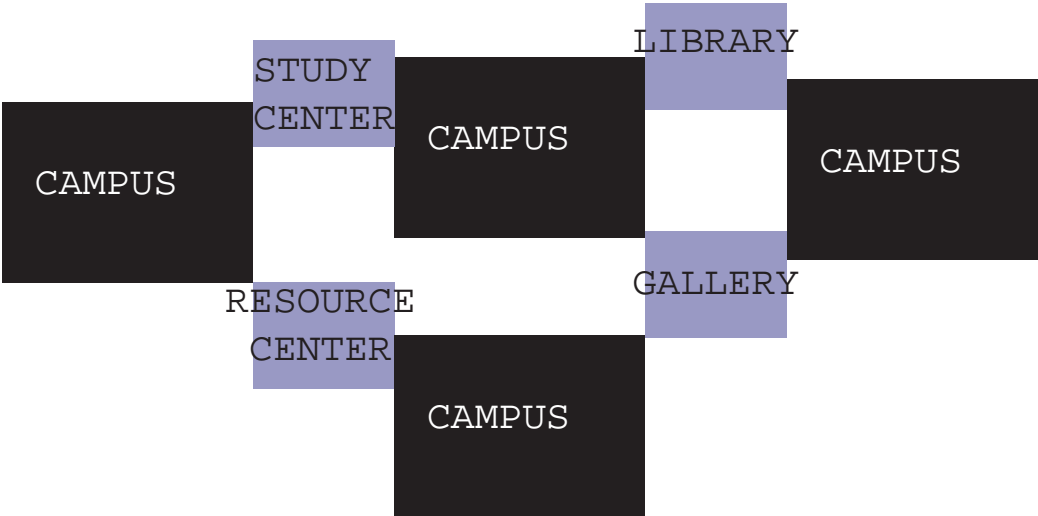
1 PERSON-SINGLE STUDIO- FULLY FURNISHED  
WITH KITCHEN,LIVING, DINING, AND ONE BATHROOMS.

NET: 14X21= 294 SQ FT  
GROSS:ROUGHLY 370 SQ FT

# ACADEMIC

## BRINGING ACADEMIC PROGRAMS TO MAIN STREET

THE COLLEGIATE STRIP ON MAIN STREET WOULD INCLUDE ACADEMIC AREAS FOR ALL SURROUNDING BUFFALO STUDENTS. THESE SPACES WOULD INCLUDE STUDY CENTERS, A LIBRARY AND RESOURCE CENTER, AND CREATIVE GALLERIES. THE IDEA IS THAT ALL OF THESE ACADEMIC SPACES ARE UTILIZED BY ALL BUFFALO COLLEGE STUDENTS SO THERE IS AN OPPORTUNITY TO SHARE AND STUDY EACH OTHER'S WORK, AND ALSO EXHIBIT CREATIVE DESIGNS AND PROJECTS. THESE ACADEMIC SPACES TIE ALL OF THE AREA UNIVERSITIES TOGETHER AND ALLOW STUDENTS TO LEARN FROM AN OUTSIDE PERSPECTIVE.





## PRECEDENT: UNIVERSITY AT BUFFALO ART GALLERY

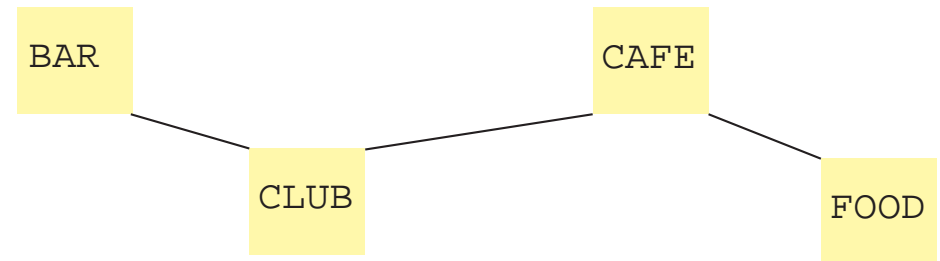
THE UNIVERSITY AT BUFFALO PROVIDES A STUDENT ART GALLERY WITHIN IT'S CENTER FOR THE ARTS BUILDING ON NORTH CAMPUS. THE GOAL OF THE COLLEGIATE STRIP PROJECT IS TO BRING THESE TYPES OF GALLERIES TO MAIN STREET AND DISPLAY COLLEGE STUDENTS CREATIVITY FROM MULTIPLE BUFFALO UNIVERSITIES.



## SOCIAL

BUFFALO'S SOCIAL SCENE IS PRIMARILY LOCATED DOWNTOWN ON CHIPPEWA STREET WHERE MOST OF THE BARS AND CLUBS ATTRACT COLLEGE STUDENTS. THE IDEA IS TO CHANGE THIS OUTLOOK OF ONE PRIMARY SOCIAL LOCATION FOR THIS GROUP OF PEOPLE, AND OFFER A NEW PLACE TO GATHER AND SOCIALIZE ON MAIN STREET. WITH ALL OF THE VACANCY ON MAIN STREET, BRINGING SOCIAL ASPECTS TO THIS STRIP WILL HELP RENEW THE AREA, AND ALSO PROVIDE A CLOSER SOCIAL "GETAWAY" FOR STUDENTS.

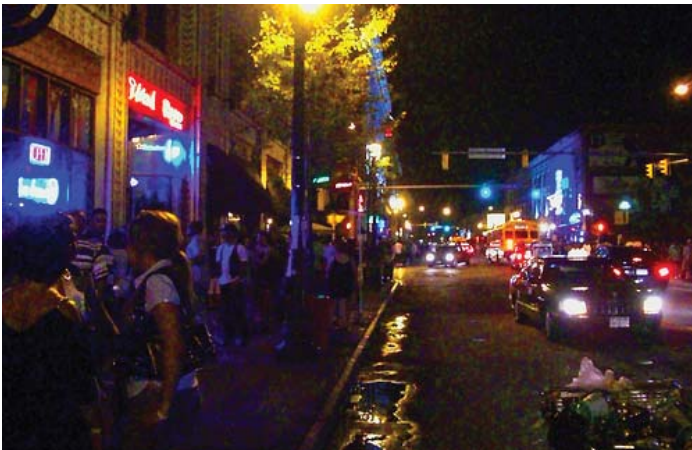
### SEPARATE OR JOINED?



OR



### DOWNTOWN "CHIPPEWA" (CURRENT SOCIAL SCENE)...





## PRECEDENT: RIT PARK POINT

THE ROCHESTER INSTITUTE OF TECHNOLOGY'S PARK POINT SUPPLIES STUDENTS WITH HOUSING, BUT ALSO AN ABUNDANT SELECTION OF SOCIAL SPACES INCLUDING BARS, A BOOK STORE, CAFES, AND AN OUTDOOR PERFORMANCE SPACE.

### RETAIL, FOOD, AND ENTERTAINMENT

- ABBOTT'S FROZEN CUSTARD
- BARNES & NOBLE
- LOVIN' CUP BISTRO AND BREWS
- PARADISO PIZZA
- TC RILEY'S
- WOK WITH YOU
- KING DAVID'S RESTAURANT

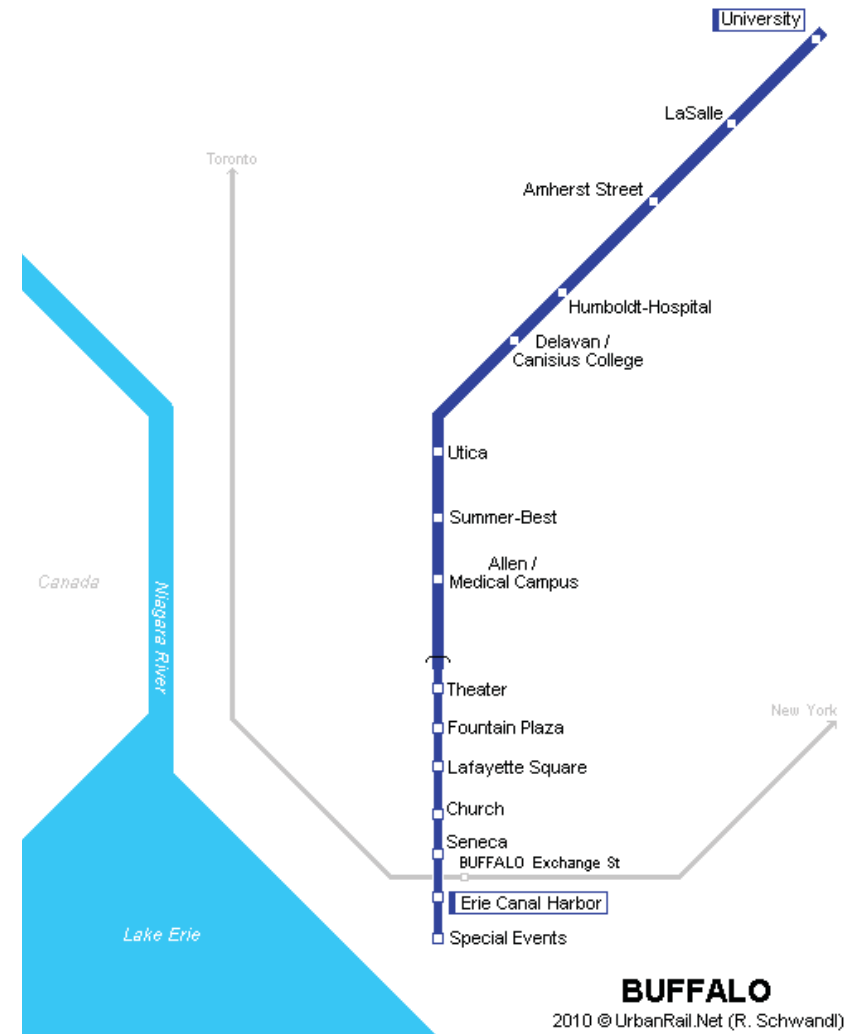


### TO MAIN STREET?



## TRANSIT

THE BUFFALO SUBWAY RUNS ALONG MAIN STREET AND STARTS AT THE UNIVERSITY AT BUFFALO CAMPUS PROVIDING A GREAT OPPORTUNITY TO INCLUDE THIS FORM OF TRANSPORTATION WITHIN THE COLLEGIATE STRIP DEVELOPMENT. IT STARTS AT THE ACADEMIC FRONT AND ALSO PASSES BY OR THROUGH THE REST OF THE UNIVERSITIES AROUND THE SITE AND ALSO PROVIDES A GREAT CONNECTION TO THE DOWNTOWN SCENE AND THE MUSIC AND ART DISTRICT OF BUFFALO. IT CAN ALLOW FOR STUDENTS TO REACH EACH PART OF THE PROPOSED PROGRAMS ALONG THIS EXISTING TRANSPORTATION EXCHANGE. ALSO ADDING BICYCLE EXPANSIONS OFF OF THE SUBWAY STATIONS OR SEPARATE ADDITIONS WILL EXPAND STUDENT TRANSPORTATION.



## THE BUFFALO SUBWAY





## PRECEDENT: PORTLAND STATE UNIVERSITY BIKE HUB

THE BIKE HUB AT PORTLAND STATE UNIVERSITY OFFERS STUDENTS, FACULTY, AND STAFF EXPERT BIKE ADVICE, CLINICS, AND HANDS-ON-REPAIR INSTRUCTION IN HOPES OF INCREASING THE NUMBER OF PEOPLE BIKING TO CAMPUS.

-PORTLAND BUREAU OF TRANSPORTATION, MARCH 9, 2010



### BIKE HUB INTERIOR



# ITERATIONS

## OPTION 1:ERASURE

THE MOST EXTREME CASE WOULD BE TO COMPLETELY ERASE THE PORTION OF MAIN STREET BETWEEN THE UNIVERSITY AT BUFFALO SOUTH CAMPUS THROUGH CANISIUS COLLEGE. THE IDEA IS THAT ALL OF THE DETERIORATION BETWEEN THE COLLEGE CAMPUSES WILL BE COMPLETELY ELIMINATED AND REDEVELOPED TO CONTAIN ALL OF THE PROPOSED PROGRAM.

## OPTION 2:CONNECTION

THE NEXT OPTION IS TO KEEP EXISTING BUILDINGS AND LOTS THAT ARE ACTUALLY WORKING WELL WITHIN MAIN STREET AND ELIMINATE THE ONES THAT ARE NOT FUNCTIONING WELL. CURRENTLY THE CAMPUSES ACT AS ISOLATED ISLANDS,SO THE OTHER PROPOSED PROGRAMS WOULD BE INFILL PROJECTS IN ADDITION TO THE WELL FUNCTIONING EXISTING BUFFALO BUILDINGS.

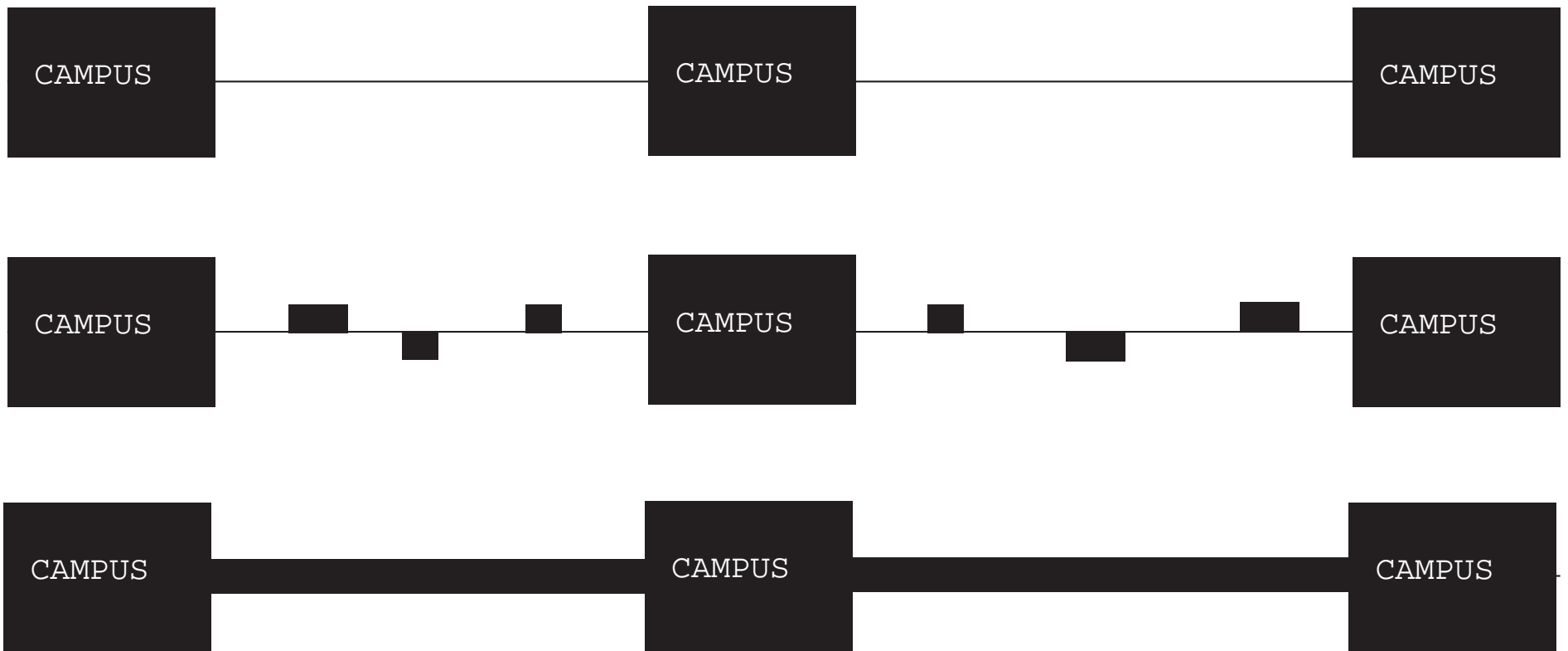
## OPTION 3:LINEARITY

THE LAST OPTION IS THE IDEA OF CREATING ONE LINEAR "MEGA CAMPUS" THAT WILL HOUSE ALL OF THE EXISTING CAMPUS REQUIREMENTS AND FACILITIES ALONG WITH THE DESIRED STUDENT ADDITIONS.

## OUTLINE FOR FURTHER DEVELOPMENT

1.RE-VISIT THE SITE TO DETERMINE  
EXACT MAIN STREET OUTLINE.

2.DETERMINE WHICH LOTS OR STRUCTURES  
WILL BE REUSED OR ELIMINATED.

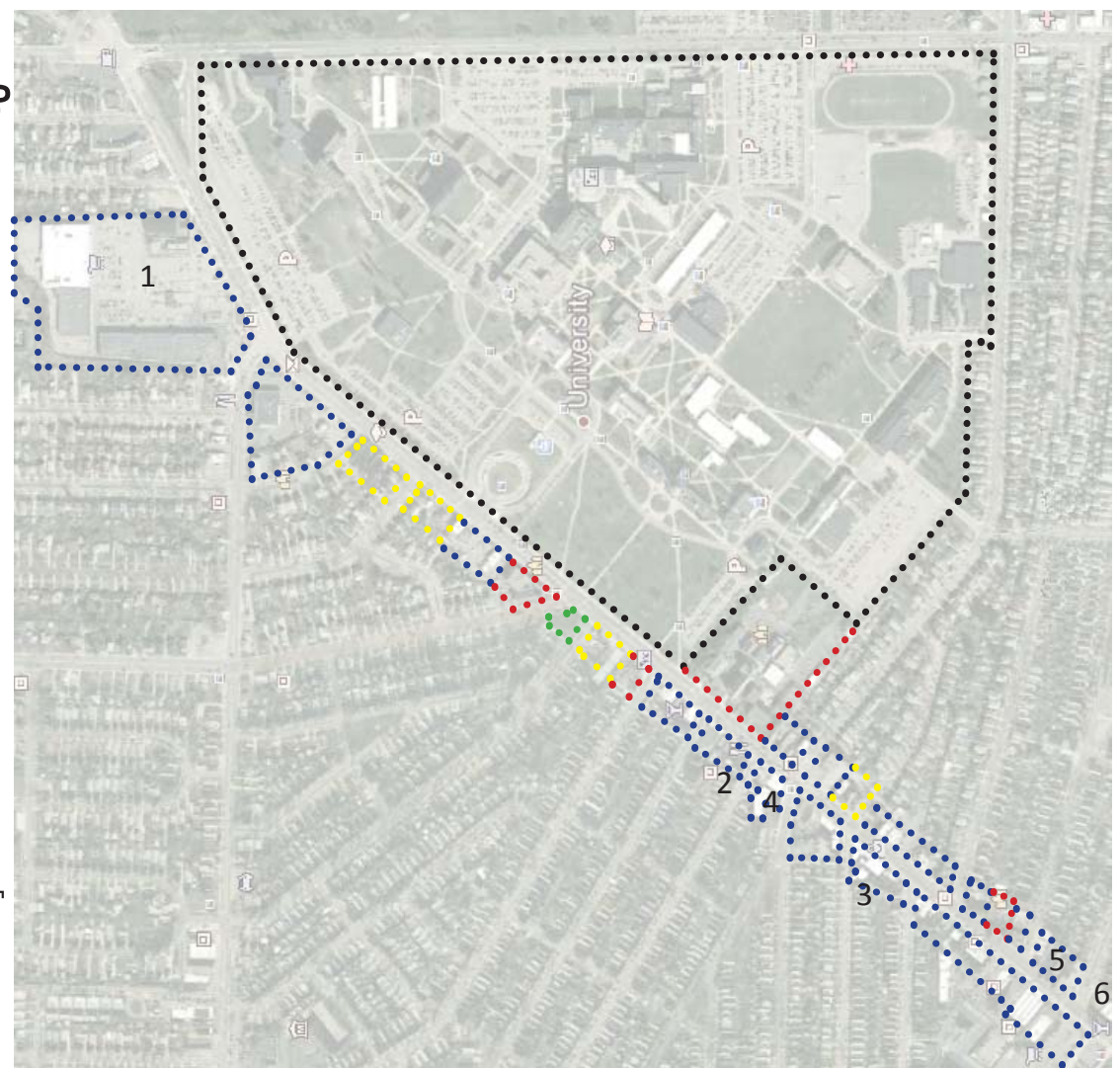


3.DRAFT THE EXISTING CONDITIONS  
OF THE SITE AND DETERMINE WHAT  
LOTS ARE SUCCESSFUL OR NOT.

4.DETERMINE WHICH PROPOSED PROGRAMS  
NO LONGER FIT WITHIN THE COLLEGIATE  
STRIP DUE TO EXISTING CONTEXT OR  
FAILED ADDITION.



## EXISTING: BEGINNING OF STRIP



- ..... ACADEMIC
- ..... LIVING
- ..... FOOD/RETAIL
- ..... SOCIAL/RELIGION/GOVERNMENT
- ..... OPEN LOT

## SUCCESSES

1. SUPERMARKET/RETAIL/FOOD



2. AMY'S PLACE



3. TALKING LEAVES





# ALTERATIONS

- MAP WILL REMAIN
- LIVING
- FOOD/RETAIL
- SOCIAL SPACE
- TRANSIT



## FAILURES

4. LAUNDRY/MAURICE TAILORS



5. SALON/COMIC STORE

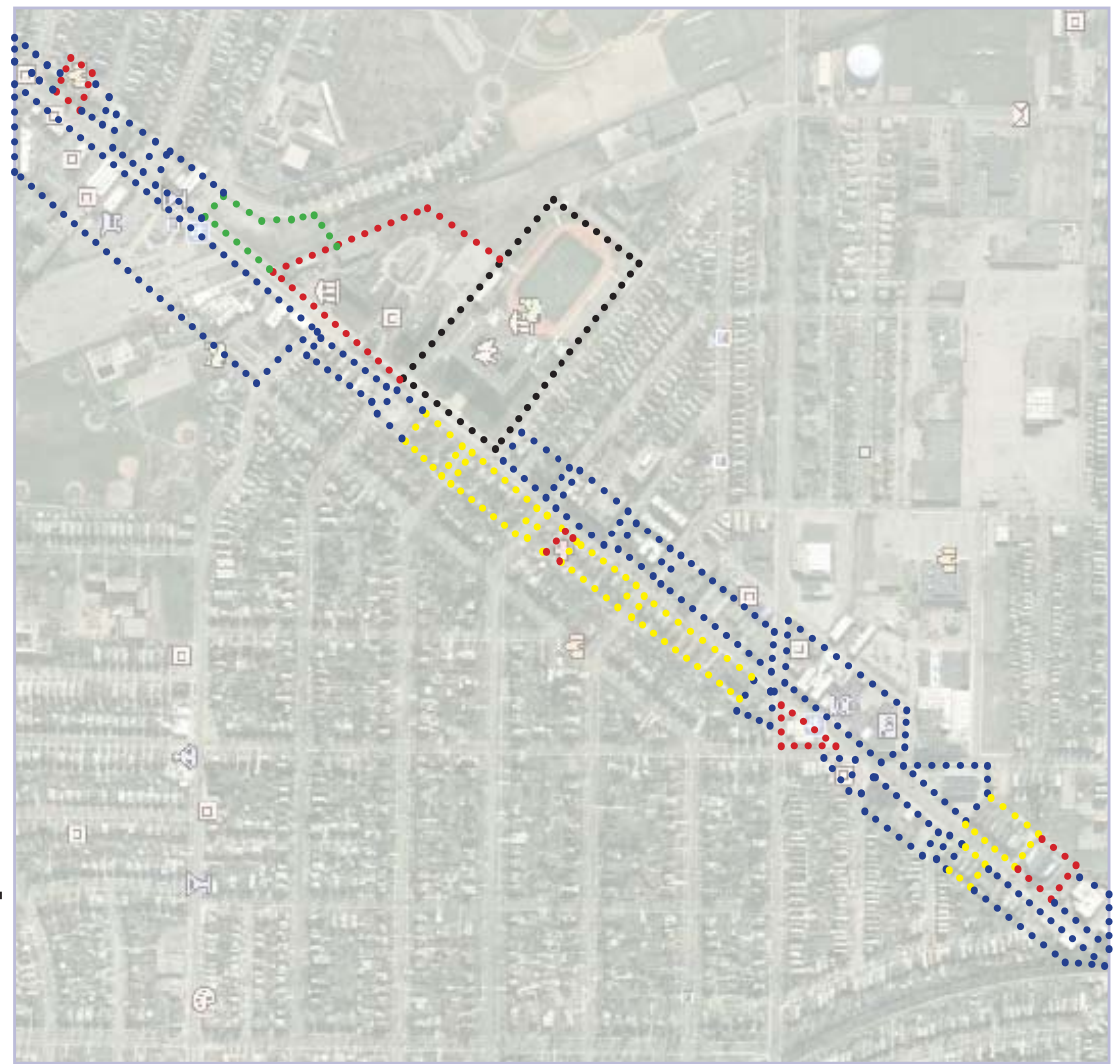


6. BROADWAY JOE'S/VACANT





## EXISTING:MIDDLE OF STRIP



- ..... ACADEMIC
- ..... LIVING
- ..... FOOD/RETAIL
- ..... SOCIAL/RELIGION/GOVERNMENT
- ..... OPEN LOT

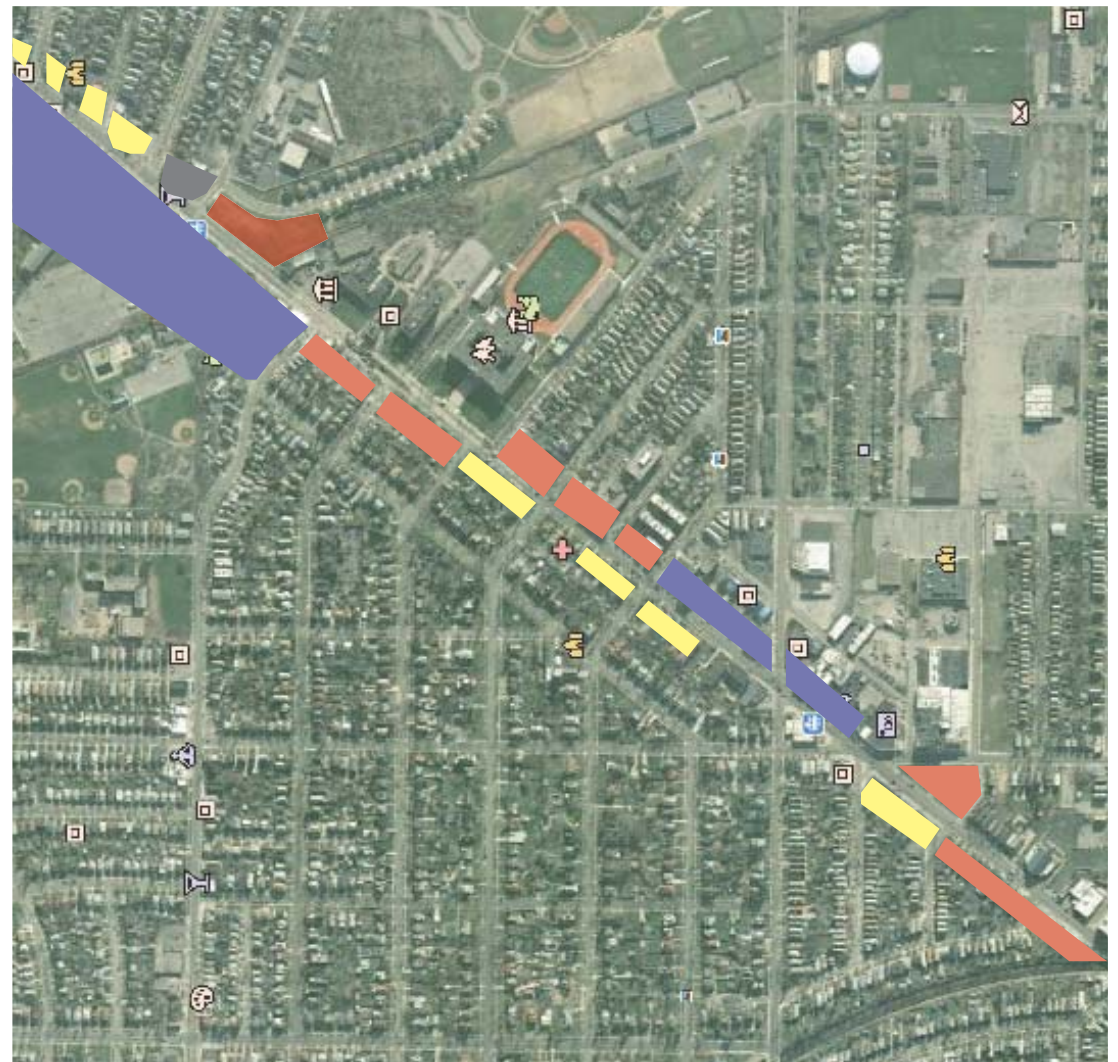
## TYPICAL CONDITIONS: FAILURE





# ALTERATIONS

- MAP WILL REMAIN
- LIVING
- FOOD/RETAIL
- SOCIAL SPACE
- TRANSIT

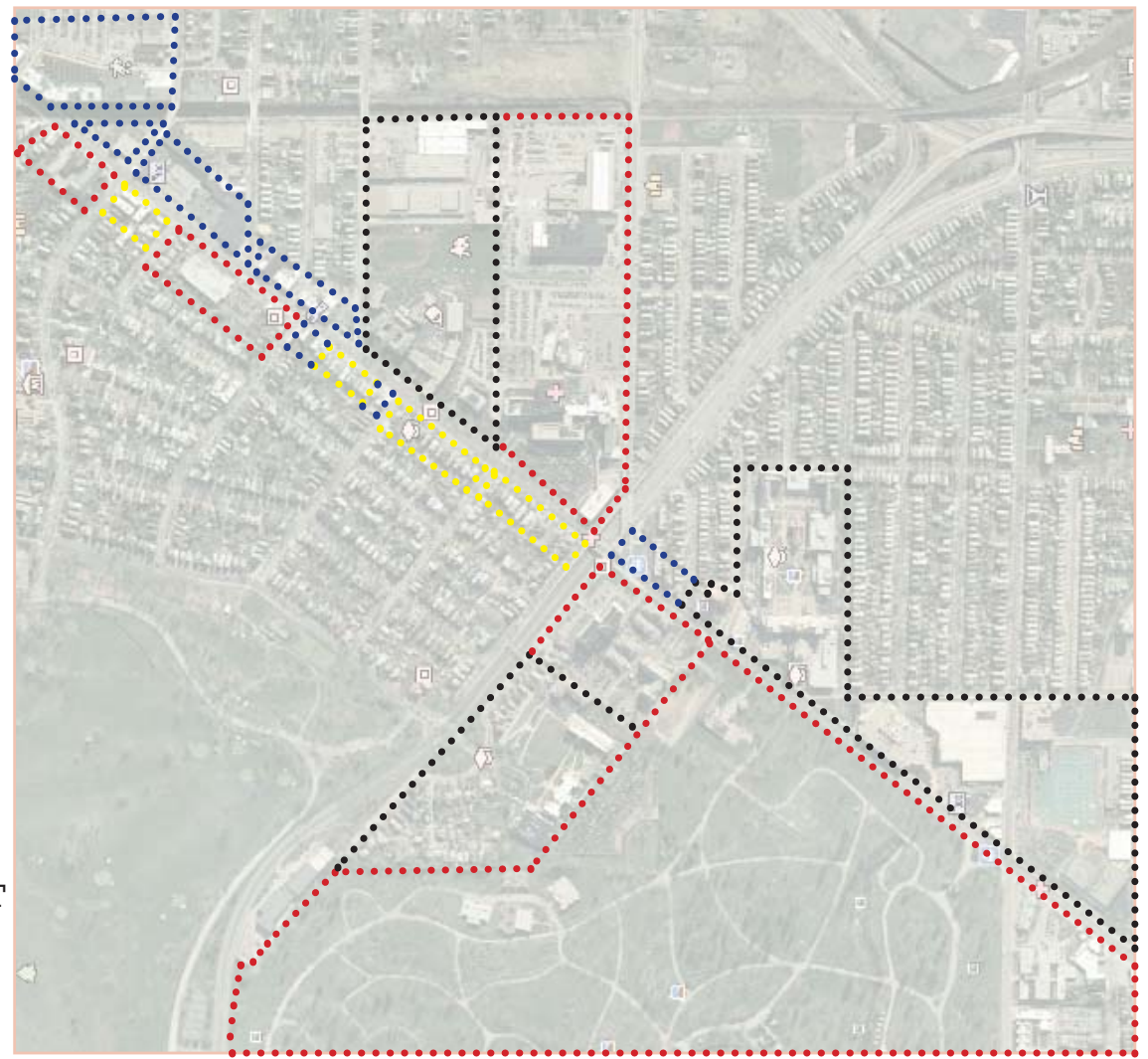




## EXISTING:END OF STRIP



- ..... ACADEMIC
- ..... LIVING
- ..... FOOD/RETAIL
- ..... SOCIAL/RELIGION/GOVERNMENT
- ..... OPEN LOT



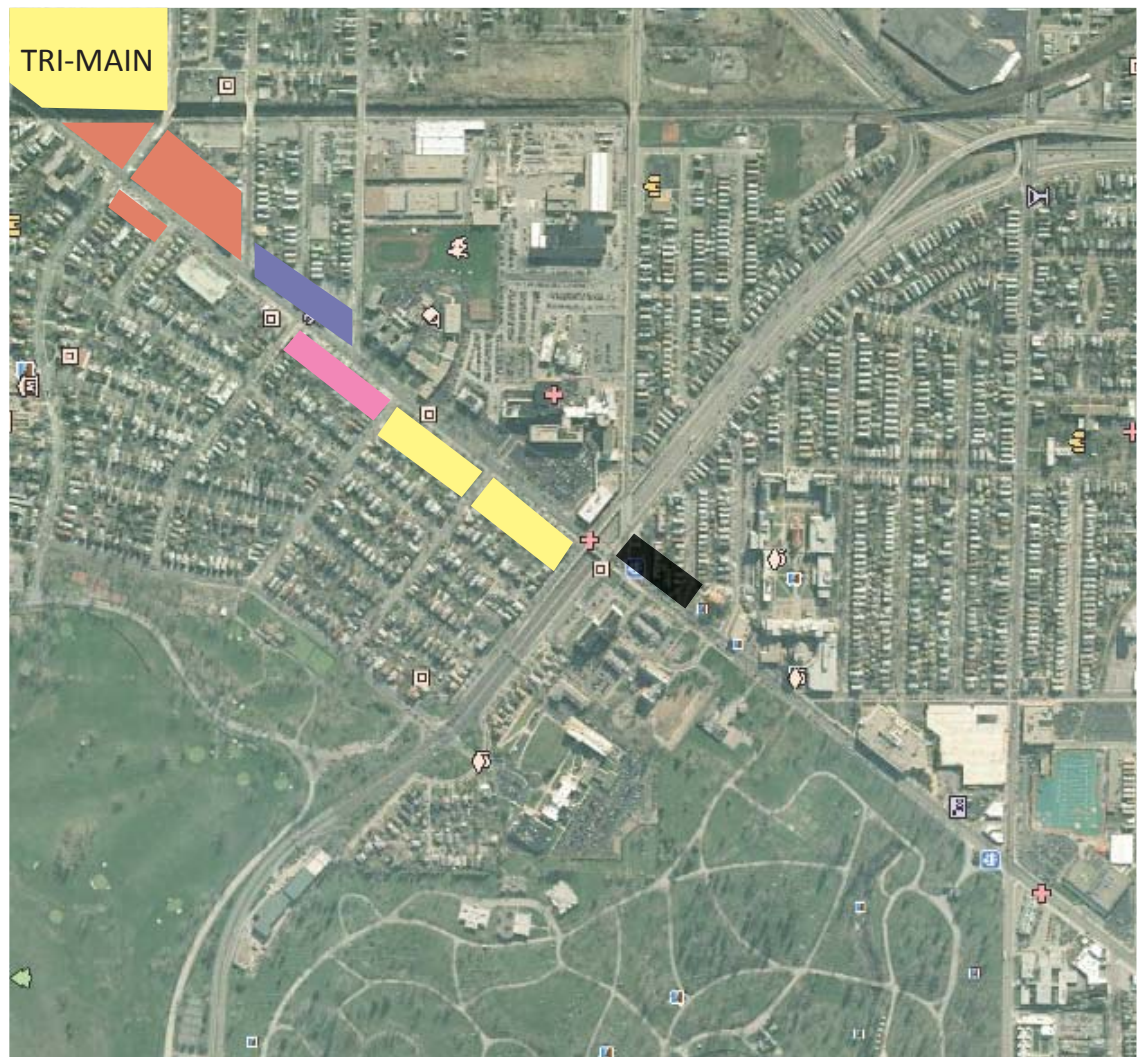
## SUCCESSES : ACADEMIC





# ALTERATIONS

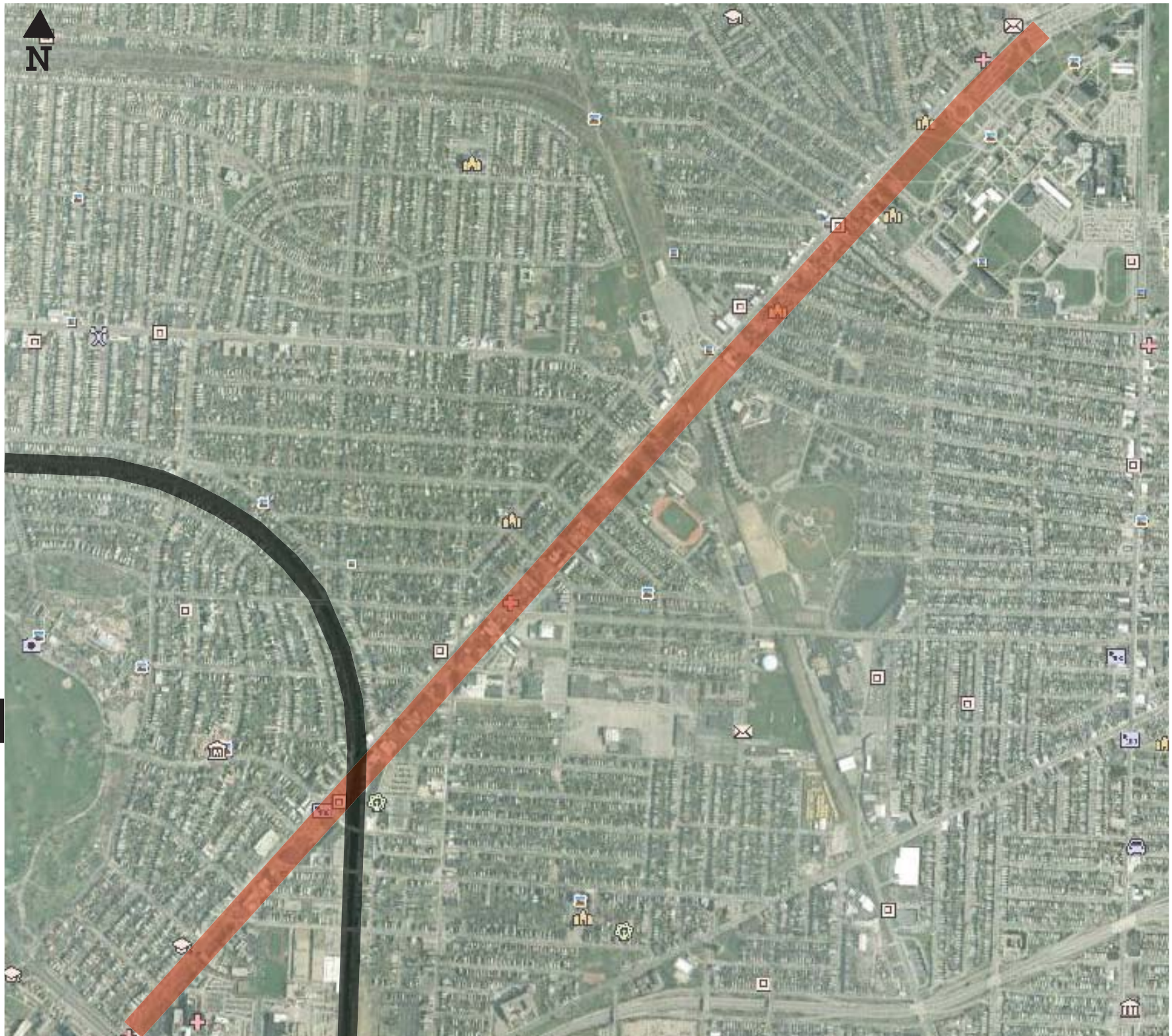
- MAP WILL REMAIN
- LIVING
- FOOD/RETAIL
- SOCIAL SPACE
- TRANSIT



## FAILURE TURNED INTO SUCCESS? : TRI-MAIN

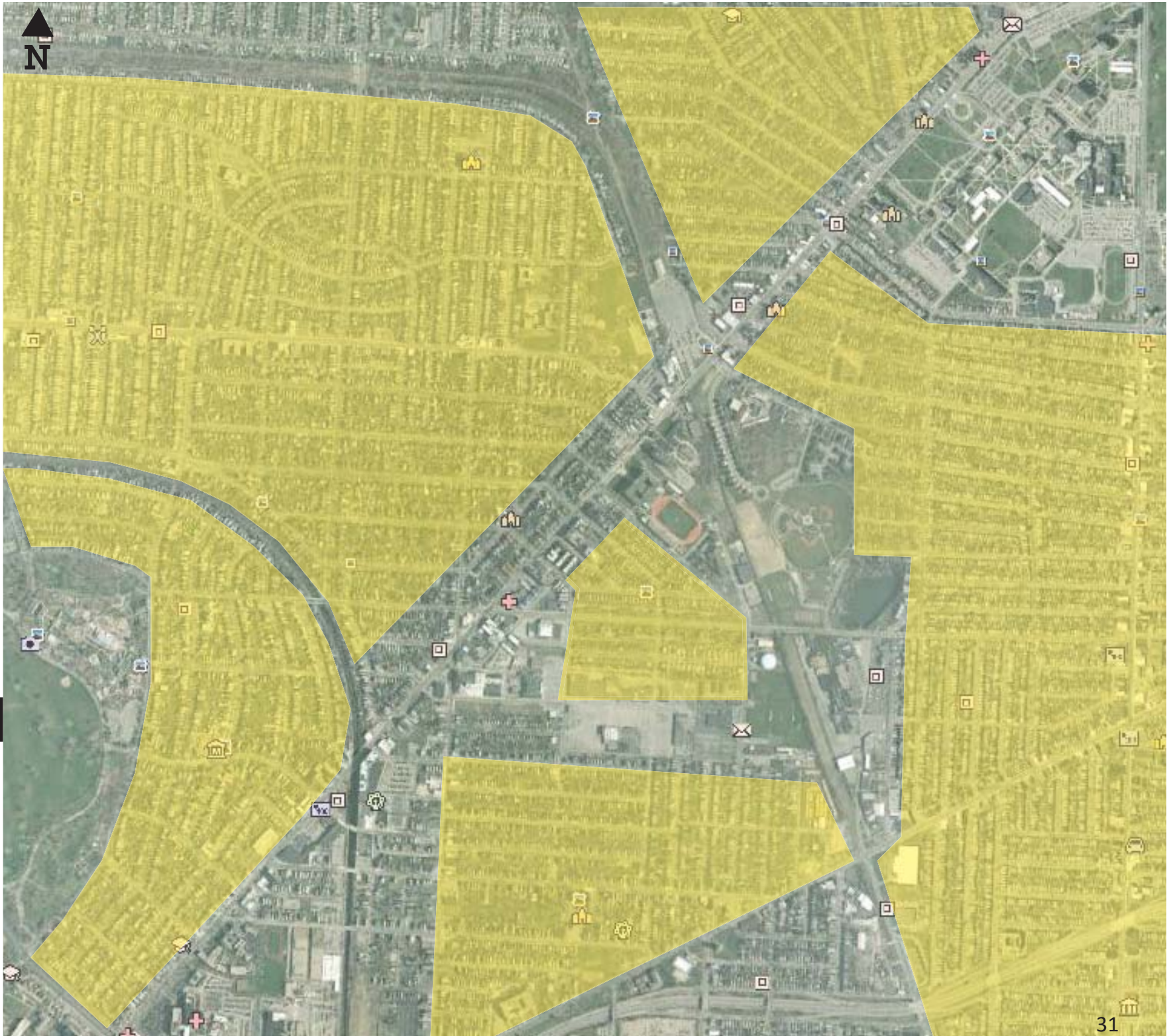






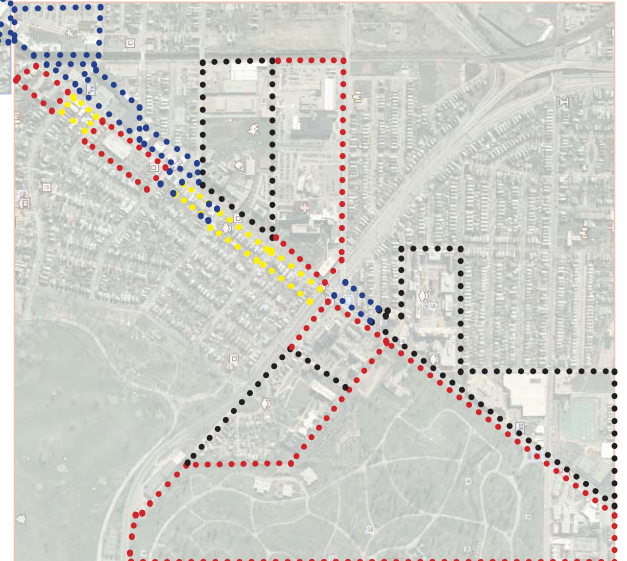
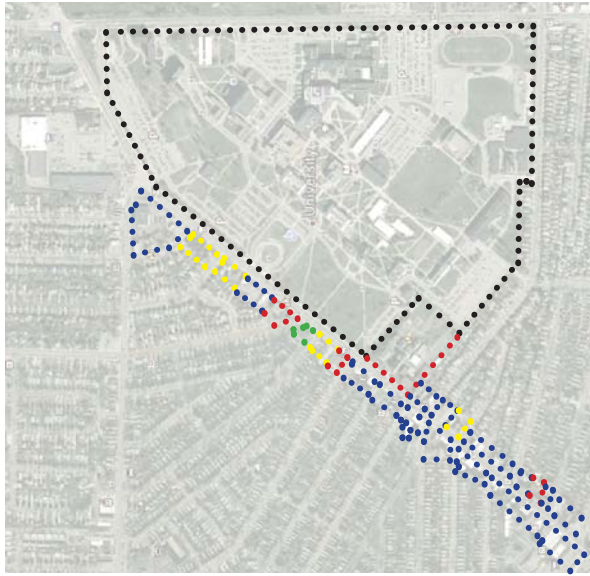
MAIN STREET





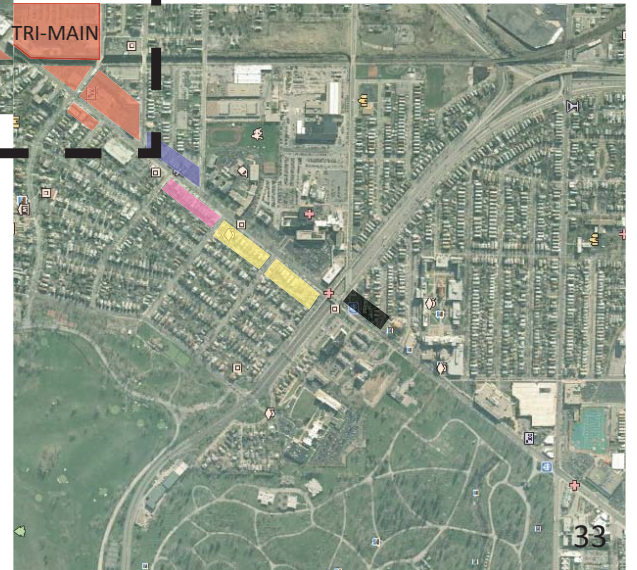
RESIDENTIAL










## THE EXISTING STRIP

- ● ● ● ● ACADEMIC
- ● ● ● ● LIVING
- ● ● ● ● FOOD/RETAIL
- ● ● ● ● SOCIAL/RELIGION/GOVERNMENT
- ● ● ● ● OPEN LOT



## THE ALTERED STRIP

-  MAP WILL REMAIN
-  LIVING
-  FOOD/RETAIL
-  SOCIAL SPACE
-  TRANSIT

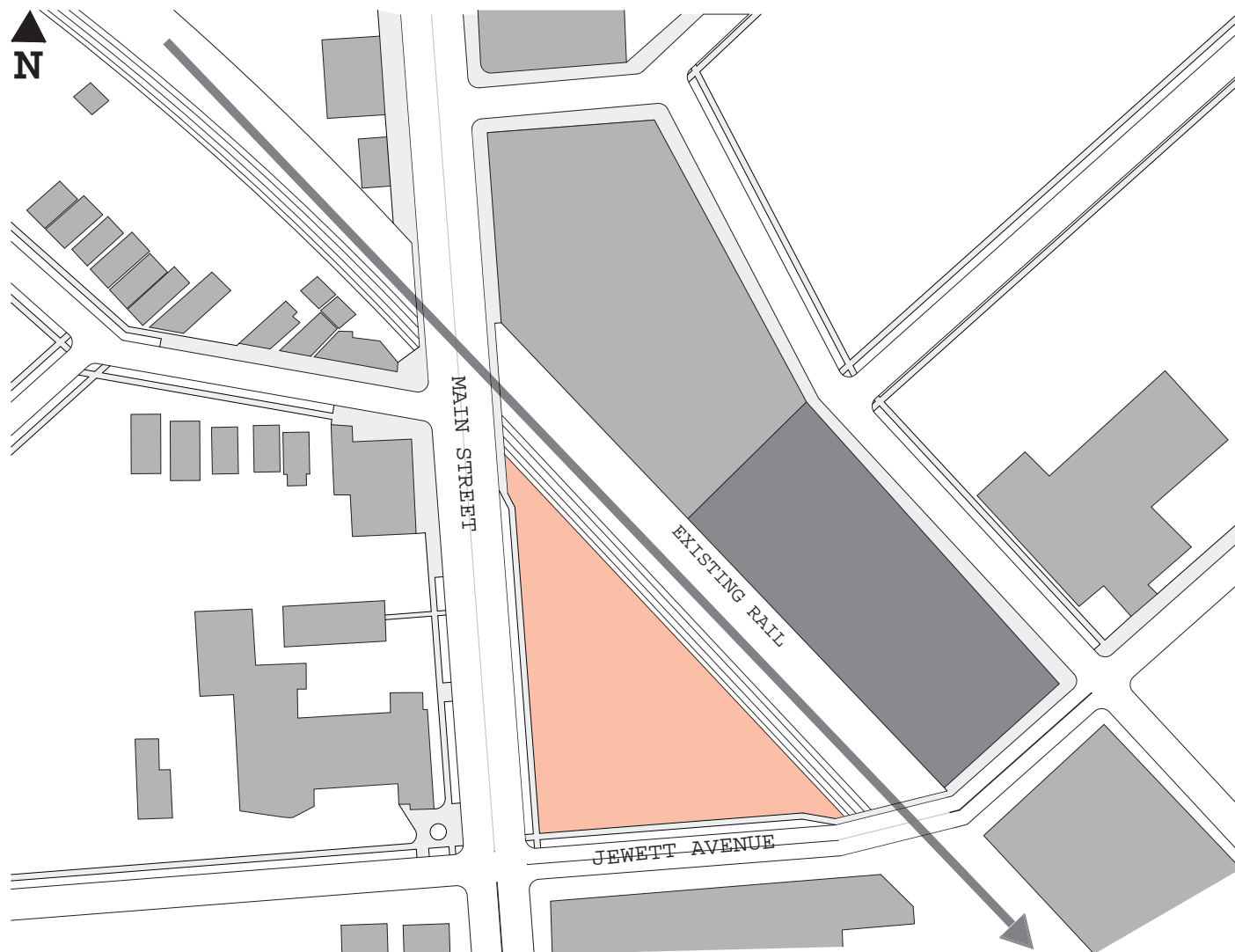




**SITE:MAIN STREET AND JEWETT AVENUE**

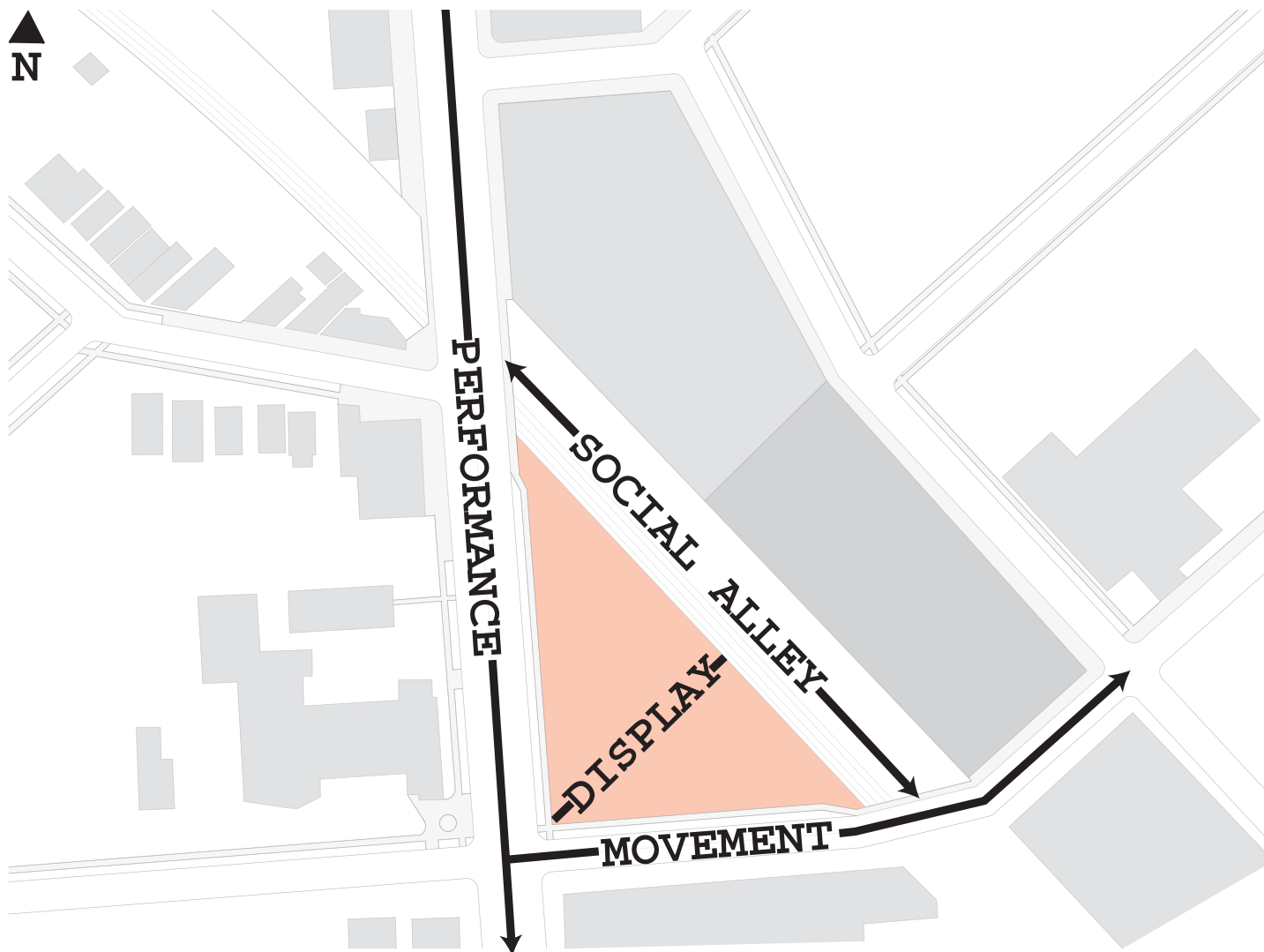
TAKING THE ADJACENT SITE THAT COULD CONNECT WITH THE EXISTING RENOVATED TRI-MAIN CENTER WOULD CREATE AN EXPANSION OF THE ARTS. THE NEW SITE WOULD SPECIFICALLY ACT AS A NEW ARTS NODE ALONG THE LARGER COLLEGIATE STRIP.





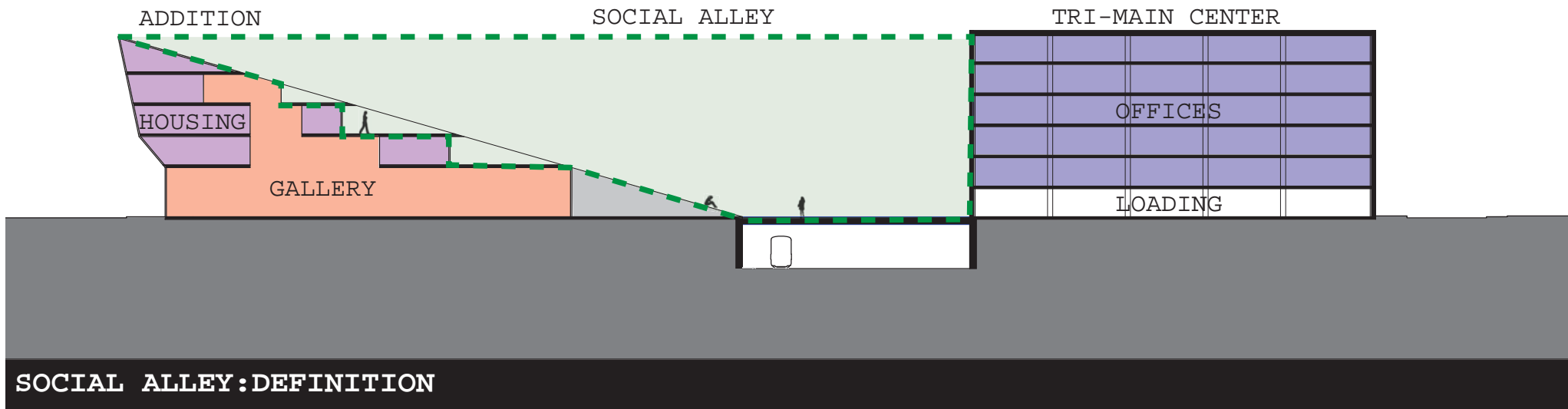
TRI-MAIN CENTER





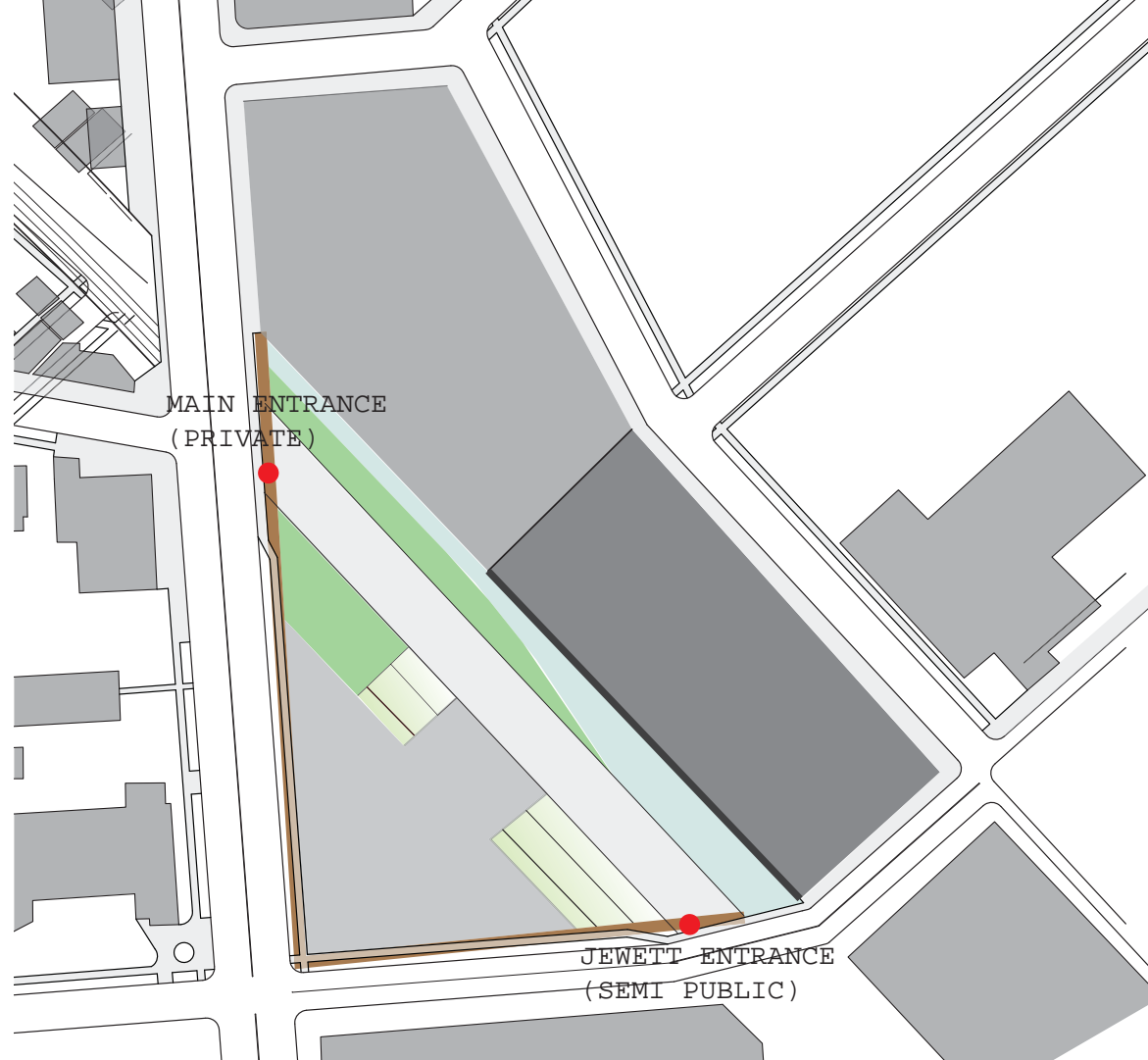
## SITE ANALYSIS

THE PORTION OF THE BUILDING ALONG MAIN STREET IS DESIGNATED AS A PERFORMANCE SPACE ON THE PUBLIC LEVEL, MOVEMENT ON THE PUBLIC LEVEL ALONG JEWETT AVENUE, DISPLAY AREA THROUGH THE DIAGONAL OF THE SITE, AND OVER THE EXISTING RAILWAY THERE WOULD BE AN INFRASTRUCTURAL ADDITION ACTING AS A "SOCIAL ALLEY".



- 1.a passage, as through a continuous row of houses, permitting access from the street to backyards, garages, etc.
- 2.a narrow back street.
- 3.a walk, as in a garden, enclosed with hedges or shrubbery





## ENTRANCES: PRIVATE AND SEMI-PUBLIC

THE BUILDING WOULD HAVE TWO SEPARATE ENTRANCES DUE TO IT'S LOCATION. THE MAIN STREET ENTRANCE WOULD BE COMPLETELY CLOSED OFF EXCEPT FOR A GATE WHERE THE STUDENTS WOULD ENTER, AND THE JEWETT AVENUE ENTRANCE IS SEMI-PUBLIC AND COULD BE OPEN TO THE SURROUNDING COMMUNITY WHEN EVENTS ARE HELD.

JEWETT VIEW

SKIN ADDITION

SOCIAL ALLEY

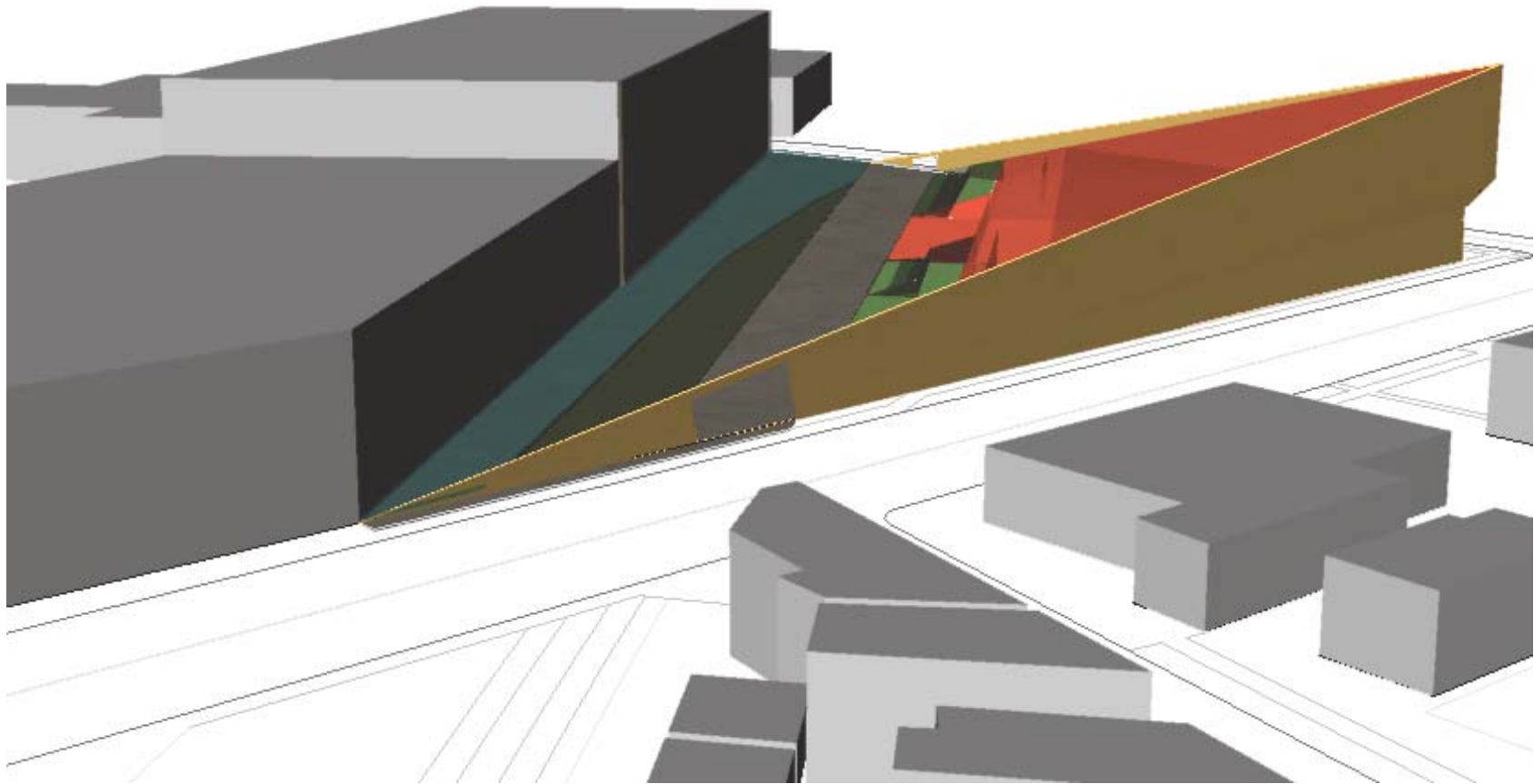
TRI-MAIN CENTER

OFFICES

LOADING

ADDITION OF THE SKIN

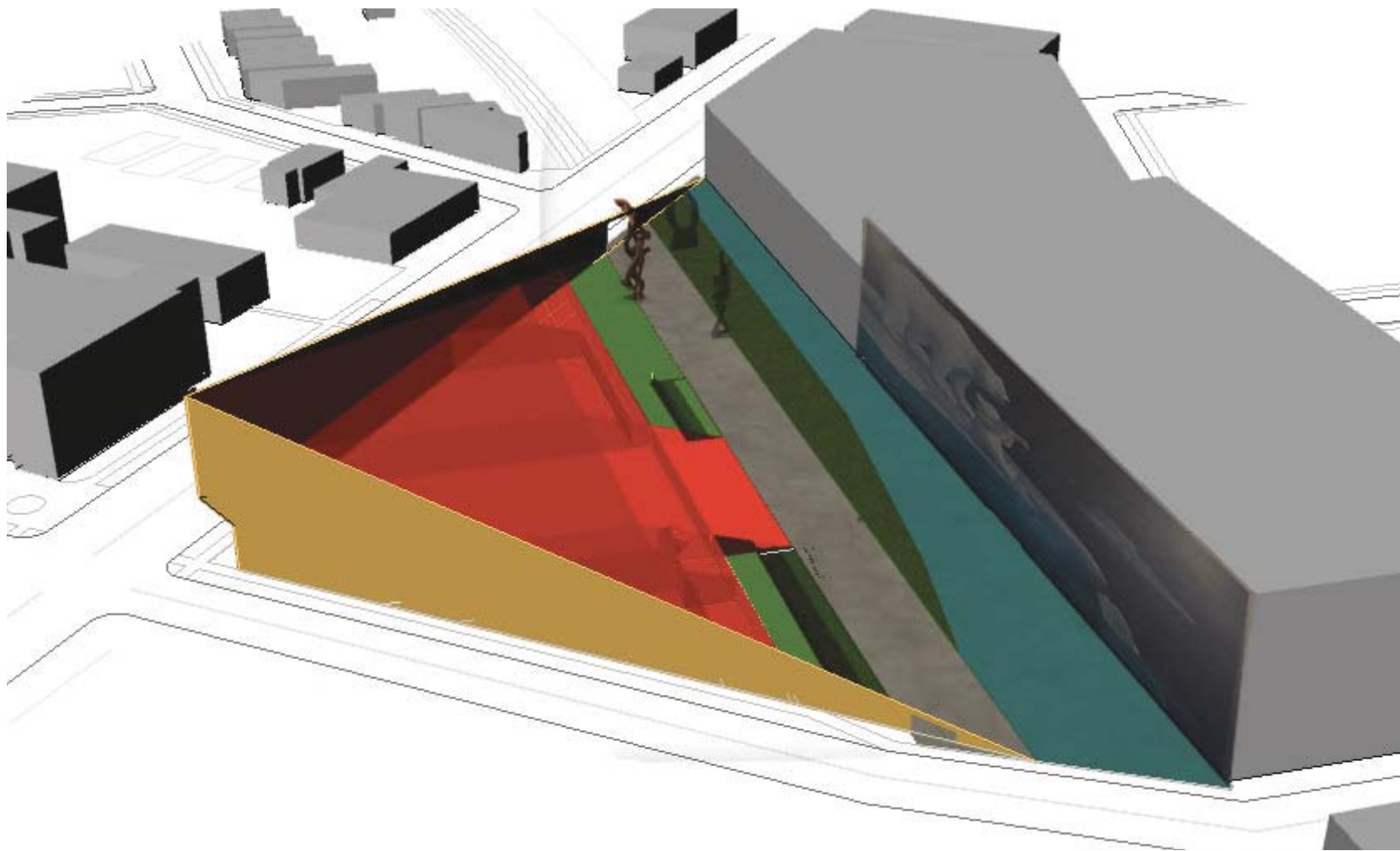
THE FACADE DOES NOT SOLELY ACT AS THE SKIN FOR THE ARTS BUILDING BUT IS AN EXTENSION THAT ALSO ACTS AS A THRESHOLD OR GATE ALONG THE STREET FRONTS.



## MAIN STREET VIEW

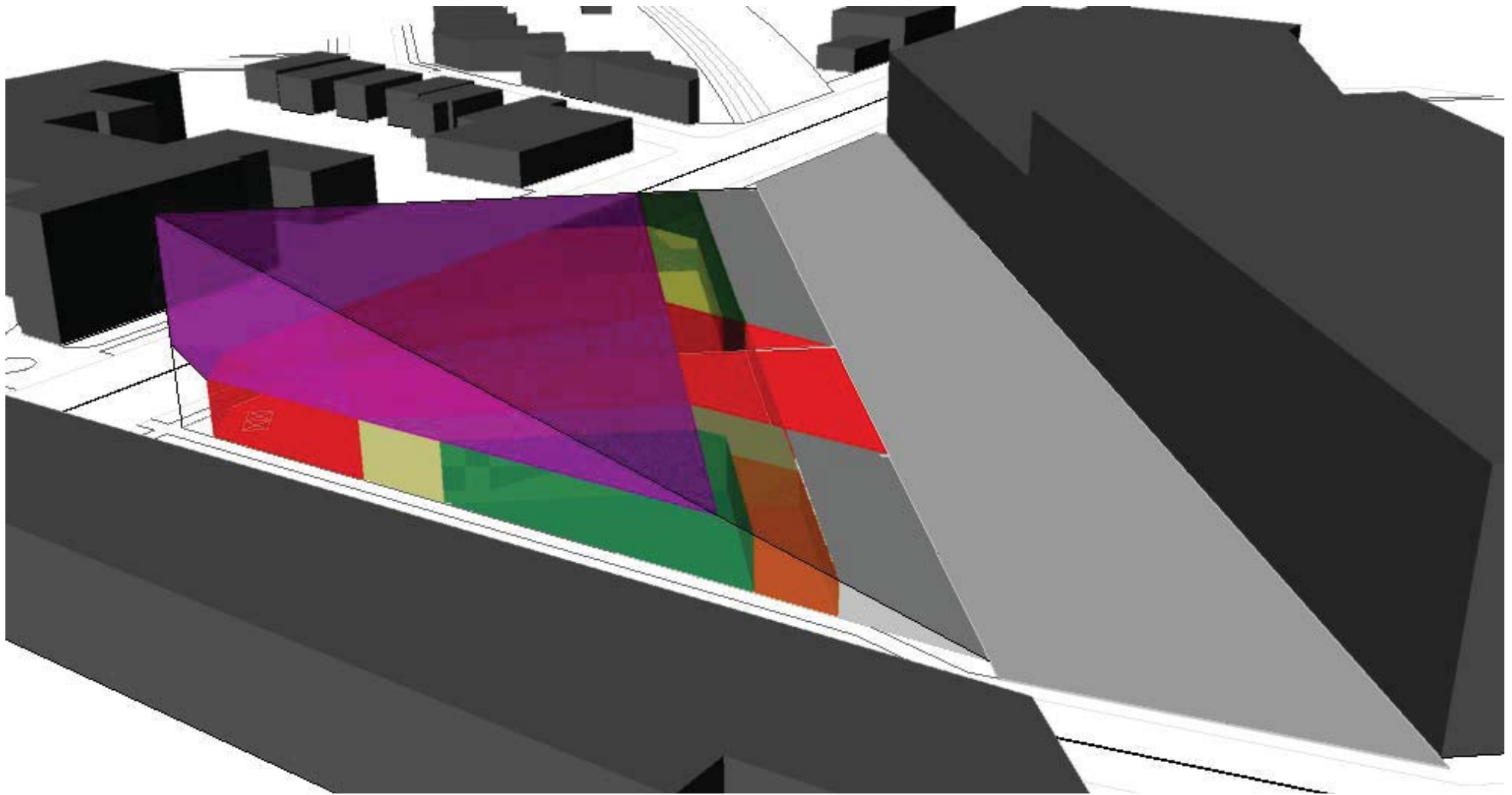
THE MAIN STREET VIEW OF THE SKIN WHERE IT IS COMPLETELY CLOSED OFF TO THE PUBLIC, AND A GATED ENTRANCE WOULD BE AVAILABLE FOR STUDENTS.





## JEWETT AVENUE VIEW

THE JEWETT AVENUE ENTRANCE IS SEMI-PUBLIC AND COULD OPEN UP TO THE COMMUNITY FOR ICE SKATING OR LATE NIGHT FILMS WITHIN THE SOCIAL ALLEY.



## PROGRAM

	HOUSING		AUDITORIUM		SOCIAL		LOCKER ROOM
	GALLERY		MUSIC STUDIOS		GYM		SOCIAL ALLEY

THE PROGRAM WAS THEN DISTRIBUTED BASED ON THE FORMAL DECISION TO YIELD TOWARDS THE EXISTING TRI-MAIN CENTER AND SUPPLY OUTDOOR PATIO SPACES CONNECTED TO THE LIVING UNITS THAT FACED THE SOCIAL ALLEY. OUTDOOR ACTIVITIES SUCH AS ART SHOWS, SCULPTURE GARDENS, AN ICE SKATING RINK, AND OUTDOOR MOVIE THEATER ARE ALSO PRESENT WITHIN THE SOCIAL ALLEY. THIS AREA WOULD SPECIFICALLY BE FOR STUDENTS BUT COULD BE OPENED UP TO THE PUBLIC FOR CERTAIN OCCASIONS. THE SOCIAL ALLEY ALSO RELATES TO THE CURRENT ACTIVITIES THAT ARE GOING ON AT THE TRI-MAIN CENTER. PUBLIC ART SHOWS COULD NOW TAKE PLACE INSIDE OF THE TRI-MAIN CENTER AND IN THE NEW SOCIAL ALLEY. THIS SPACE LOOKS TO MEDIATE THE IDEA OF PUBLIC VERSUS PRIVATE SPACE.





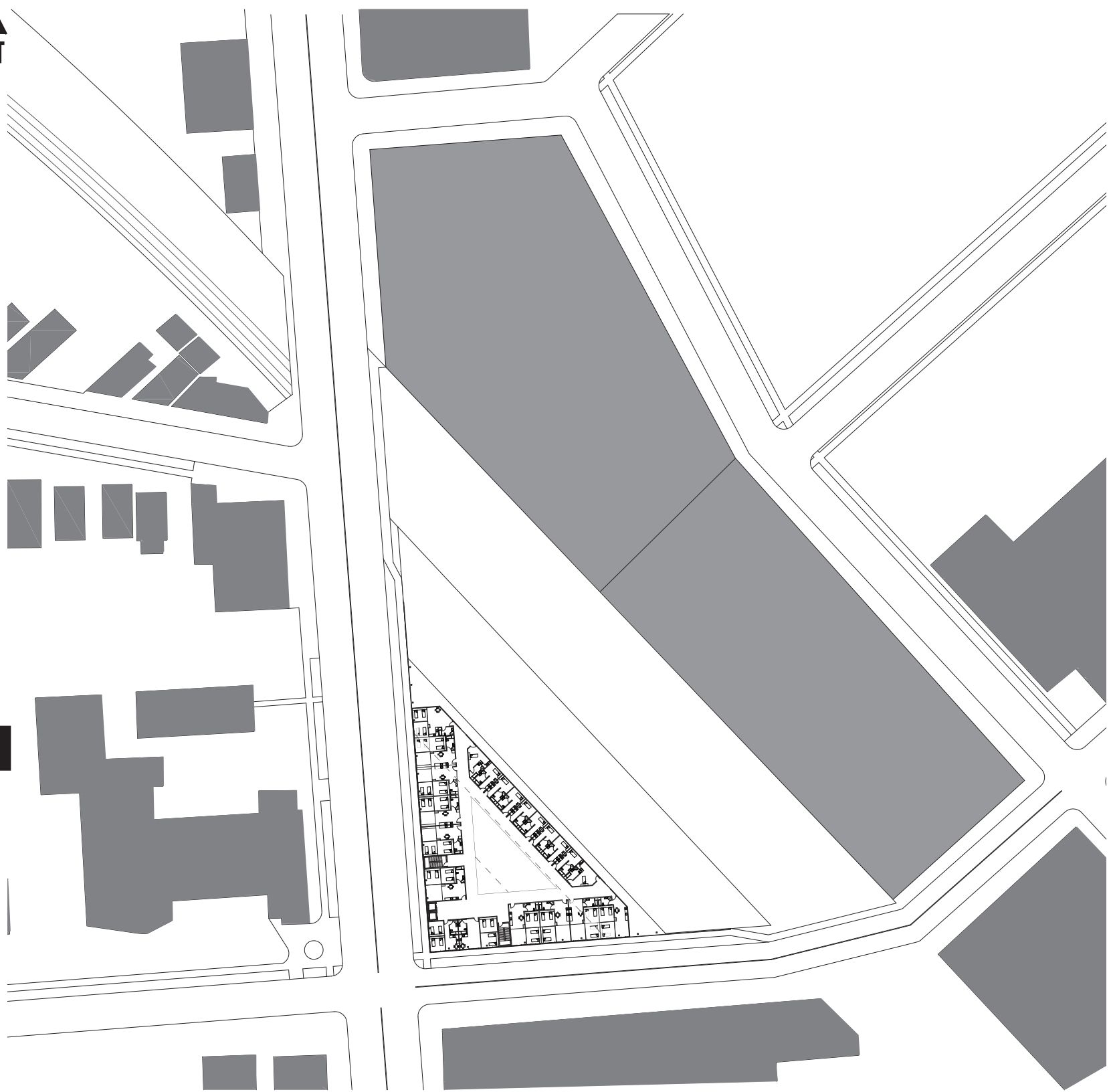
GROUND FLOOR



## PUBLIC SPACE

- AUDITORIUM
- RECORDING STUDIOS
- GYM
- GALLERY
- LOCKER ROOMS
- CASUAL EATING AREA
- OUTDOOR SOCIAL ALLEY



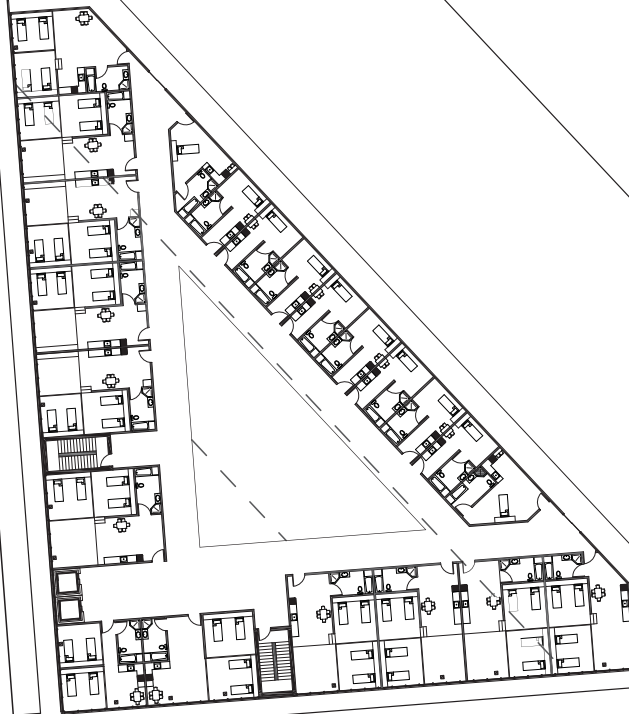


FIRST FLOOR



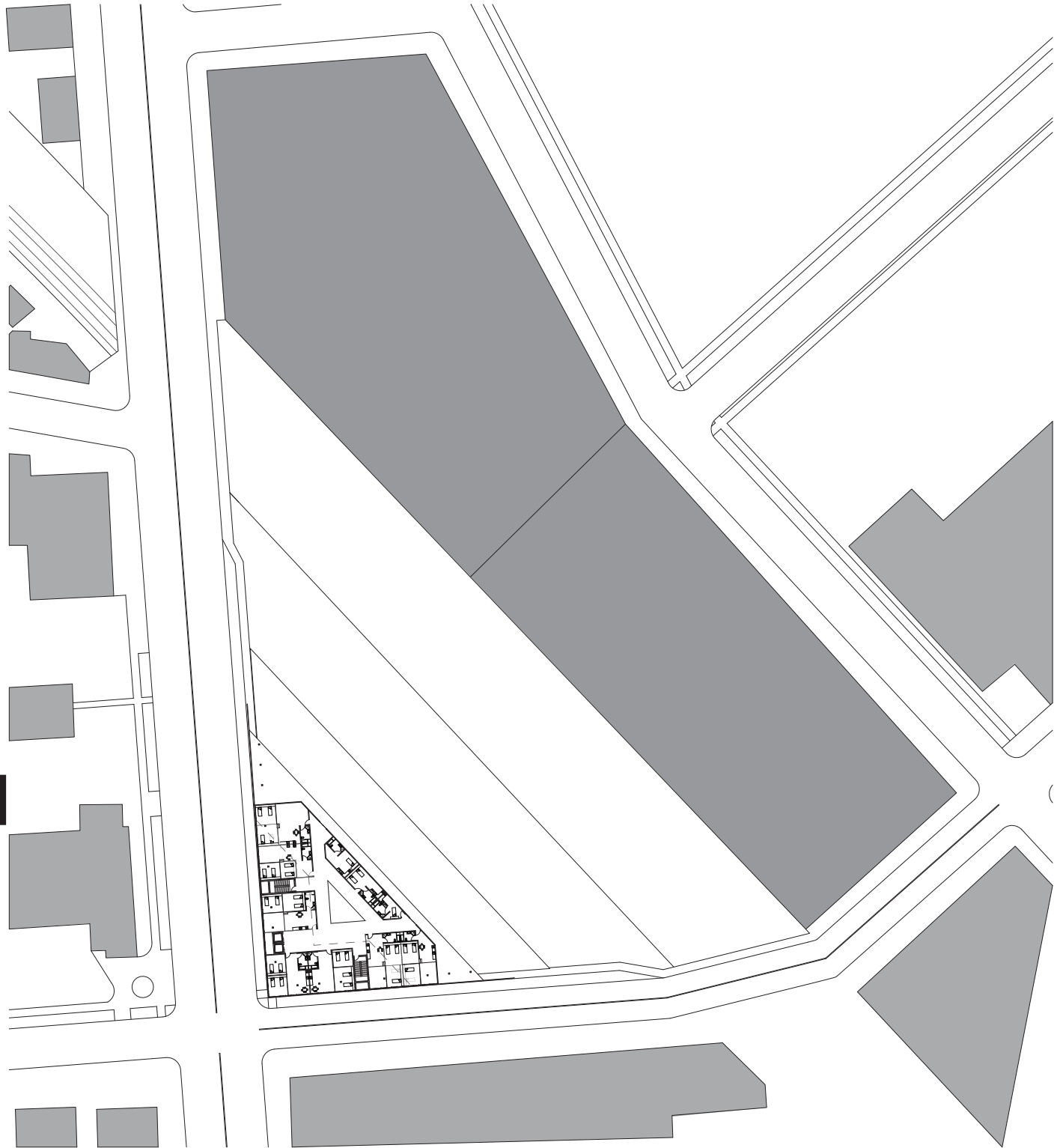


LIVING UNITS



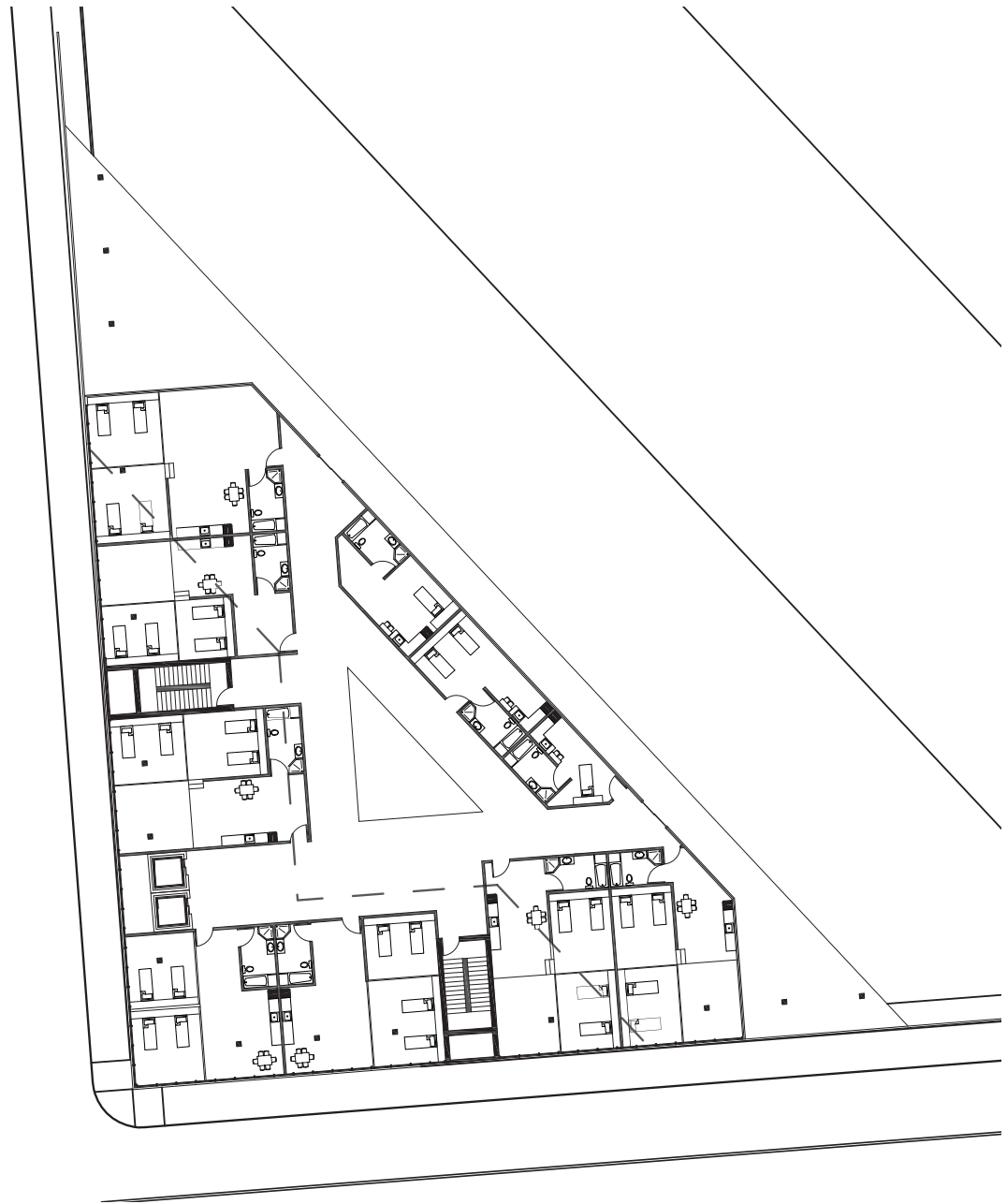


## SECOND FLOOR

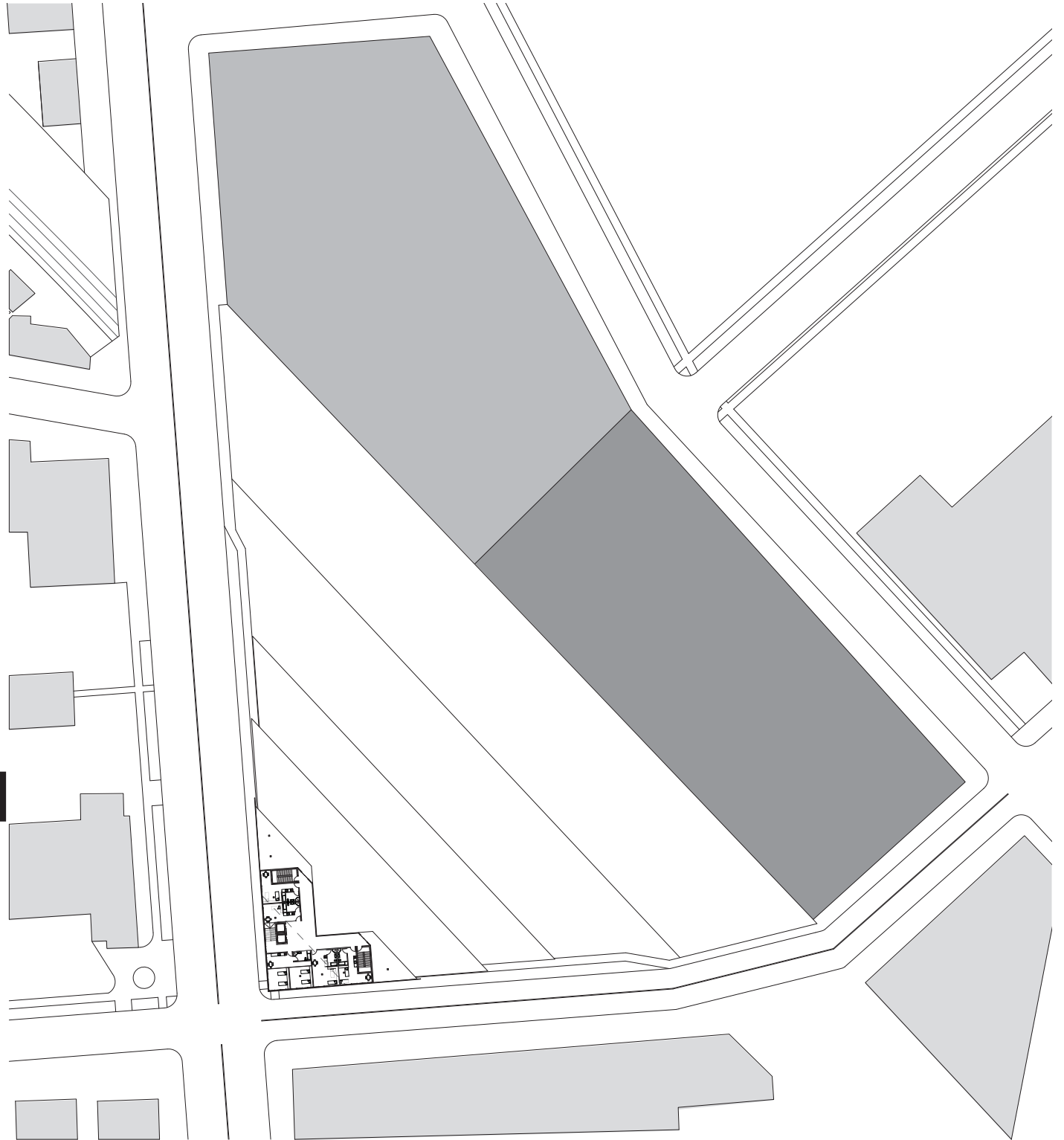




## LIVING UNITS



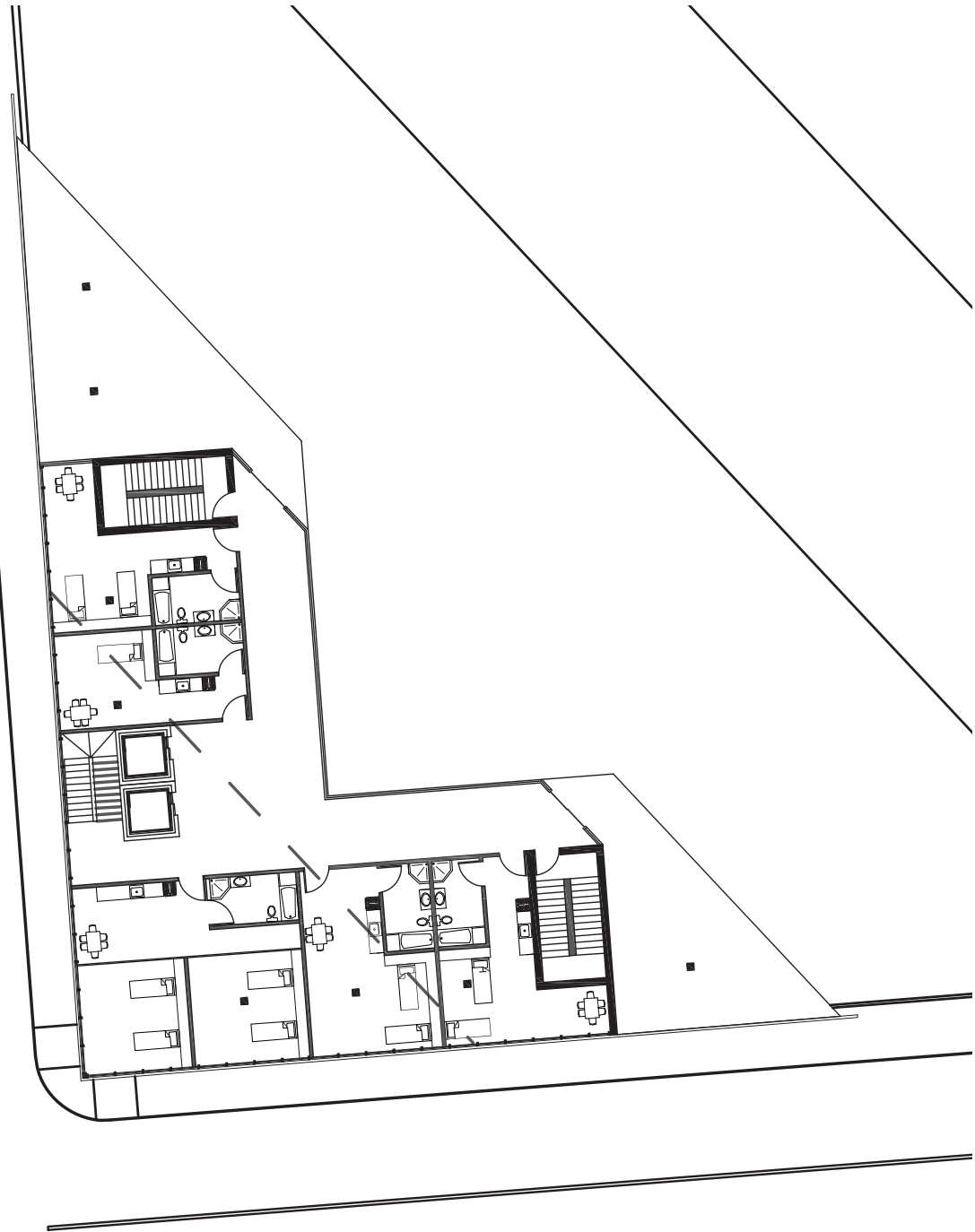




THIRD FLOOR

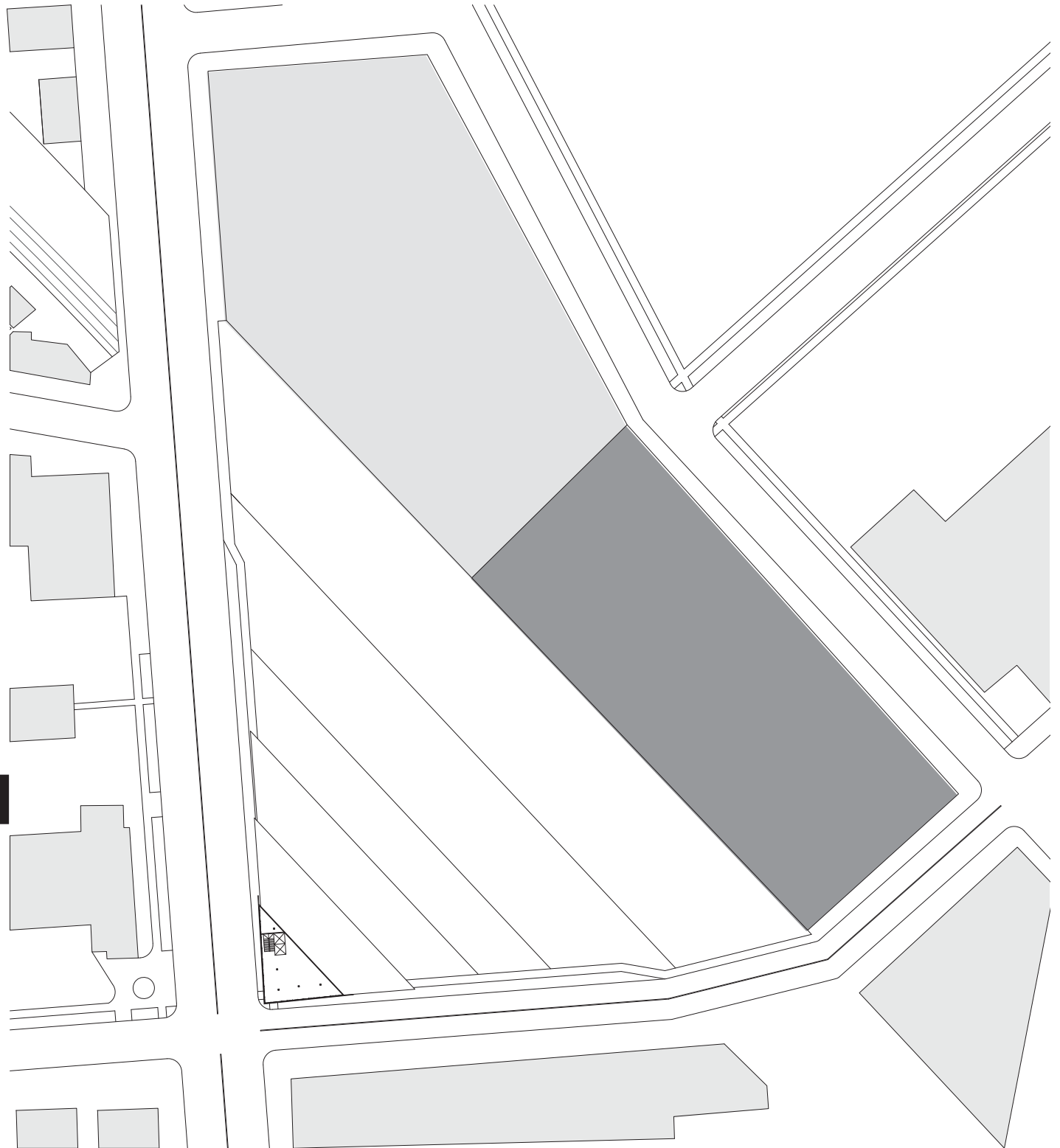


LIVING UNITS





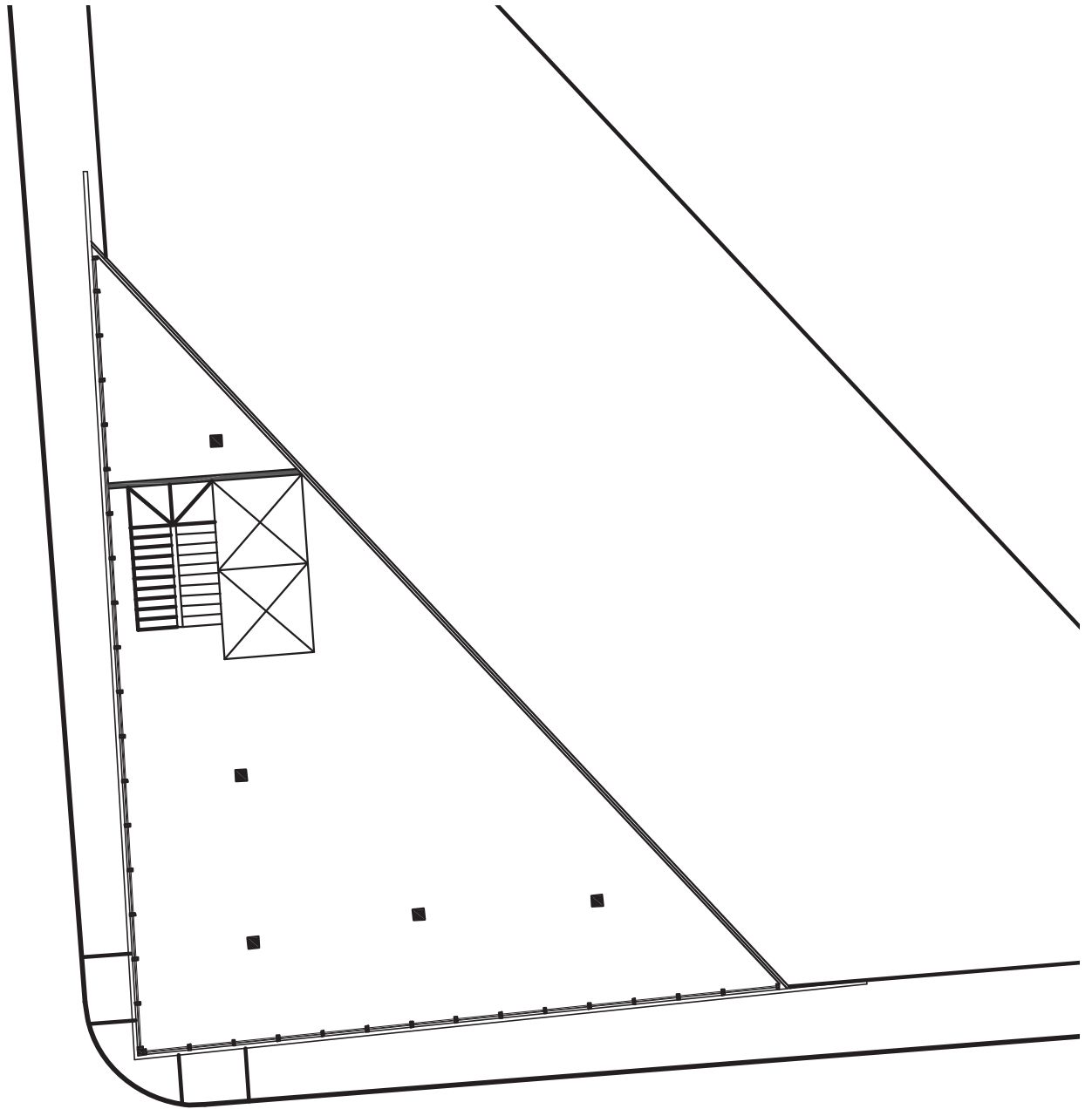
FOURTH FLOOR



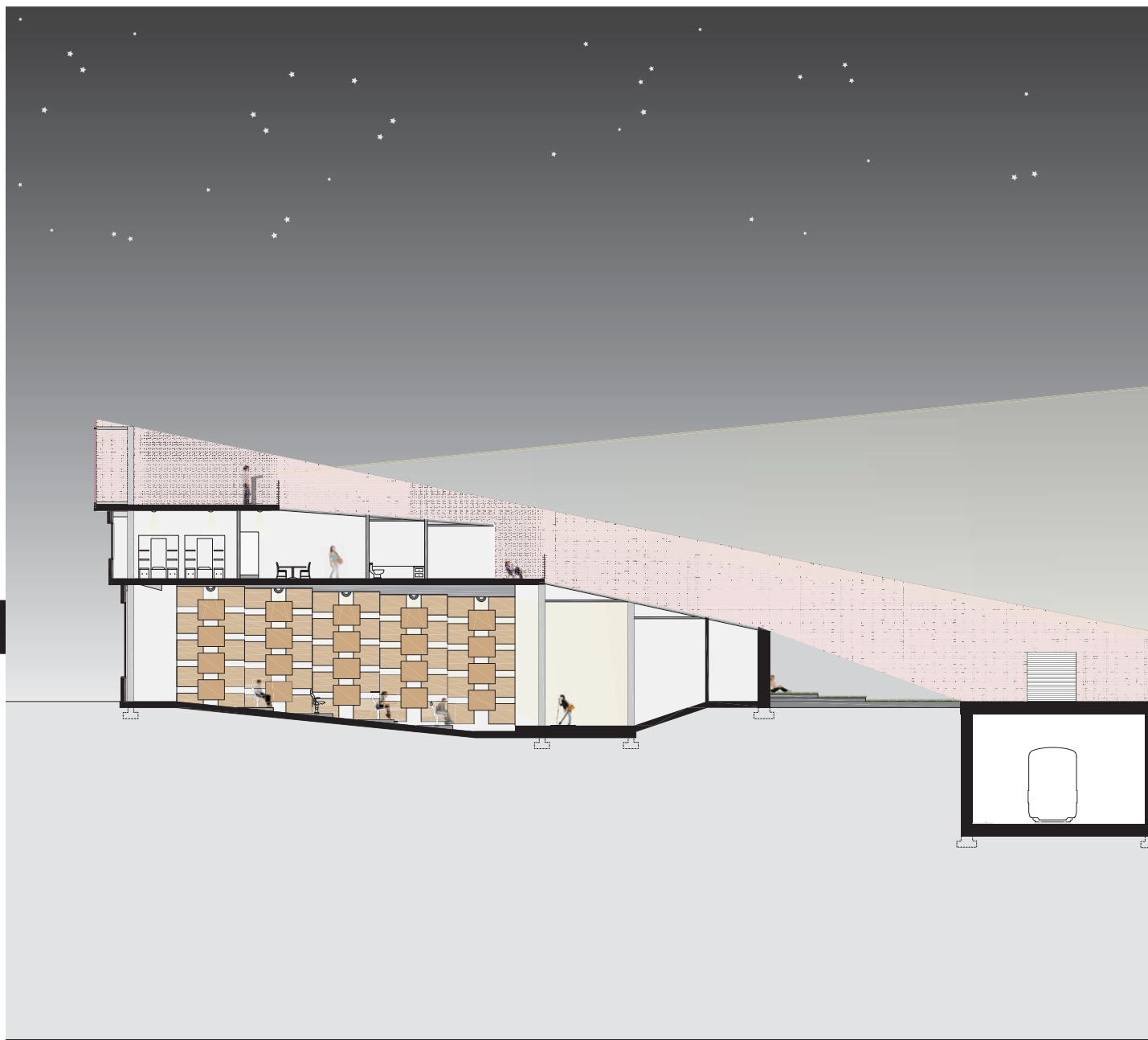
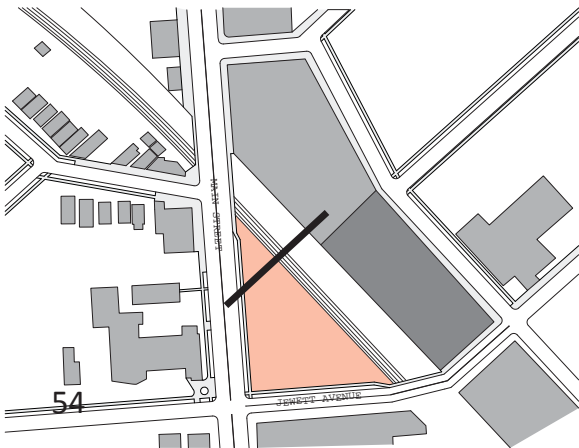


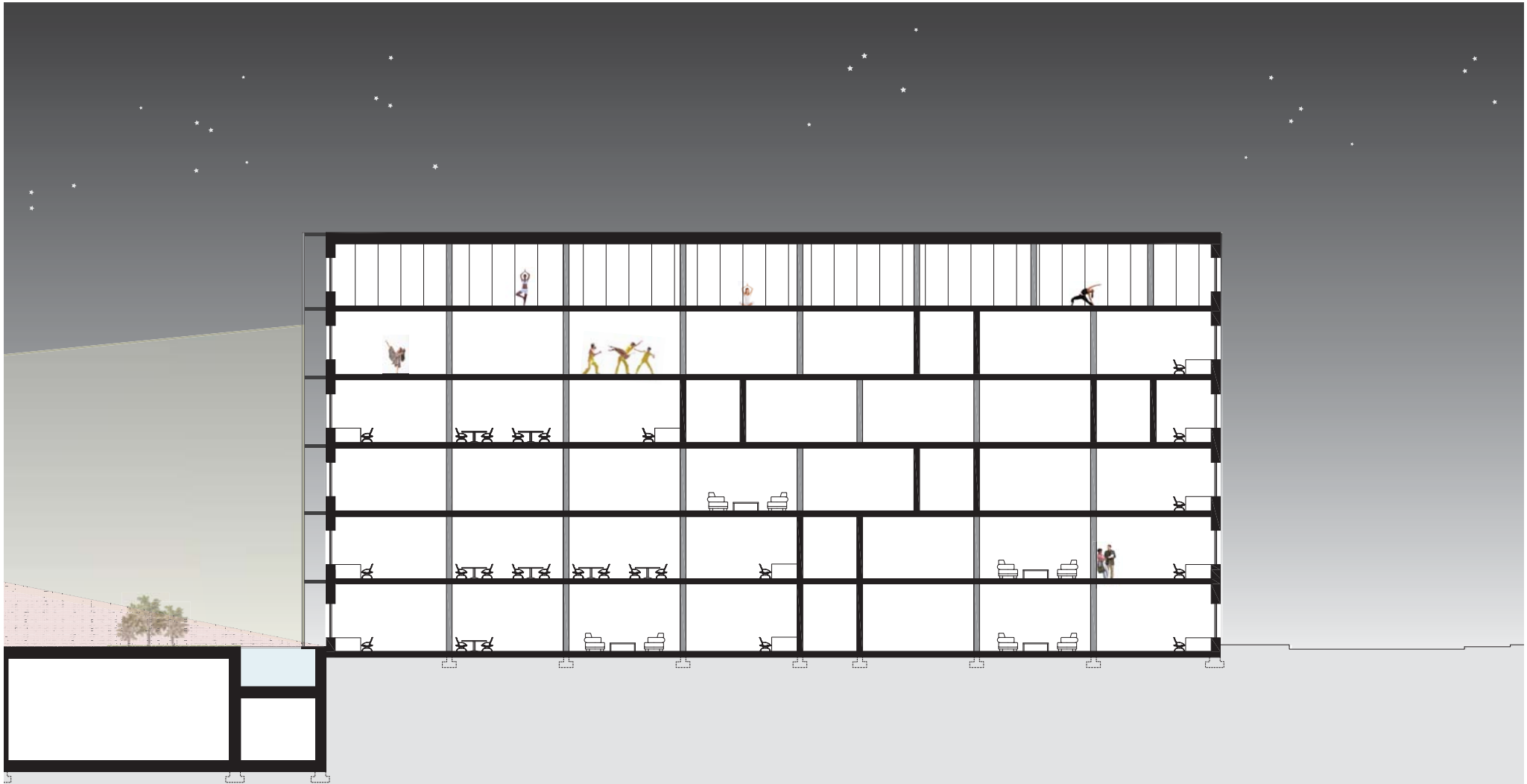
▲  
N

ATTIC SPACE



SECTION A: AUDITORIUM

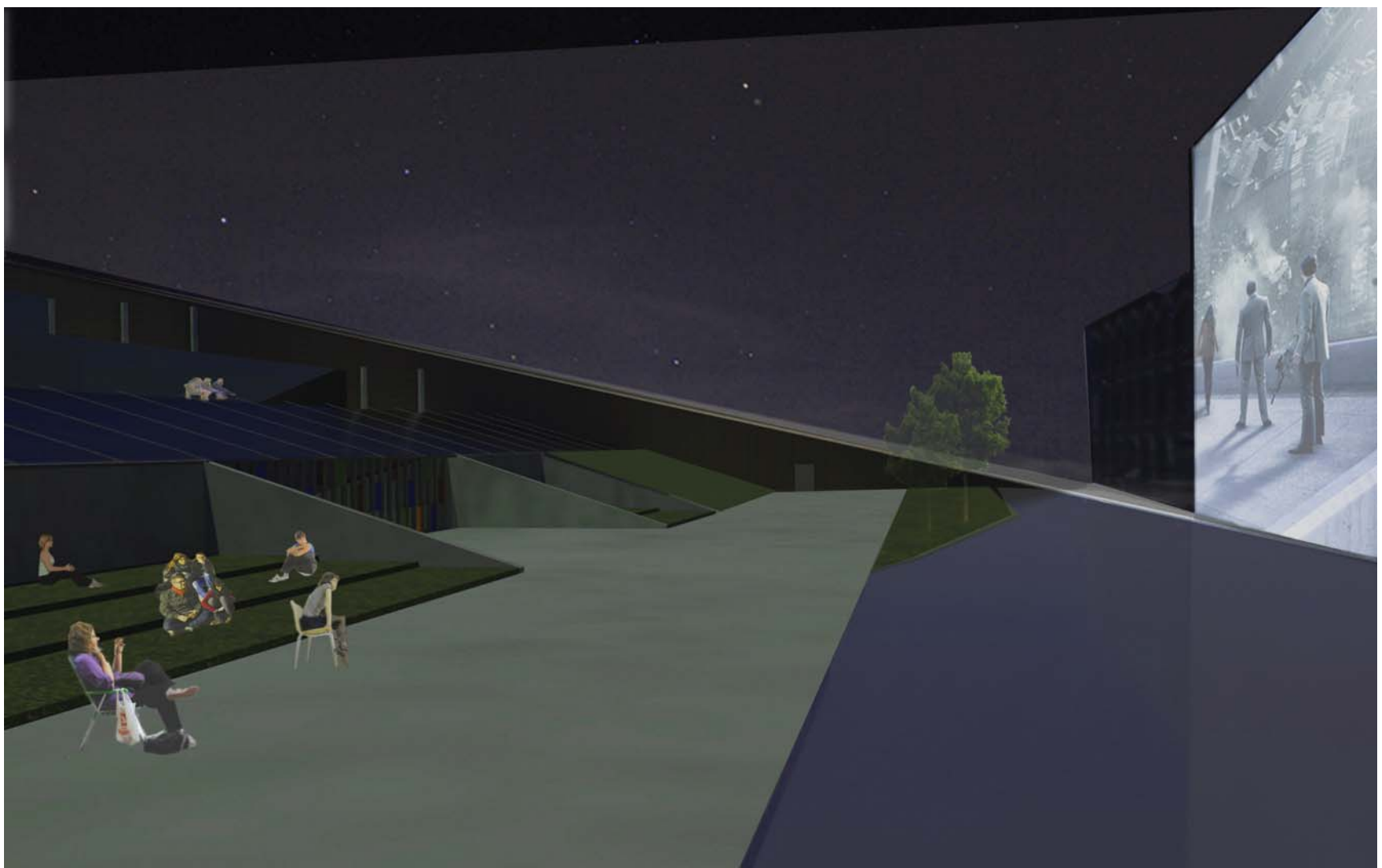






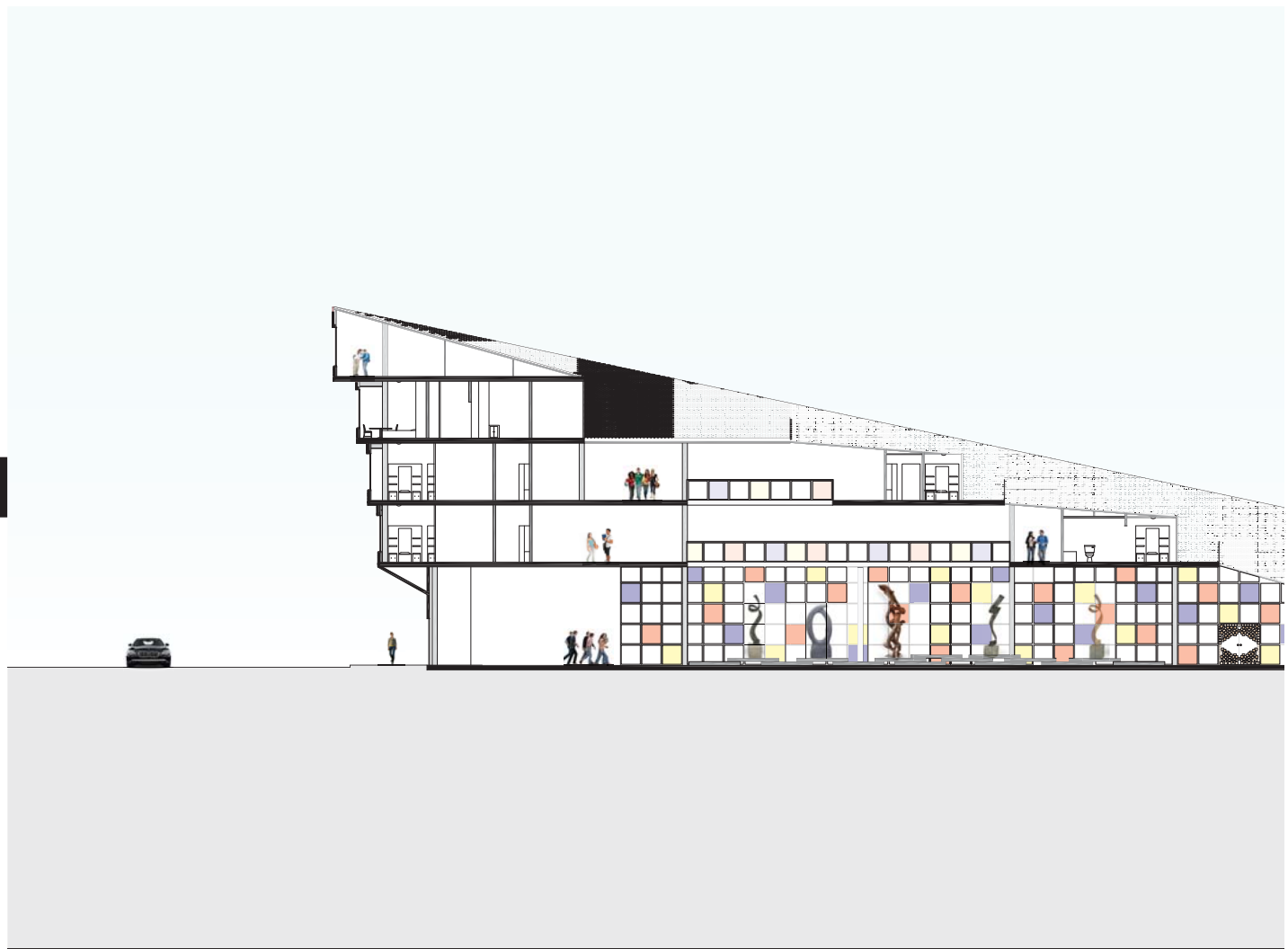
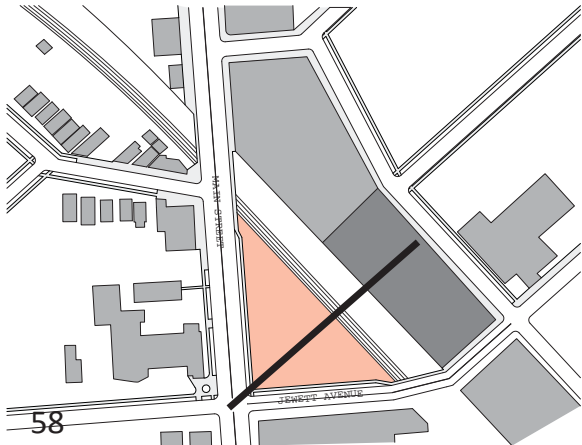


LARGER SCALE AUDITORIUM SECTION

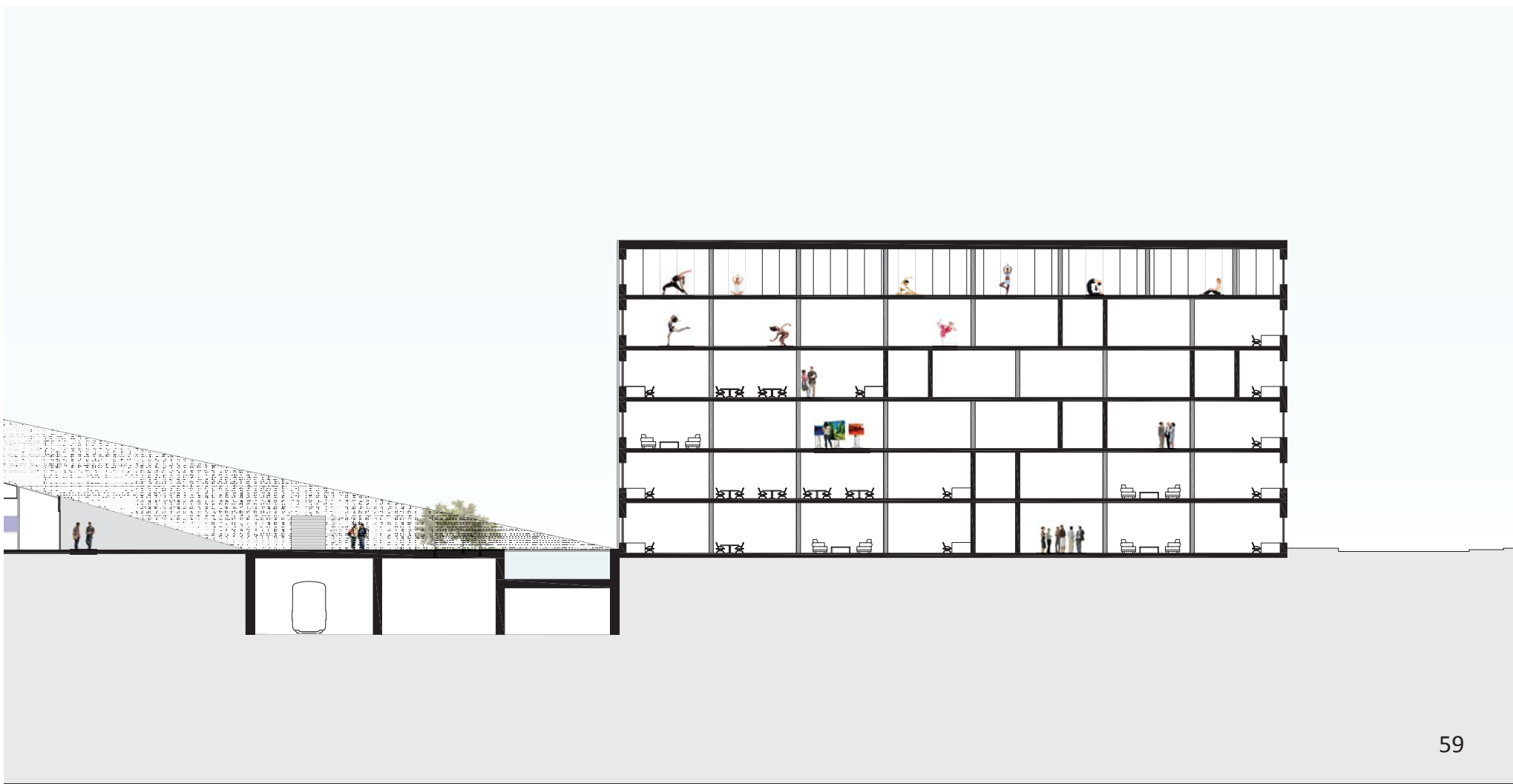


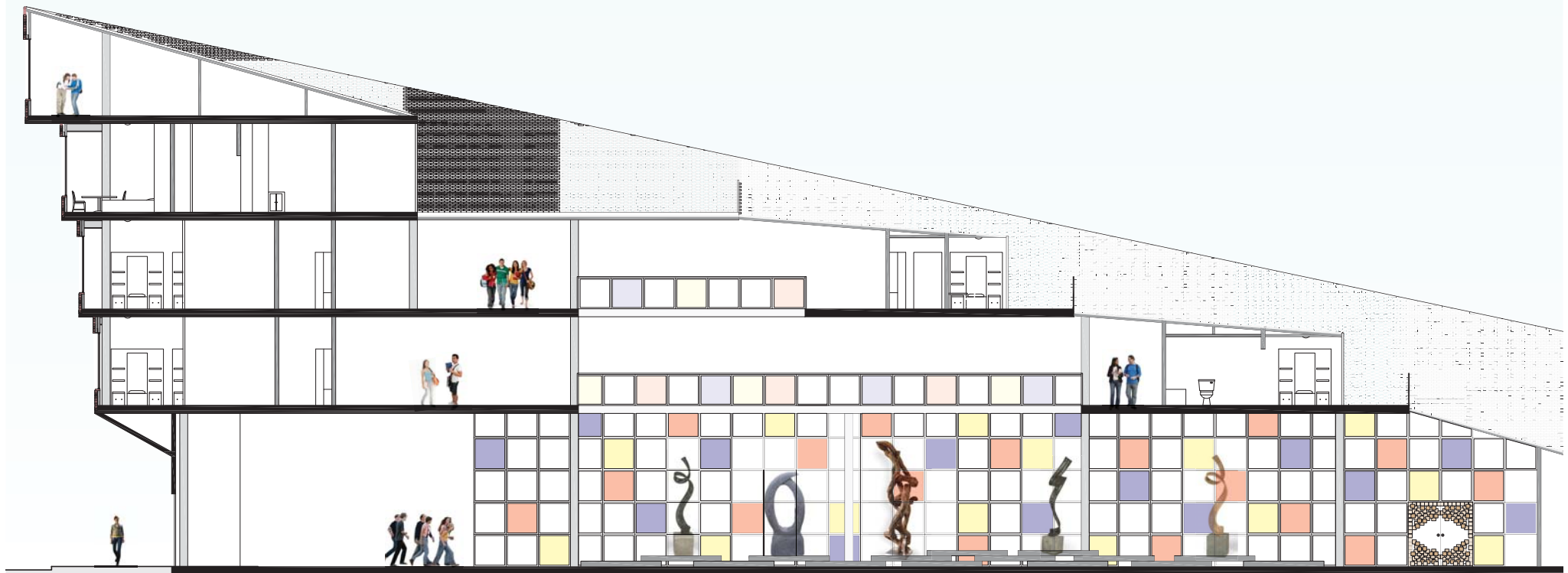
NIGHT VIEW OF THE SOCIAL ALLEY

## SECTION B: GALLERY







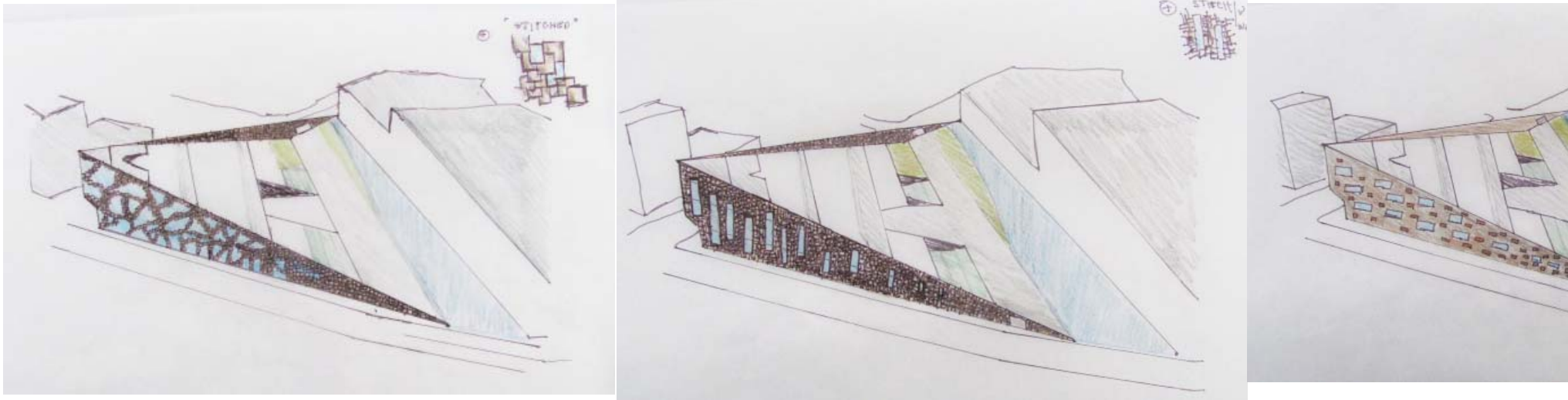


LARGER SCALE GALLERY SECTION



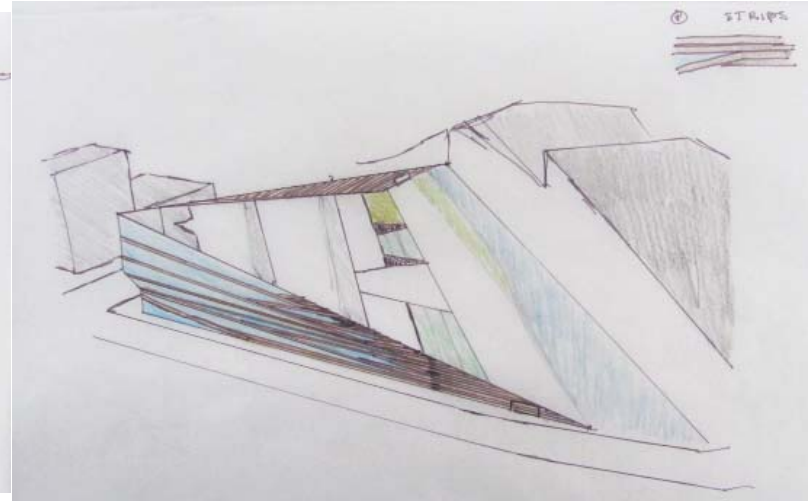
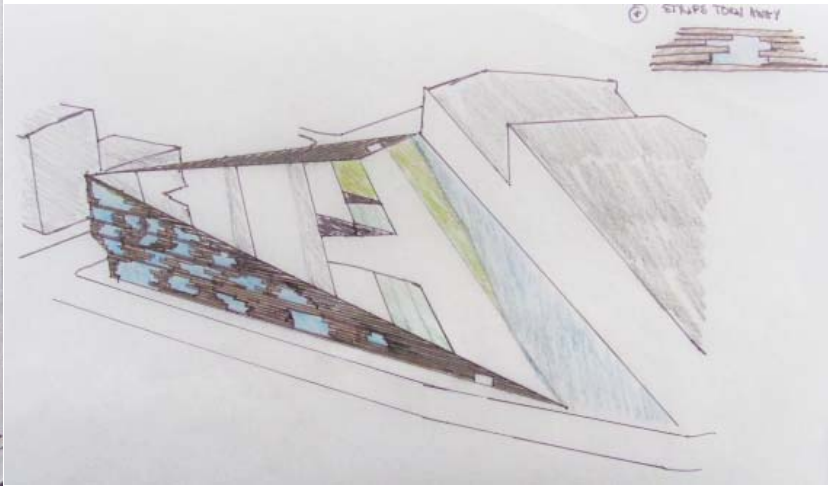
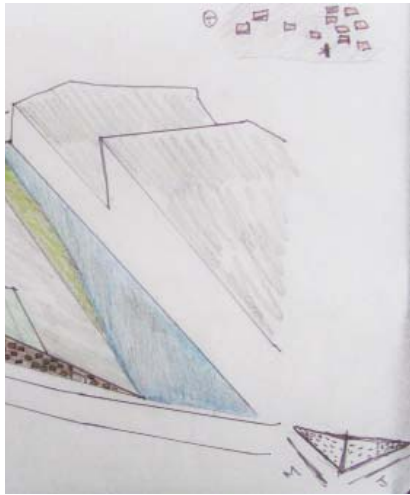
INTERIOR VIEW OF THE GALLERY



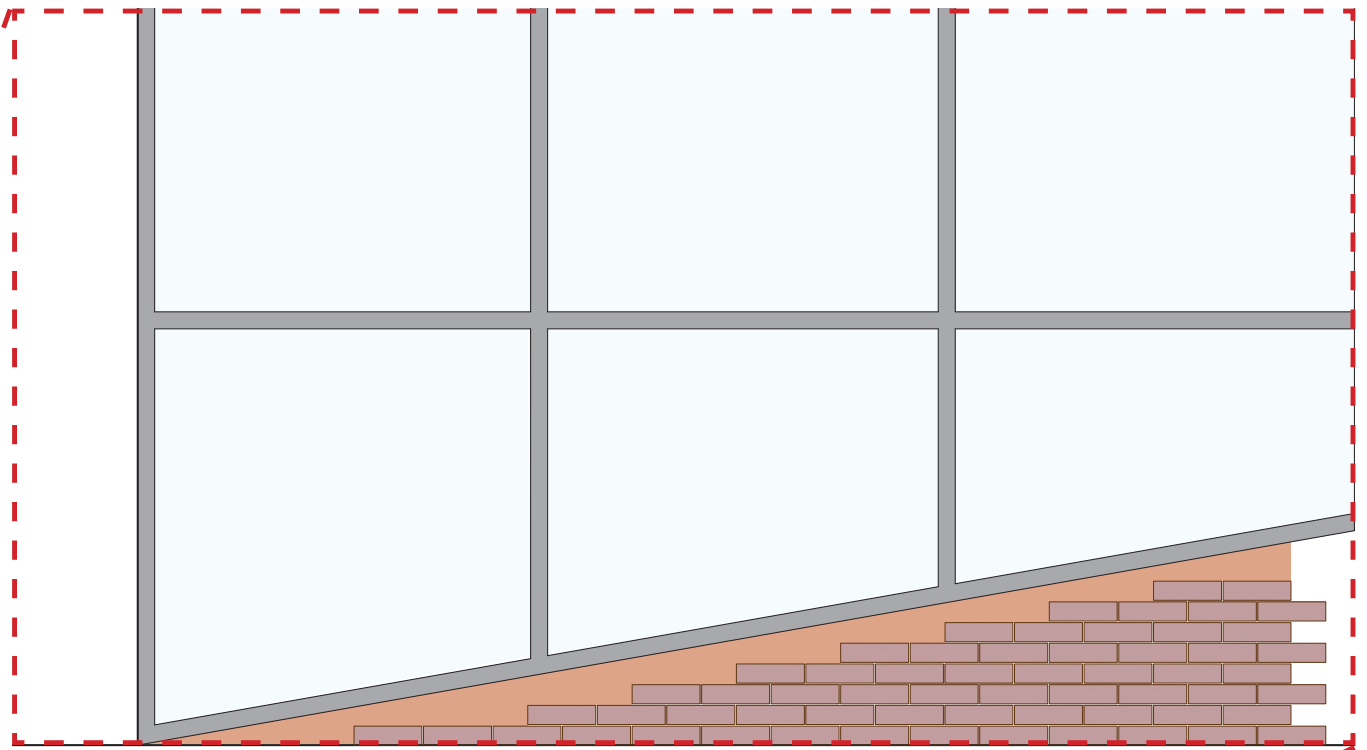


## PROCESS:THE SKIN

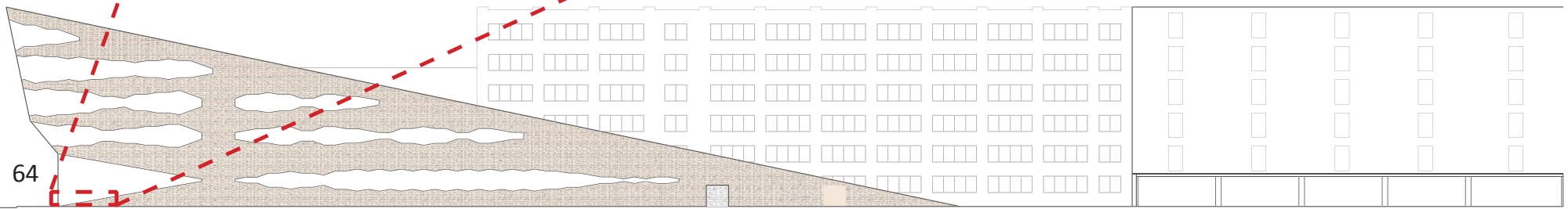
PROCESS SKETCHES SHOWING MULTIPLE VERSIONS OF THE SKIN WHICH WOULD BE COMPLETELY SELECTED WAS A MIXTURE OF "STRIPPING" AWAY AT THE BRICKS, BUT WOULD STILL BE



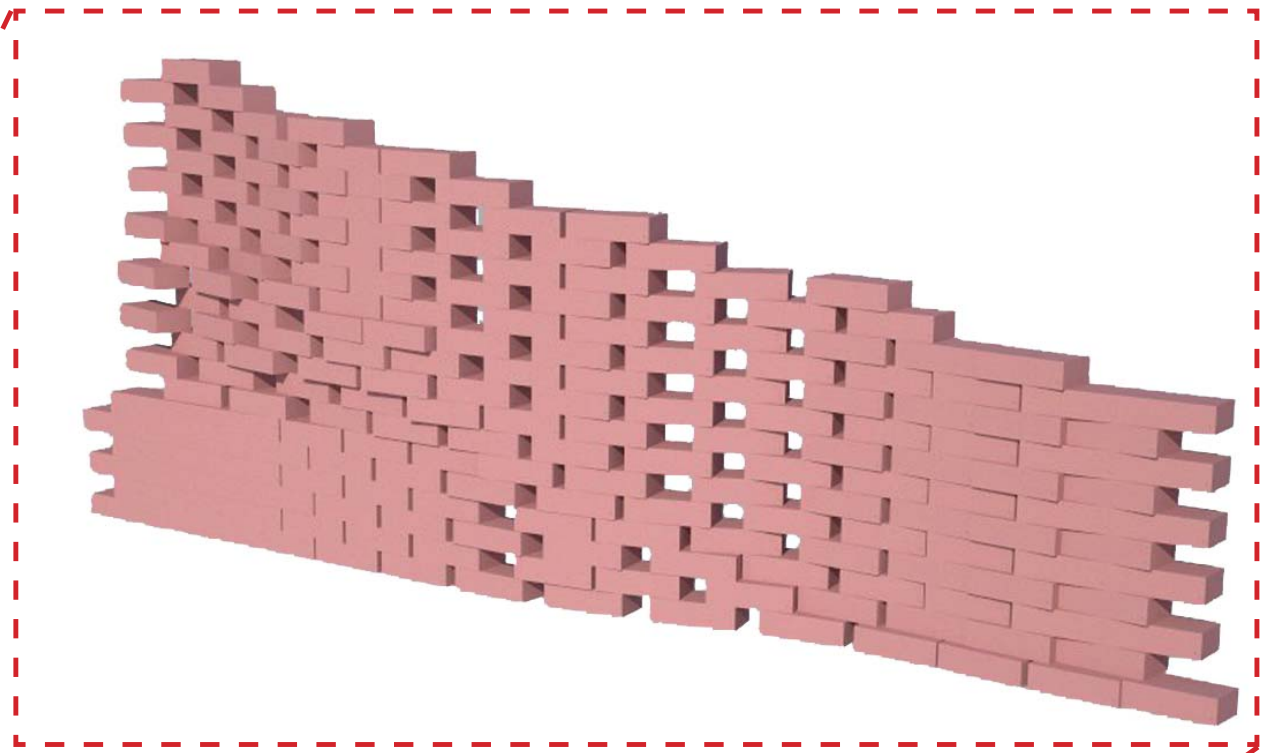
MASONRY CONSTRUCTION TO FIT INTO THE CONTEXT OF BUFFALO. THE VERSION THAT WAS POSSIBLE TO CONSTRUCT.



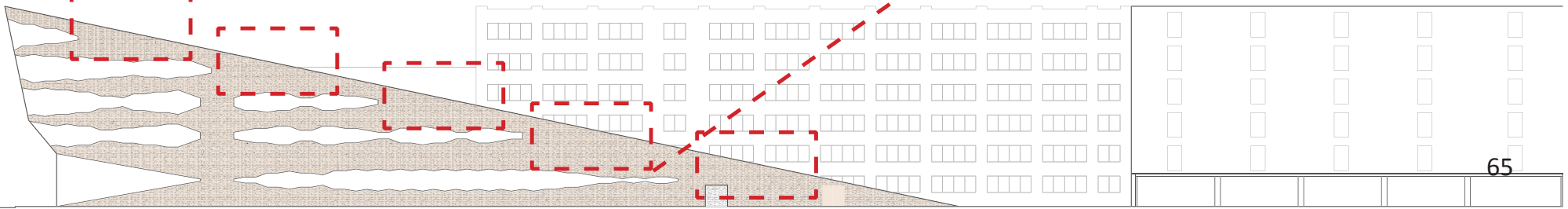
BOTTOM PORTION OF SKIN



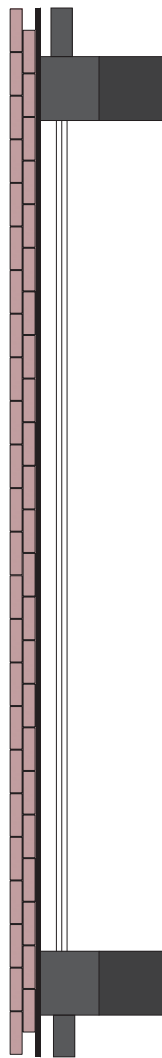




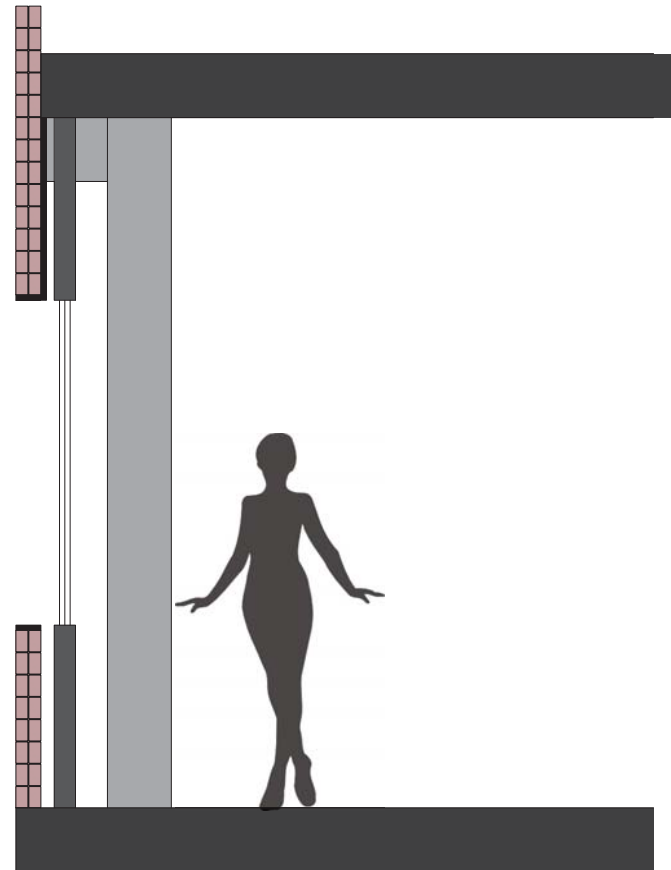
POROUS PORTION OF SKIN



PLAN



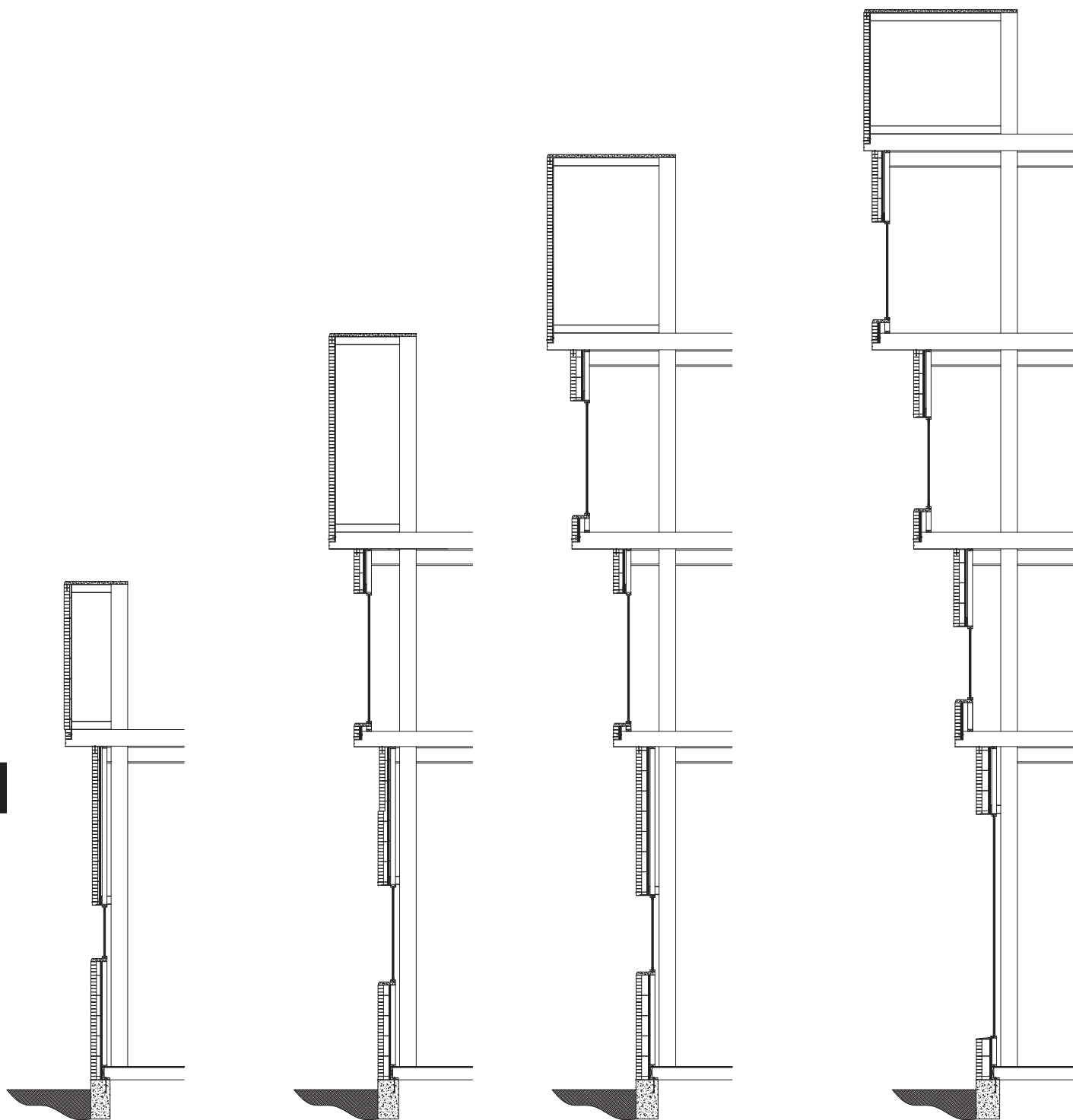
SECTION



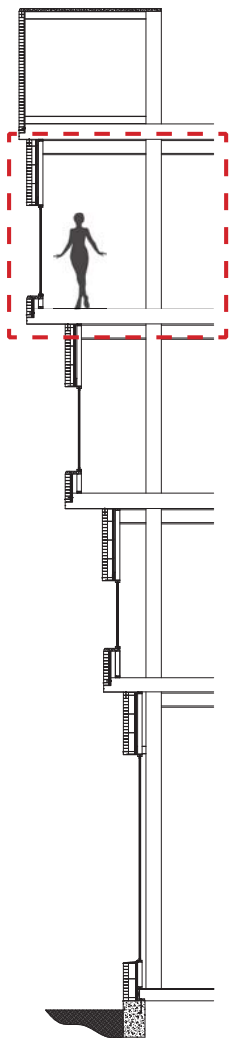
## CONSTRUCTION DIAGRAM

THE SKIN WOULD BY A SEPARATE CONSTRUCTION, SO AS THE SKIN CHANGED VETICALLY,THE CORRESPONDING INTERIOR COLUMNS AND STEEL FRAME WOULD ALSO BE PUSHED OUT FURTHER TO MATCH THE EXTERIOR FORM.

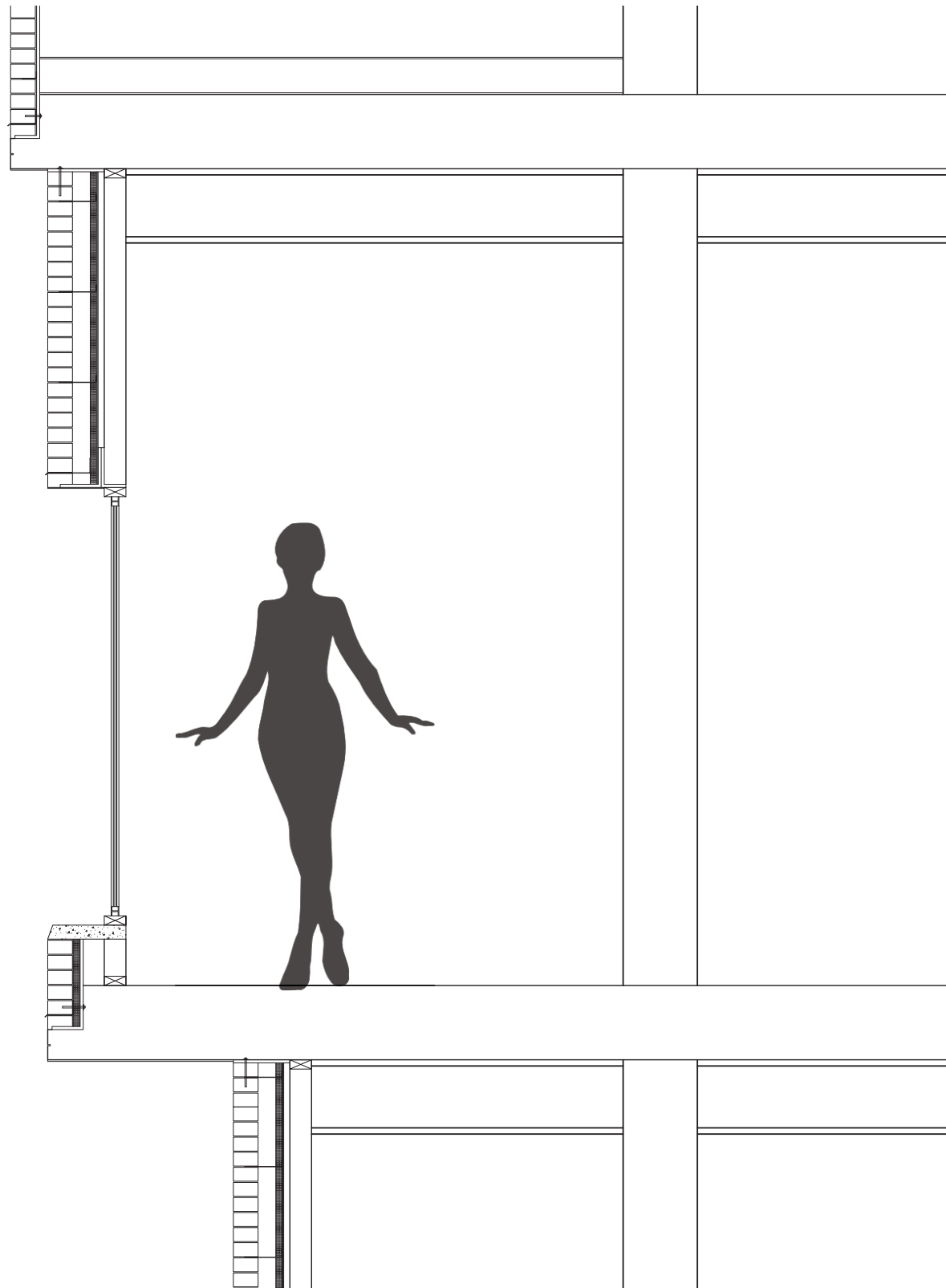
GROWTH OF SKIN IN SECTION







CONSTRUCTION DETAIL





MAIN STREET ELEVATION



AERIAL VIEW





MAIN STREET VIEW LOOKING SOUTH



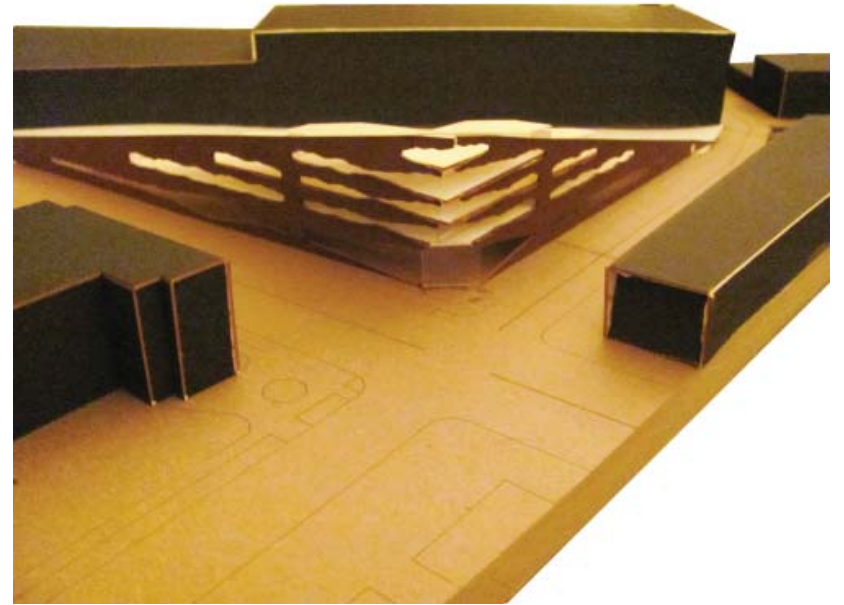
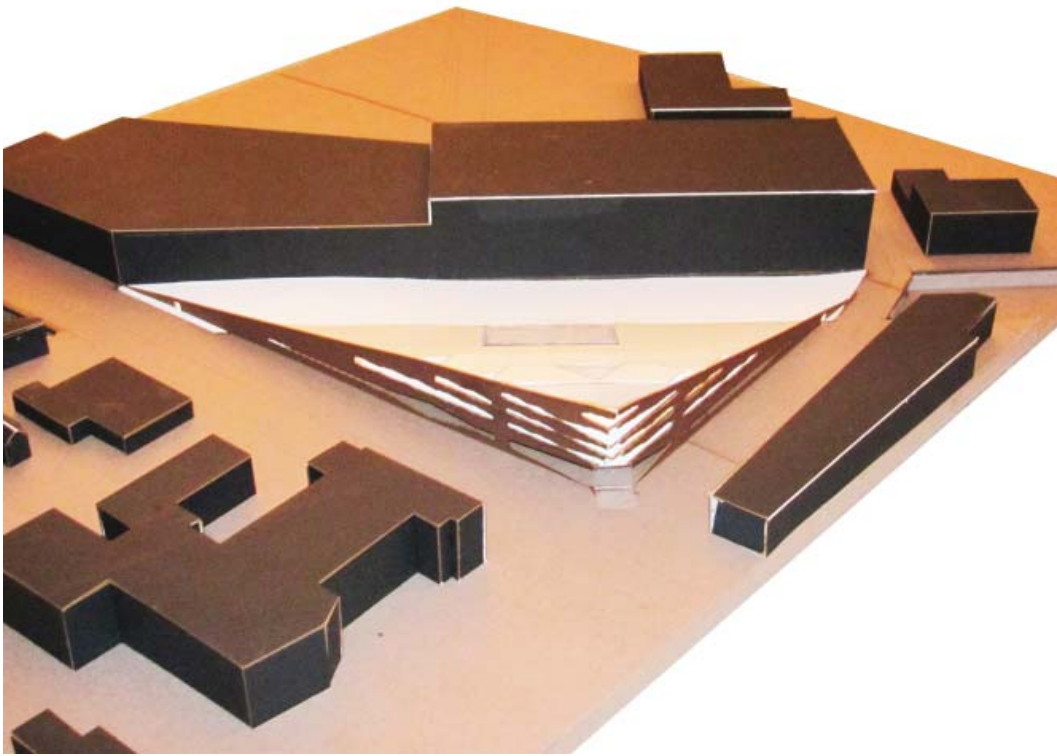
POROUS PORTION OF SKIN ON GROUND LEVEL



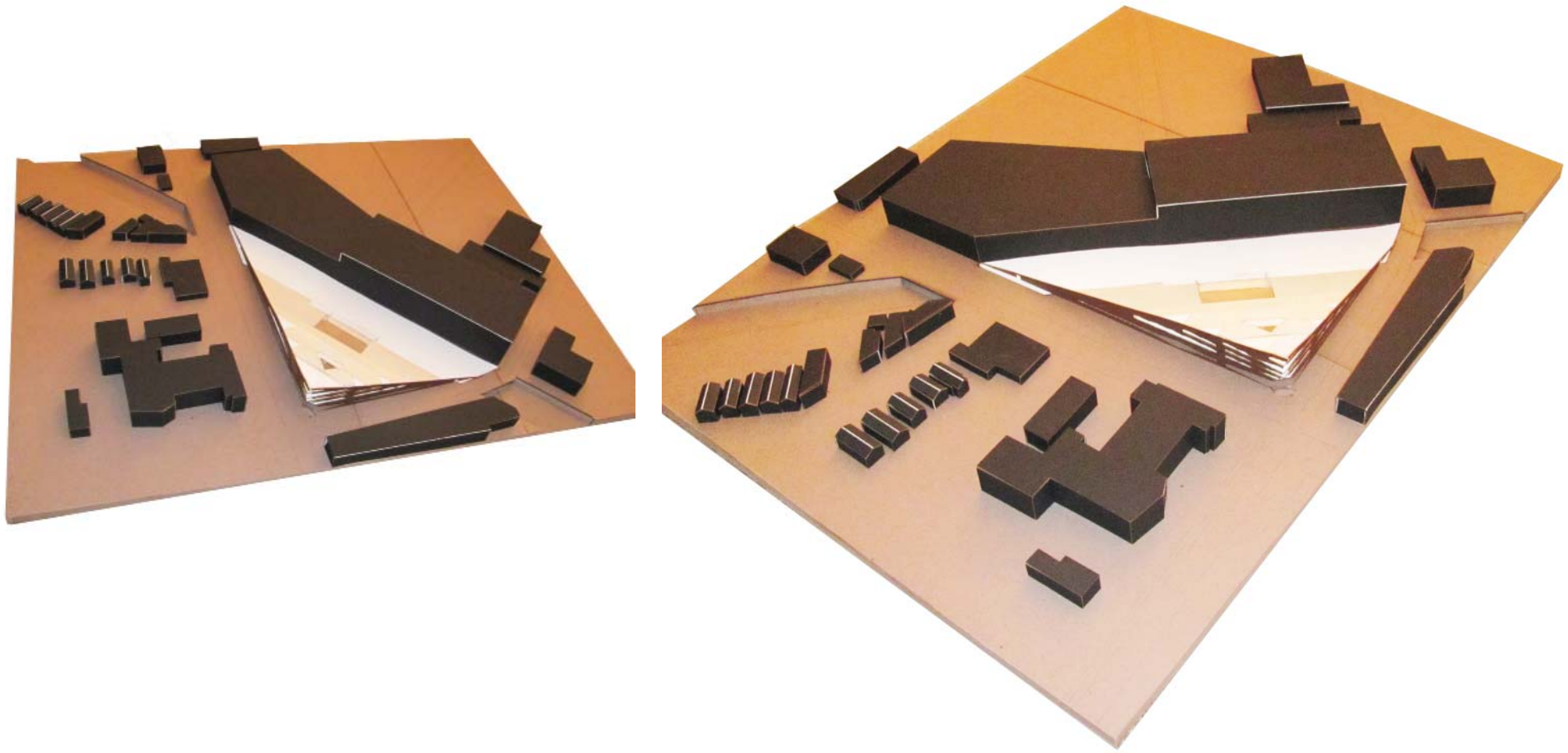


THE SOCIAL ALLEY





SITE MODEL PHOTOGRAPHS



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