



Richardson Olmsted Campus Project Overview

The Richardson Olmsted Campus redevelopment is part of Buffalo’s resurgence as an art and culture destination and a mecca for architecture enthusiasts. After over 40 years of vacancy and deterioration, the Richardson Center Corporation is transforming the Richardson to put it back to use as a vital part of the local community and tourism industry. The Richardson Olmsted Campus includes 42 acres of grounds and a collection of buildings with nearly 500,000 square feet of space.

Location: 444 Forest Avenue, Buffalo, NY

Construction Began: 1872

Construction Completed: 1896

Landmarked: 1986

Redevelopment Began: 2006

Hotel Henry Opens: April 30, 2017

Architecture Center Opens: 2017



“Revitalizing the Richardson Olmsted Center is a gift to Buffalo and the world.”

Jean Carroon, Goody Clancy Principal



Phase 1 (one-third of historic site):

- [Hotel Henry Urban Resort Conference Center](#)
88-room hotel/20,000-square-foot conference and event center
- [Lipsey Buffalo Architecture Center](#)
- South Lawn Landscape - Re-greening of 9 acres as a welcoming entry & Olmstedian greenspace
- North Landscape - New roadway, renewal of northern landscape

Cost: \$102.5 million

- \$76.5 million: New York State appropriation (preconstruction, stabilization, re-greening, reuse)
- \$16 million: state/federal Historic Tax Credits (Investor: M&T Bank)

The Team

- [Richardson Center Corporation](#) – non-profit overseeing reuse, Developer of Phase One, Owner of the Richardson Olmsted Campus
- [Hotel Henry](#), Buffalo – hotel operator
- [Flynn Battaglia Architects](#), Buffalo – executive architect
- [Deborah Berke Partners](#), New York – design architect
- [Goody Clancy](#), Boston – historic preservation firm
- [Andropogon Associates](#), Philadelphia – landscape architect
- [LP Ciminelli](#), Buffalo – construction manager