Larkin Historic District 2040 $50M Investment Plan

PHASE ONE: 2030
PHASE TWO: 2035
PHASE THREE: 2040



Overview



We are proud to be in our 25th year of redeveloping the Larkin Historic District. These pages represent our plans for $50 million of future investments, spread over the duration of the Larkin 2040 plan.

The plan is presented in three phases; Phase One is 2027-2030, Phase Two is 2031-2035, Phase Three is 2036-2040.

Some of these images, particularly in later phases are representations, which accurately reflect our intended uses, but the designs will be modified over time.

We continue to place a high priority on restoration and adaptive reuse, and when we plan for new construction, we generally envision the architecture as being consistent with the historic aesthetic of the Larkin District.

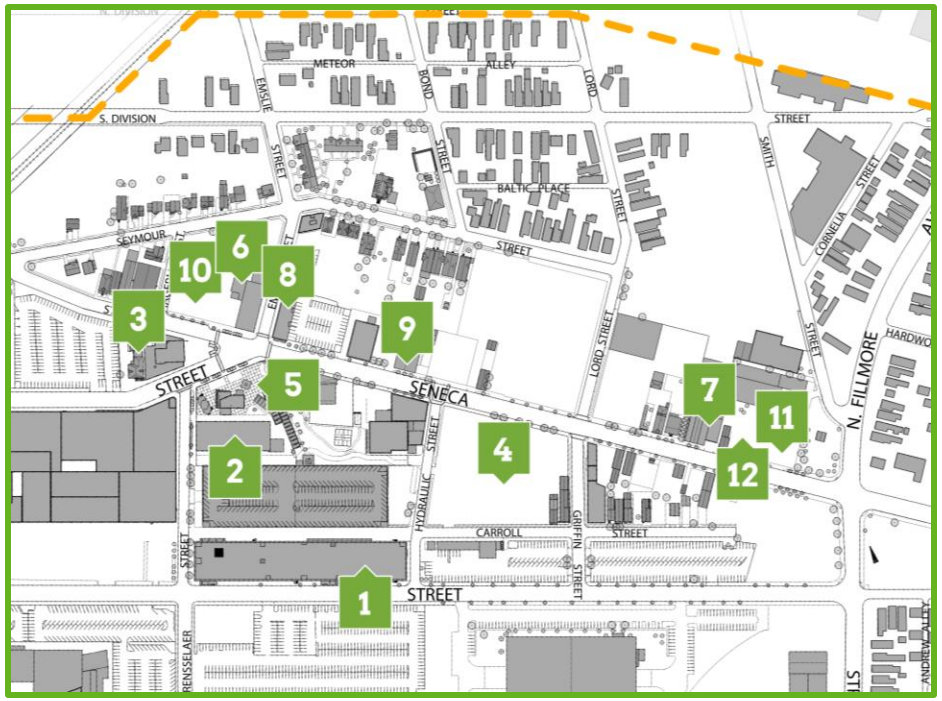
The Millrace Park project 501(c)(3) nonprofit, shown in Phase One, catalyzes our plans for the next 13+ years of development on contiguous parcels to the park.

Our family dedicates these plans to the legacy of Sam Zemsky who believed in Buffalo over 50 years ago, and believed in the revitalization of the Larkin District from the get-go, when few others did.

THE LARKIN HISTORIC DISTRICT

Revitalizing the Home for Innovators, Entrepreneurs, Workers & Community

Over the past 25 years, Larkin Development Group completed 1M sq. ft. of projects in the district.




1
Larkin at Exchange


2
Larkin Sq./Larkin U Building


3
City Clubhouse


4
Millrace Commons



5
Bratts Hill


6
Hydraulic Hearth


7
Buffalo Distilling


8
Schaefer Building


9
Seneca Streetscape



10
Swan Street Diner

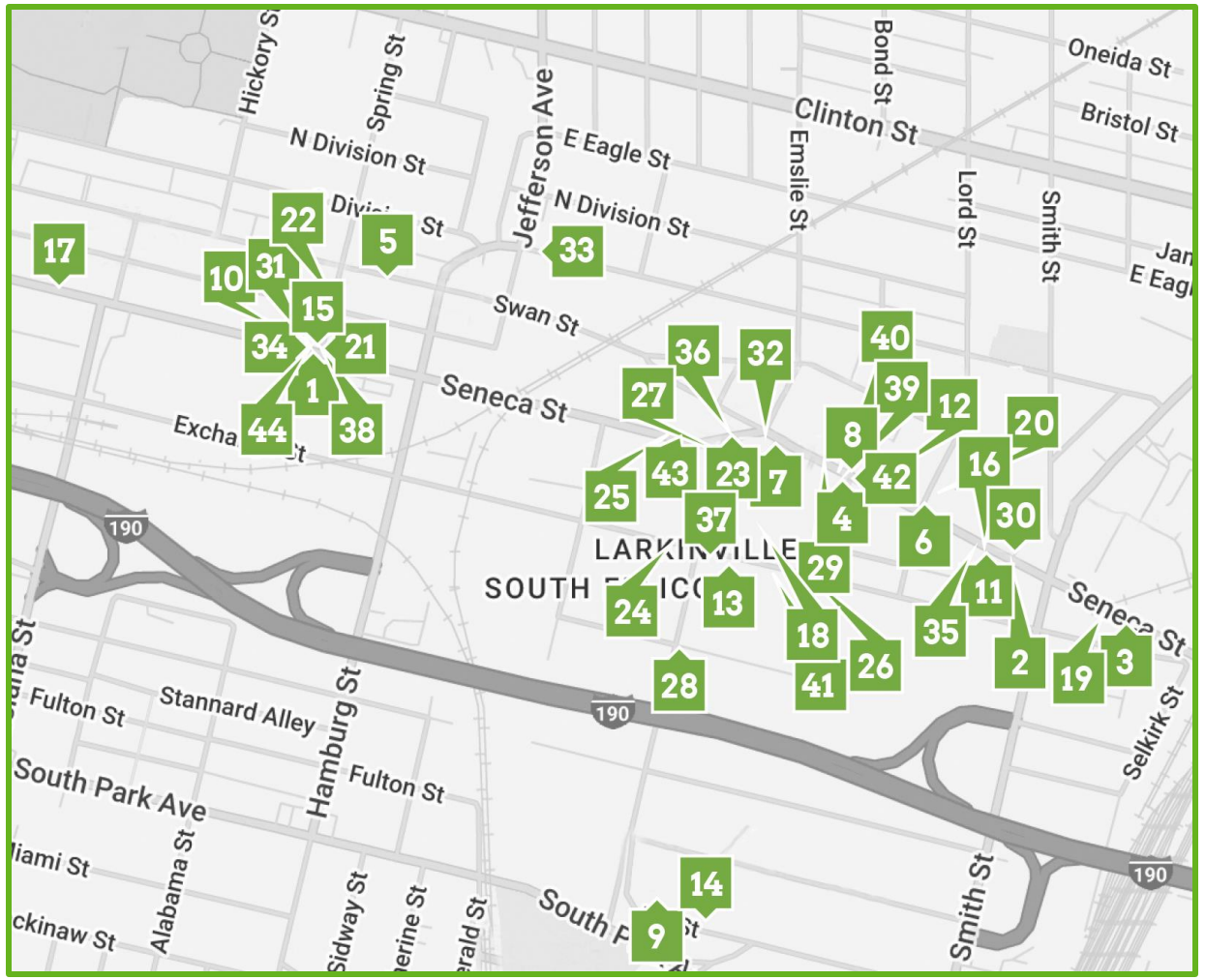

11
Paula's Donuts


12
DA Taste

THE LARKIN HISTORIC DISTRICT

43 eateries, stores and small businesses opened in recent years in the greater Larkin Historic District/Hydraulics

1 Animal Outfitters Doggy Daycare
2 Architiba Design Studio
3 Artigiana Bakery
4 B Sweet Designs Baked Goods
5 Belt Line Brewery & Kitchen
6 Blue Table Chocolates
7 Bratts Hill by Chef Darian
8 Breathe Organic Salon
9 Briar Brothers Brewing Company
10 Buffalo Brewing Co. & Tap Room
11 Buffalo Distilling Company
12 Buff & Flo
13 Chautauqua Café
14 Cove & Mill Barbering
15 Covell Chiropractic
16 D.A. Taste
17 Ditondo
18 Downtown Graphics
19 Dynamic Chiropractic
20 Flying Bison Brewing Company
21 Graze @ 500 Seneca
22 Hanai Hawaiian BBQ
23 Hydraulic Hearth
24 KeyBank Branch
25 Larkin Salon
26 Larkin Square
27 McCormick's Pub
28 Meet & Eat Charcuterie
29 Paula's Donuts
30 Phoenix Rising Massage and Bodywork
31 Reserve Steak House
32 Spot Coffee Kiosk
33 Spotted Octopus Brewing Company
34 Space on Seneca
35 Swan Street Diner
36 Sweet Home Childcare
37 Swoon Buffalo Hair Salon
38 The Lounge Shop
39 The Plating Society
40 Tim Horton's Café Express
41 Toasted
42 West End Interiors
43 Winkler & Samuels Wine Purveyors



PHASE ONE DEVELOPMENT: 2027-2030



Phase One 2027-2030: Millrace Park
(Overhead view at Seymour, Lord & Seneca Streets)



Phase One 2027-2030: Millrace Park (Overhead view w/ legend)



Phase One 2027-2030: Millrace Park
(Perspective from Seneca & Lord Streets)



Phase One 2027-2030: Millrace Park
(Playground view from Lord & Seymour Streets)

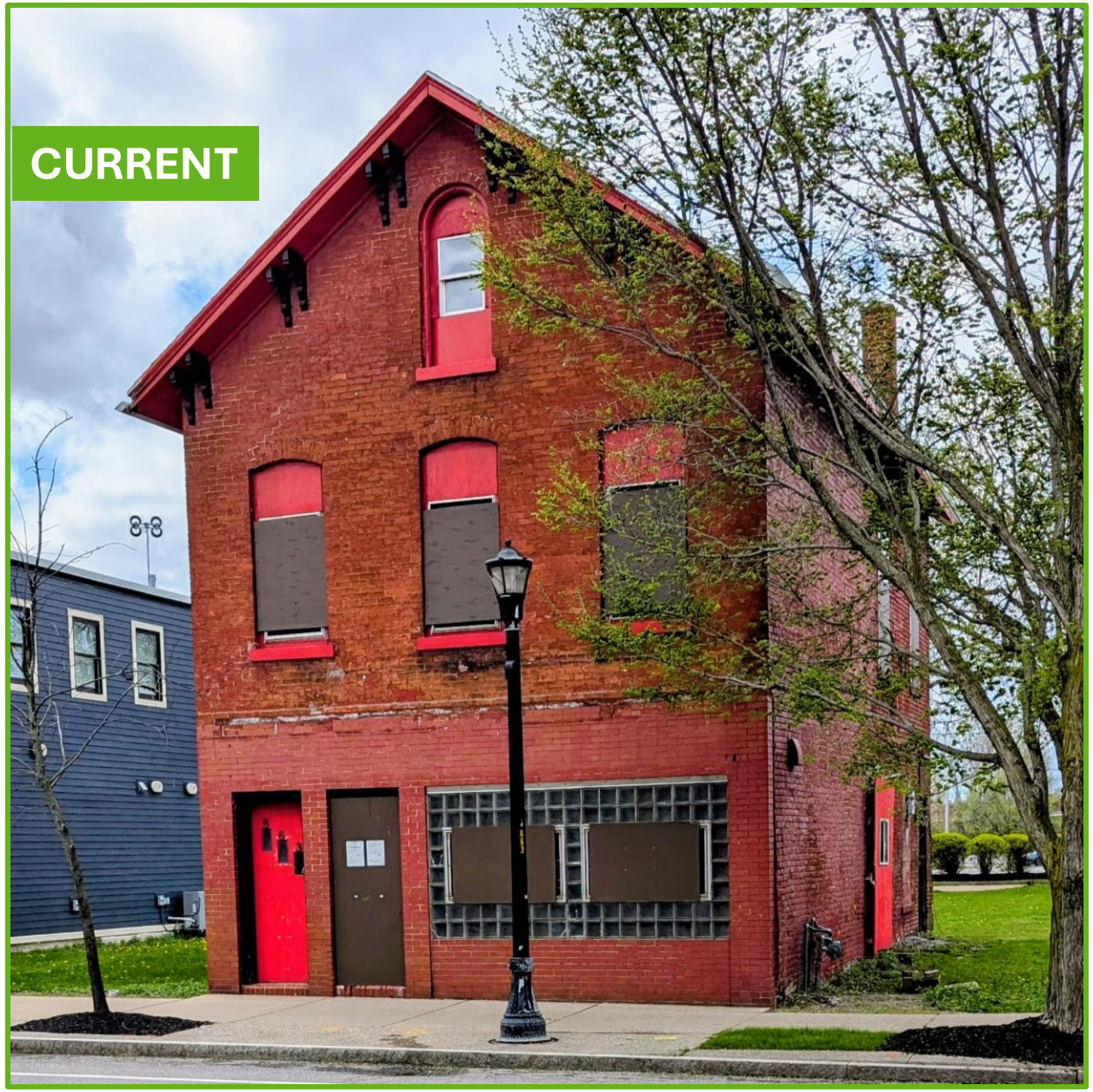


Phase One 2027-2030: Restore façade of former Langner Wholesale Grocery/now Oxford Pennant building, 775 Seneca Street





Phase One 2027-2030: 1869 Building Restoration, 863 Seneca Street





PHASE TWO DEVELOPMENT: 2031-2035



Phase Two 2031-2035: Restaurant Concept at 772 Seneca St.





Phase Two 2031-2035: Event Barn on Seneca St., west edge of Millrace Park



Phase Two 2031-2035: Larkin Rowhouses at Seneca & Griffin Streets



PHASE THREE DEVELOPMENT: 2036-2040



Phase Three 2036-2040: Mid-rise Residential Building, just east of Lord & Seymour Streets





Phase Three 2036-2040: Boutique Hotel, Seneca & Hydraulic Streets



Larkin Historic District 2040: Millrace Park will catalyze development on seven contiguous parcels from 2027-2040





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