

attachment A

URBAN RENEWAL PLAN
WATERFRONT REDEVELOPMENT PROJECT
PROJECT, N.Y. R-35
BUFFALO, NEW YORK

OCTOBER 22, 1963

AS AMENDED

URBAN RENEWAL PLAN

Revised

12/71 Parcels 19 B & C w/new F
3/73 Area B
5/73 Parcel 7
1/74 Parcel 40
5/75 Parcel 17 w/new A
10/75 Parcels 6, 6A, 7 w/new 7A
12/75 Area A
7/77 Parcels 9, 23 & 24

The Urban Renewal Plan for the Waterfront Redevelopment Project consists of the following narrative plan and the attached maps as follows:

1. The Project Boundary Map (Exhibit 1 - Page 7)
2. The Land Use Map (Exhibit 2 - Page 22)
3. The Land Acquisition Map (Exhibit 3 - Page 23)

A. TABLE OF CONTENTS

	Page
TITLE PAGE	1
A. TABLE OF CONTENTS	2
B. DESCRIPTION OF THE PROJECT	3
1. a. Boundaries of the Urban Renewal Area	3
b. Boundary Map	6
2. Types of Proposed Renewal Action	6A
Description of Area A.	7
Boundary Map (Exhibit 1)	7
C. LAND USE PLAN.	8
1. Land Use Map (Exhibit 2)	22
2. Land Use Provisions and Building Requirements and Restrictions	8
a. Residential Development and Related Uses	8
aa. Area A	9A
b. Community Business District.	10
c. General Commercial Development	11
d. Central Business District Development.	13
e. Institutional Uses	14
f. Public School and Related Use.	15
g. Public Use-Community College	15
h. Public Parking	16
i. Public Park and/or Walkway	16
j. Air Rights	16
k. Small Boat Marina and Waterfront Recreational Development.	16A
3. Controls and restrictions	16A
4. Initiation and duration of land use provisions and building requirements	17
5. Applicability of land use provisions and building requirements to real property not to be acquired.	17
D. PROJECT PROPOSALS.	17
1. Property Acquisition.	17-18
a. Land Acquisition Map (Exhibit 3)	23
2. Redevelopers' Obligations.	19
E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	20
1. Project Improvements and Community Facilities to be Constructed in the Area	20
2. No Revisions or Additions to the Local Codes or Ordinances.	20
3. The Schedule for the Effectuation of the Urban Renewal Plan	20
4. Underground Utility Lines	20
F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN	21
EXHIBITS	
Exhibit 2 - Land Use Map	22
Exhibit 3 - Land Acquisition Map	23

B. DESCRIPTION OF THE PROJECT

Boundaries of the Urban Renewal Area.

- a. Boundary Description: The Waterfront Redevelopment Project is located in the City of Buffalo, County of Erie, State of New York, and is described as follows:

Beginning at a point formed by the intersection of the center line of Niagara Street with the center line of Virginia Street;

Thence southwesterly along the center line of said Virginia Street 1,690 feet more or less to a point on the northeasterly boundary of the New York State Thruway, Niagara Section;

Thence southeasterly along said Thruway boundary 665 feet more or less to its intersection with the northwesterly boundary of Carolina Street;

Thence continuing along said Thruway boundary the following courses and distances:

S 36° 02' 34" E	66.02 feet
N 55° 22' 43" E	30.00 feet
S 39° 20' 12" E	171.48 feet
S 59° 56' 31" E	222.03 feet
S 55° 23' 46" W	24.13 feet
S 36° 20' 14" E	83.73 feet
S 76° 43' 31" E	106.50 feet
S 13° 26' 07" W	75.72 feet
S 76° 33' 53" E	59.71 feet

to a point on the northwesterly boundary of Georgia Street;

Thence S 55° 22' 11" W along said boundary of Georgia Street its extension for a distance of 1,245.23 feet to the United States Harbor Line and its extension southeasterly;

Thence S 39° 01' 22" E along said United States Harbor Line and its extension for a distance of 1,061.48 feet to the northwesterly side of Pier No. 1 of the New York State Barge Canal Terminal;

Thence S 41° 53' 00" W along said Pier No. 1, 229.00 feet to an angle in said Pier;

Thence S 11° 06' 00" W 59.58 feet to an angle in said Pier;

Thence S 48° 06' 00" E 90.23 feet to an angle in said Pier;

Thence S 59° 18' 44" E 316.07 feet to an angle of Pier No. 2 of the New York State Barge Canal Terminal;

Thence S 48° 07' 00" E 90.27 feet to an angle in said Pier;

Thence S 32° 18' 04" E 732.93 feet to a point in the center line of Slip No. 1 known as Peacock Slip;

Thence S 20° 50' 40" W 278.78 feet to a point;

Thence S 24° 58' 09" W 569.61 feet to a point in line with the westerly extension of the dock line along the southerly line of lands now, or formerly, of the Erie-Lackawanna Railroad Company;

Thence S 87° 25' 00" E along said dock line and its extension 1,107.10 feet to a point on the westerly side of the Evans Ship Canal;

Thence S 44° 23' 26" E 124.06 feet to a point in the old dock line;

Thence in a general southeasterly direction along said old dock line the following courses and distances:

S 70° 12' 00" E	348.00 feet
S 53° 44' 00" E	114.75 feet
S 50° 39' 00" E	66.87 feet
S 49° 33' 00" E	119.80 feet
S 42° 00' 00" E	59.40 feet
S 39° 15' 00" E	48.70 feet

Thence S 26° 29' 32" E 89.30 feet to the southeasterly line of the old commercial slip as extended southwesterly;

Thence S 26° 35' 05" E 518.96 feet to a point in the dock line along the southwesterly line of lands now or formerly of the Erie-Lackawanna Railroad Company;

Thence S 28° 03' 36" E 335.77 feet to a point in said dock line;

Thence S 28° 03' 36" E 71.82 feet more or less to a point in the westerly boundary of Main Street;

Thence northeasterly along the westerly boundary of Main Street 277.40 feet more or less to a point;

Thence S 17° 34' 02" E 191.27 feet to a point formed by the intersection of the easterly boundary of Main Street extended southerly with the southwesterly boundary of South Park Avenue;

Thence S 39° 41' 38" E along the southwesterly boundary of said South Park Avenue 228.99 feet to a point;

Thence S 53° 50' 02" E continuing along said boundary of South Park Avenue 76.72 feet to a point;

Thence S 57° 56' 25" E continuing along said boundary of South Park Avenue for a distance of 11.82 feet to its intersection with the easterly line of Washington Street extended southerly;

Thence N 13° 39' 00" E along said easterly boundary of Washington Street and its extension 1,754.70 feet to its intersection with the southerly boundary of Exchange Street;

Thence S 76° 39' 50" E along said southerly boundary of Exchange Street 218.00 feet to a point on the boundary of the New York State Thruway, Niagara Section;

Thence S $13^{\circ} 20' 10''$ W along said Thruway boundary 60.00 feet to a point;

Thence S $55^{\circ} 41' 28''$ E along said Thruway boundary 187.22 feet to a point;

Thence S $76^{\circ} 39' 50''$ E along said Thruway boundary 157.00 feet to a point;

Thence N $37^{\circ} 07' 13''$ E continuing along said Thruway boundary 138.79 feet to a point on the southerly boundary of Exchange Street;

Thence N $76^{\circ} 39' 50''$ W along said southerly boundary of Exchange Street 28.04 feet to a point;

Thence N $13^{\circ} 19' 15''$ E 66.00 feet to a point in the northerly boundary of said Exchange Street, said point also being on the boundary of the New York State Thruway, Niagara Section;

Thence N $13^{\circ} 19' 15''$ E along said Thruway boundary 130.00 feet to a point;

Thence N $6^{\circ} 09' 22''$ W continuing along said Thruway boundary 120.20 feet to a point on the southerly boundary of Carroll Street;

Thence S $76^{\circ} 37' 29''$ E along the southerly boundary of Carroll Street 33.95 feet to a point;

Thence N $7^{\circ} 11' 39''$ W along said Thruway boundary 53.39 feet to its intersection with the northerly boundary of said Carroll Street;

Thence N $13^{\circ} 20' 11''$ E along said Thruway boundary 82.50 feet to an angle in said boundary;

Thence N $5^{\circ} 03' 50''$ E continuing along said Thruway boundary 83.37 feet to its intersection with the southerly boundary of Seneca Street;

Thence N $13^{\circ} 22' 31''$ E 66.00 feet to a point on the northerly boundary of Seneca Street;

Thence N $76^{\circ} 37' 29''$ W along the last mentioned street boundary 806.96 feet to its intersection with the easterly boundary of Main Street;

Thence N $76^{\circ} 37' 29''$ W 49.50 feet to a point;

Thence N $76^{\circ} 49' 25''$ W continuing along the northerly boundary of Seneca Street 730.84 feet to its intersection with the southwesterly boundary of Lower Terrace extended southeasterly;

Thence N $22^{\circ} 42' 50''$ W along said extension of the southwesterly boundary of Lower Terrace 184.48 feet to its intersection with the northwesterly boundary of Erie Street;

Thence N $60^{\circ} 59' 41''$ E 60.37 feet to a point;

Thence N 22° 42' 50" W 1,390.23 feet to a point in the southeasterly boundary of Genesee Street;

Thence N 61° 19' 06" E along the last mentioned street boundary 230.92 feet to its intersection with the easterly boundary of Elmwood Avenue;

Thence N 13° 22' 48" E along said boundary of Elmwood Avenue 782 feet more or less to its intersection with the center line of Niagara Street;

Thence northwesterly along the center line of said Niagara Street 2,580 feet more or less to the point of beginning, containing 292.8 acres of land more or less.

From the above description is excluded that area occupied by the Marine Drive Apartments.

All bearings are referred to true north as established by the United States Army Corps of Engineers, Buffalo District.

- b. Boundary Map: The perimeter boundary of the project, described in narrative form in preceding section B.1.a., is clearly illustrated and firmly established on the boundary Map on page 7 of this Urban Renewal Plan.

2. Types of Proposed Renewal Action.

The urban renewal actions to be carried out in the project area pursuant to this Plan include the following: (a) the acquisition and clearance of all substandard structures and of other existing uses incompatible with the land use objectives of this plan; (b) the development of new high density and medium density private housing; (c) the development of new commercial facilities appropriate to the central location of the project area; (d) the development of a small boat harbor and marina and related waterfront recreational facilities; (e) the development of parks, playgrounds, and school facilities adequate to serve the new population of the project area; (f) the provision of all necessary public utilities to serve the needs of the area; and (g) the development of new streets and major thoroughfares adequate to serve the interior traffic needs of the project and to divert through traffic from residential portions of the project.

Boundary Description of "Area A"

Beginning at a point, north line of Georgia Street at the intersection of State of New York Thruway Property thence south east a distance of 1,587.44 feet azimuth $143^{\circ}-53'-0''$ to a point. Thence azimuth $233^{\circ}-53'-03''$ a distance of 2.64 feet to a point. Thence azimuth $143^{\circ}-52'-50''$ a distance of 192.43 feet to a point. Thence azimuth $143^{\circ}-35'-26''$ a distance of 100.03 feet to a point. Thence azimuth $143^{\circ}-33'-38''$ a distance of 310.03 feet to a point. Thence azimuth $139^{\circ}-34'-44''$ a distance of 227.11 feet to a point. Thence azimuth $152^{\circ}-49'-11''$ a distance of 99.60 feet to a point. Thence azimuth $62^{\circ}-49'-11''$ a distance of 40.14 feet to a point. Thence azimuth $129^{\circ}-01'-55''$ a distance of 49.31 feet to a point. Thence azimuth $143^{\circ}-31'-50''$ a distance of 382.36 feet to a point. Thence azimuth $141^{\circ}-26'-58''$ a distance of 63.20 feet to a point. Thence azimuth $240^{\circ}-59'-41''$ a distance of 200.19 feet to a point. Thence azimuth $61^{\circ}-0'-10''$ a distance of 70.5₊ feet to a point. Thence azimuth $15^{\circ}-30'-0''$ a distance of 70₊ feet to a point. Thence azimuth $15^{\circ}-30'-0''$ a distance of 338.7₊ feet to a point. Thence azimuth $15^{\circ}-30'-0''$ a distance of 266₊ feet to a point. Thence azimuth $92^{\circ}-35'-0''$ a distance of 266₊ feet to a point. Thence azimuth $92^{\circ}-35'-0''$ a distance of 242₊ feet to a point. Thence azimuth $92^{\circ}-35'-0''$ a distance of 73.5₊ feet to a point. Thence azimuth $98^{\circ}-00'-00''$ a distance of 73.5₊ feet to a point. Thence azimuth $98^{\circ}-00'-00''$ a distance of 86.00₊ feet to a point. Thence azimuth $98^{\circ}-00'-00''$ a distance of 46.3₊ feet to a point. Thence azimuth $81^{\circ}-33'-00''$ a distance of 46.3₊ feet to a point. Thence azimuth $81^{\circ}-33'-00''$ a distance of 6.9₊ feet to a point. Thence northwest at an interior angle of $78^{\circ}-41'-50''$ a distance of 125 feet to a point on the Buffalo River Dock Wall. Thence west at an interior angle of $78^{\circ}-41'-31''$ a distance of 370 feet along Buffalo River Dock wall to a point at an interior angle of $67^{\circ}-36'-51''$. Thence northeast a distance of 405.67 feet to a point on the Erie Basin Bulkhead. Thence a curve to the east with a radius of 853.34 feet and an arc of 47.54 feet to a point. Thence continuing on the curve to the east with a radius of 162.64 feet and an arc of 97.02 feet to a point. Thence $69^{\circ}-52'-33''$ a distance of 139.85 feet to a point. Thence $61^{\circ}-05'-54''$ a distance of 255.80 feet to a point. Thence $344^{\circ}-12'-21''$ a distance of 74.47 feet to a point. Thence $271^{\circ}-21'-57''$ a distance of 120.08 feet to a point. Thence $311^{\circ}-22'-03''$ a distance of 78.12 feet to a point. Thence $341^{\circ}-21'-50''$ a distance of 113.53 feet to a point. Thence $41^{\circ}-22'-02''$ a distance of 77.56 feet to a point.

Thence $61^{\circ}-21'-56''$ a distance of 277.91 feet to a point. Thence $331^{\circ}-22'-05''$ a distance of 65.59 feet to a point. Thence $249^{\circ}-22'-05''$ a distance of 205.24 feet to a point. Thence $306^{\circ}-21'54''$ a distance of 120.28 feet to a point. Thence $346^{\circ}-24'-21''$ a distance of 348.77 feet to a point. Thence $14^{\circ}-50'-40''$ a distance of 39.52 feet to a point. Thence $36^{\circ}-39'-44''$ a distance of 69.55 feet to a point. Thence $61^{\circ}-47'-02''$ a distance of 20.14 feet to a point. Thence $141^{\circ}-00'-58''$ a distance of 5.68 feet to a point. Thence $60^{\circ}-15'-46''$ a distance of 116.70 feet to a point. Thence $331^{\circ}-18'-39''$ a distance of 71.77 feet to a point. Thence $241^{\circ}-01'-06''$ a distance of 116.16 feet to a point. Thence $220^{\circ}-01'-24''$ a distance of 3.54 feet to a point. Thence $241^{\circ}-38'-01''$ a distance of 26.80 feet to a point. Thence $258^{\circ}-35'-17''$ a distance of 62.24 feet to a point. Thence $302^{\circ}-25'-36''$ a distance of 155.64 feet to a point. Thence $221^{\circ}-52'-34''$ a distance of 210.97 feet to a point. Thence $252^{\circ}-42'-05''$ a distance of 58.68 feet to a point. Thence $311^{\circ}-53'-04''$ a distance of 92.12 feet to a point. Thence $11^{\circ}-03'-41''$ a distance of 60.10 feet to a point. Thence $41^{\circ}-51'-30''$ a distance of 277.79 feet to a point. Thence $311^{\circ}-28'-35''$ a distance of 246.32 feet to a point. Thence $221^{\circ}-58'-24''$ a distance of 340.29 feet to a point. Thence $253^{\circ}-49'-18''$ a distance of 57.42 feet to a point. Thence $311^{\circ}-53'-53''$ a distance of 92.12 feet to a point. Thence $11^{\circ}-06'-02''$ a distance of 60.09 feet to a point. Thence $41^{\circ}-52'-59''$ a distance of 229.52 feet to a point. Thence $320^{\circ}-58'-38''$ a distance of 1,060 feet to a point. Thence $55^{\circ}-22'-10''$ a distance of 952.19 feet to point of origin.

C. LAND USE PLAN

- C. 1. Land Use Map (see Exhibit 2): Existing and proposed street rights-of-way and other public uses, any special purpose uses, and all other planned uses in accordance with categories of uses established in the zoning ordinance of the City of Buffalo.
- C. 2. Land Use Provisions and Building Requirements and Restrictions.
- a. Residential Development and Related Uses.

In the portions of the area designated for residential and related uses, including churches, hospitals, and schools, site and development plans shall be subject to the approval of the City of Buffalo Urban Renewal Agency and the City Planning Board.

Permitted Uses shall be high-rise apartments, garden apartments, town houses, single-family detached houses, ground-floor or basement residential service facilities in elevator apartment buildings such as convenience retail and service shops and professional offices, public or semi-public uses, and related off-street parking uses in surface spaces or garages.

The controls to be imposed on institutional uses (related residential uses) are shown on the following pages.

The density of residential development shall be subject to the following controls:

High Density Area: (Erie Basin sites)

Medium Density Area: (Niagara Thruway-East sites)

Building Coverage: Shall not exceed 40% of each section of the project area designated for residential use with the following exceptions:

- (1) the permitted building coverage for each separate parcel assigned for elevator apartments may be up to 100% of the land subject to the approval of the City of Buffalo-Urban Renewal Agency and the City Planning Board;
- (2) the permitted building coverage for each separate parcel assigned for town houses may be up to 80% of the land;
- (3) in calculating building coverage for each residential section, the total net land area shall include common open space.

Building Height: For apartment buildings of four or more stories, building heights shall be controlled on the basis of approval of redevelopers' site plans and building plans by the City of Buffalo-Urban Renewal Agency and the City Planning Board.

Off-Street Parking: At least one off-street parking space (in covered structures or in paved parking area) shall be provided for each dwelling unit except in those residential dwelling units designated for elderly which shall require one off-street parking space for each 2-1/2 such dwelling units. Each high-rise residential structure that contains ground floor commercial and/or office space shall require one off-street parking space for each 400 square feet of gross floor area. Off-site parking to comply with off-street parking requirements is permitted provided that they are within 500 feet distant from the use or building they are intended to serve. Each off-street parking space shall contain not less than 160 square feet exclusive of access drives or aisles, which have adequate ingress and egress.

Off-Street Loading: Each off-street loading space shall be not less than 10 feet in width, 30 feet in length, and 14 feet in height.

A minimum of one (1) off-street loading space shall be required for each high-rise structure.

In each high-rise structure that contains ground floor commercial and/or office use, one off-street loading space is required, plus one additional space for each 20,000 sq. ft. of gross floor area in excess of 15,000 sq. ft.

Play Space: Outside play space for children, equivalent to 40 square feet per dwelling unit, shall be provided in connection with any 2 or 3 story apartment house, and 20 square feet per dwelling unit in connection with four or more apartment houses. Such space shall be part of the lot on which the apartment house is located, except that a common play space serving buildings on contiguous lots may be provided. This requirement shall be waived by the City of Buffalo-Urban Renewal Agency in connection with any apartment building designed principally for elderly persons or consisting predominantly of efficiency and one bedroom apartments.

Passive Recreation Area: In the multi-family residential areas within the project there shall be provided passive recreation areas adequately landscaped. In apartment buildings where the density is equal to or exceeds 50 dwelling units per net acre such passive recreation areas shall be provided on the basis of a minimum of 20 square feet per dwelling unit. Landscape plans for such passive recreation areas shall be subject to the approval of the City of Buffalo-Urban Renewal Agency and the City Planning Board.

Recreational Areas on Exposed Roofs: All residential structures with exposed roofs shall develop recreational areas thereon, unless the design of the structure does not make this possible.

C-2-AA In that portion of the project area designated "Area A:", the following uses shall be permitted with the same controls and restrictions as cited elsewhere in this plan:

Residential and/or related, including medium and high density which will account for 40% or approximately 27.84 acres, not to exceed 90 D.U.'s per acre.

Public Parks and/or Walkway, accounting for 20% or approximately 13.92 acres.

Small Boat Marina/Waterfront Recreational Development accounting for 7% or approximately 4.87 acres.

Street Right-of-Way shall account for 10% or approximately 6.96 acres.

Commerical Mixed Use and/or Related-shall account for 23% or 16.00 acres.

Site, development and landscaping plans serving the mixed use and residentially related acres shall be subject to the approval of the City of Buffalo Urban Renewal Agency and the City Planning Board.

Permitted uses will include the following (or any other comparable uses approved by the City of Buffalo Urban Renewal Agency and the City Planning Board).

- . Office Building
- . Neighborhood Retail Service and/or store
- . Restaurant, coffee house, ice cream parlor, dinner theatre including night club or discoteque.
- . Hotel including motor hotel, motel or boatel.
- . Parking Garage including mechanical garage.
- . Television and radio studio and office excluding high level transmission towers.
- . Health club and/or related activities such as pool, sauna, tennis, handball and squash courts.

Building Height:

Building heights shall be controlled on the basis of approval of redevelopers' site plans and building plans by the City of Buffalo Urban Renewal Agency and the City Planning Board.

Off Street Parking:

Parking requirements shall be the same as the residential and general commercial development requirements as cited on pages 9 and 12 of this plan as they appropriately reflect their use.

Off Street Loading

The same requirement as cited above.

Private Marina and Boat Club in Erie Basin Residential Area: Subject to the approval of the City of Buffalo Urban Renewal Agency and the City Planning Board, including approval of the site development and landscaping plan, a portion of the Waterfront section of the lakeside residential area may be developed as a private marina and boat club for use by immediate residents of the lakeside residential area and their guests.

Special Provisions: In order to encourage sound and imaginative site planning the City of Buffalo Urban Renewal Agency and the City Planning Board may approve variation from and exceptions to any of the above requirements for special development plans submitted by a redeveloper whereby a variety of building types will prove to be more attractive and provide efficient over-all planning and design without sacrificing creative and imaginative planning.

C. 2. b. Community Business District

Site and development plans for community business districts, including landscape plans, serving the residential areas shall be subject to the approval of the City of Buffalo Urban Renewal Agency and the City Planning Board.

Permitted uses will include the following (or any other comparable uses approved by the City of Buffalo Urban Renewal Agency and the City Planning Board):

Grocery, fruit or vegetable store, meat market, delicatessen, bakery, confectionery store, drug store, shoe store, shoe repair shop, retail liquor store, custom dressmaking or millinery shop, tailor shop, clothing store, clothes cleaning pickup station, florist or gift shop, book or stationery store, dry goods or notion store, hardware or household appliance store, jewelry store, barber shop, beauty parlor, bank, business or professional offices, restaurant, tea-room or cafe, automobile service stations, and public parking areas including garages and ramps.

No billiard or pool hall, bowling alley, dance hall, night club, skating rink, theatre, or any other amusement enterprise shall be provided without the approval of the City of Buffalo Urban Renewal Agency and the City Planning Board.

No billboards shall be erected in community business districts. Only the premises may be advertised on the surface of structures in such areas and below the roof line.

Height Limitations: No building shall exceed three stories or 40 feet in height.

Other Building Restrictions: No building in community business districts shall be closer than 25 feet to the property line of any residential structure. All rear yard service areas including access alleys, shall be screened by concealing fence, wall, or planting of dense shrubbery with height of not less than six feet and to be maintained by the redevelopers.

Off-Street Parking: There shall be provided not less than two square feet of off-street parking space for each one square foot of gross ground floor area in all structures in community shopping areas, not including basement storage space.

Off-Street Loading: All ground floor establishments in community shopping areas shall be provided with off-street loading space separate from off-street parking space.

c. General Commercial Development

Permitted Uses: In the areas of the project designated for general commercial development, permitted uses will include the following:

- Auditorium
- Automobile salesroom, including accessory sales and installation, and automobile repair shop.
- Bakery
- Banking Offices
- Blueprinting or similar reproduction service
- Bowling alley
- Dance hall or skating rink
- Dental laboratory
- Display stand or store for main order sales
- Eating and drinking places, including night clubs
- Film exchanges
- Gasoline service station
- Hotel, including motor hotel, motel, or boathel
- Laboratory for experimentation, research or testing
- Laundry or dry cleaning establishment
- Neighborhood retail service
- Office Building
- Parking garage, including mechanical garage
- Passenger terminal or station
- Plumbing, heating or electrical shop, excluding outdoor storage
- Publishing, printing, lithographing or photo-engraving establishment
- Retail store
- Telephone exchange
- Television and radio studios and office but excluding high level transmission towers
- Theatre, Convention Center
- School and/or community college

Other uses generally comparable to the above may be authorized by the City of Buffalo-Urban Renewal Agency and City Planning Board. Any noxious or nuisance use will be prohibited. Site development plans (including landscaping plans) shall be submitted to the City of Buffalo-Urban Renewal Agency and City Planning Board for approval.

The following uses are specifically prohibited:

Manufacture of sausage and similar products and smoked meats; building material sales yard; retail lumber yard; storage yard for vehicles of local delivery or draying service; storage and sale of livestock, feed or solid fuel; poultry or rabbit live storage, killing or dressing.

Maximum Building Height: The horizontal distance from the building portion to the opposite side of the street with the exception of boatel development which shall not exceed three (3) stories.

Off-Street Parking: Off-street parking spaces shall be provided as follows:

Hotels 1 space for each 3 guest rooms or suites, provided that any motel or motor hotel development shall provide 1 space for each guest room or suite.

Theatres 1 space for each 10 seats.

Auditoriums 1 space for each 12 seats.

Bowling Alley 5 spaces for each alley.

Dance hall or skating rink 1 space for each 150 sq. ft. of gross floor area.

Eating and drinking places, restaurant or bar 1 space for each 150 sq. ft. of gross floor area.

Retail stores with more than 1,000 sq. ft. 1 space for each 1,000 sq. ft. of gross floor area.

Retail stores with more than 10,000 sq. ft. 1 space for each 500 sq. ft. of gross floor area.

Other commercial buildings having a gross floor area of more than 1,000 sq. ft. 1 space for each 1,000 sq. ft. of floor area, but need not exceed 1 space for each 5 persons working on the premises.

Required parking space for individual stores may be provided jointly for two or more stores on a separate site provided the parking area is within 400 feet of the stores it serves and provided further that such parking shall be provided throughout the life of the use it serves.

Off-Street Loading: For retail stores or commercial establishments utilizing materials and where gross floor area is at least 10,000 sq. ft. one off-street loading space plus one additional space for each 50,000 sq. ft. of gross floor area in excess of 50,000 sq. ft.

For hotels or office buildings, off-street loading requirements shall be one-third of the foregoing.

Exceptions: The City of Buffalo-Urban Renewal Agency and the City Planning Board may approve variations from and exceptions to any of the above requirements on the basis of development programs and site plans submitted by redevelopers for disposal parcels of not less than 10 acres where such programs and site plans are considered to best serve the objectives of the urban renewal plan for general commercial development. In addition, on disposition parcel 7, hotel including motor hotel, motel or boatel, shall not be a permitted use.

2. d. Central Business District Development.

Permitted Uses: In the area of the project designated for central business district development permitted uses will include the following:

- Auditorium
- Automobile salesroom, including servicing and accessory sales and installation
- Banking Offices
- Bowling alley
- Dance hall or skating rink
- Display stand or store for mail order sales
- Eating and drinking places, including night clubs
- Gasoline service station
- Hotel, including motor hotel or motel.
- Office building
- Parking garage, including mechanical garage
- Passenger terminal or station
- Plumbing or heating or electrical shop, excluding outdoor garage
- Publishing, printing, lithographing or photo engraving establishment
- Retail store
- Telephone exchange
- Theatre
- Upholstering or furniture repair and cabinetmaker
- Warehouse for consumer goods.

Other uses generally comparable to the above may be authorized by the City of Buffalo-Urban Renewal Agency and the City Planning Board. Site development plans including landscape plans shall be submitted to the City of Buffalo-Urban Renewal Agency and City Planning Board for approval. Any noxious or nuisance use will be prohibited.

Maximum Building Height: One and three-fourths times the width of the street on which the lot abuts; additional height shall be permitted subject to a setback of 1 foot from each lot line for each 5 feet of additional height.

Off-Street Parking: The same requirements as for General Commercial Development except that the City of Buffalo-Urban Renewal Agency and the City Planning Board may make appropriate downward adjustments in such requirements by taking into account public off-street parking facilities located within 1,000 feet walking distance of any new structure in the portion of the project designated for central business district development.

Off-Street Loading: The same requirements as for General Commercial Development.

Exceptions: The City of Buffalo-Urban Renewal Agency and the City Planning Board and the Common Council may approve variations from and exceptions to any of the above requirements on the basis of development programs and site plan(s) submitted by redevelopers for disposal parcels of not less than 10 acres, where such program and site plan(s) are considered to best serve the objectives of the urban renewal plan for Central Business District development.

C. 2. e. Institutional Uses

In that portion of the project area designated for institutional uses (hospitals, nursing or convalescent home, medical office building, churches, and parochial schools) the following controls will be applied:

- (1) Land use shall be limited to those directly involved in or supporting the institutions and no changes in such uses shall be permitted except upon approval by the City of Buffalo-Urban Renewal Agency and the City Planning Board.
- (2) Development plans for each parcel devoted to institutional uses shall be subject to the approval of the City of Buffalo-Urban Renewal Agency and the City Planning Board.
- (3) Off-street parking shall be provided at a minimum as follows:

Hospitals 1 space for each 3 beds - plus
1 space for each 3 employees
(other than doctors) and 1 space
for each doctor assigned to staff.

Churches. 1 space for each 12 seats.

Parochial Schools . 1 space for each classroom - plus
1 space for each 10 seats in an
auditorium or gymnasium.

Nursing or
Convalescent Home
in R-5 Zoning
District. 1 space for each 5 beds - plus
1 space for each doctor assigned
to the staff - and
1 space for each 3 other employees
and each 3 volunteer workers.

Medical, dental
office or clinic
building in R-5

Zoning District . . . 1 space for each 150 sq. ft. of
floor area - plus
1 space for each doctor or dentist
using said offices - and
2 spaces for each 3 other employees.

Off-street parking space as required above shall be
either on the site or may be provided off-site within
a distance of 500 feet thereof.

C. 2. f. Public School and Related Use

In that portion of the project area designated for public
school uses, development standards and plans, including
any additions or future replacement of the existing school,
shall be prepared by the Buffalo Board of Education,
subject to the approval of the City of Buffalo-Urban Renewal
Agency and the City Planning Board.

In connection with each new public school one off-street
parking space shall be provided for each classroom plus
one space for each 10 seats in an auditorium or gymnasium.
A minimum of 30 off-street parking spaces shall be pro-
vided on the site for the existing school.

C. 2. g. Public Use-Community College.

In that portion of the project area designated for a
Community College the following controls shall apply:

(1) Permitted Land Use

A Community College, with its accessory uses, such
as a gymnasium, cafeteria, library, etc., parking
ramp. Water-related athletic facilities shall be
permitted in conjunction with the harbor areas.

Other uses generally compatible with Community College
use may be authorized by the City of Buffalo-Urban
Renewal Agency and the City Planning Board.

(2) Land Coverage

A maximum of 80% of the land, exclusive of outdoor
athletic facilities and the college harbor area,
shall be permitted for coverage of buildings, parking
facilities and vehicular thoroughfares.

(3) Off-Street Parking

A minimum of three (3) spaces for each ten (10)
students enrolled shall be established for off-street
parking requirements.

(4) Off-Street Loading

A minimum of three (3) off-street loading spaces
shall be required, and these loading spaces shall be

conveniently located in relation to facilities such as cafeteria, book and supply stores, shops, library and other facilities which require frequent trucking services. Each off-street loading space shall be not less than ten (10) feet in width, thirty (30) feet in length and fourteen (14) feet in height.

(5) General Requirements

Site plans and development plans for the Community College and related uses shall be subject to approval by the City of Buffalo-Urban Renewal Agency and the City Planning Board.

C. 2. h. Public Parking

In that portion of the project area designated for public parking, (in covered structure or in paved parking area) development plans shall be prepared by the Buffalo Board of Parking, subject to the approval of the City of Buffalo-Urban Renewal Agency and the City Planning Board.

C. 2. i. Public Park and/or Walkways

In that portion of the project to be developed for public park use and/or walkways no major buildings shall be permitted with the exception of those buildings which may be incidental to recreational facilities, such as comfort stations, etc.

A public park site located adjacent to the Community College site may be developed as a historic park. Such a historic park may include historic barge canal boats, passenger loading and unloading for excursion boats, pavilions and visitor parking.

Landscaping and development plans shall be subject to the approval of the City of Buffalo-Urban Renewal Agency and the City Planning Board.

C. 2. j. Air Rights

The use of air rights over public rights-of-way of public ways in the project area may be permitted and it may be sold or leased to adjacent developers for use in development in accordance with this Plan, subject to determination by the City of Buffalo-Urban Renewal Agency and the City Planning Board that any such use and development will enhance the architectural, economic and/or other aspects thereof without impairing the objectives of this plan.

2. k. Small Boat Marina and Waterfront Recreational Development.

In the portion of the project area designated for development as a small boat marina and related waterfront recreational facilities, development standards and a site development plan (including a landscape plan) will be subject to the approval of the City of Buffalo-Urban Renewal Agency.

Land Uses:

Permitted uses will be those generally associated with and compatible with small boat marina and waterfront recreational facilities, including small boat mooring, docking, rental servicing and storage facilities; marine stores and other retail and service establishments; related to small boat waterfront activities; and restaurants and clubs, including such uses as a seaquarium and other active and passive recreational amusements.

Prohibited Uses:

Will include any industrial uses, the handling of any bulk cargoes, and the dockage of any commercial vessels devoted exclusively or primarily to the carriage of freight.

Building Height:

No structure may exceed three stories or 40 feet in height.

Off-Street Parking:

- (1) For any retail, commercial or service establishment, one square foot of off-street parking space shall be provided for each square foot of gross ground floor area.
- (2) To serve the general requirements of patrons of the marina, off-street parking spaces, including appropriate provision for boat trailers, shall be provided in a number equivalent to at least 50 per cent of the number of small boats which can be accommodated in the marina.
- (3) For restaurants and clubs, one off-street parking space shall be provided for each 150 square feet of gross floor area devoted to the service of customers or members.

Off-Street Loading:

Each retail, commercial or service establishment shall be provided with off-street loading space separate from off-street parking areas.

3. Controls and restrictions to be imposed by the Plan on the sale, lease, or retention of all real property acquired are as set forth in the preceding pages.

- C. 4. Initiation and duration of land use provisions and building requirements.

The land use provisions and building requirements set forth in Section C. 2. above, will be in full force and effect when they are approved by the Common Council of the City of Buffalo. They will continue in such force and effect for a period of fifty years from that date.

- C. 5. Applicability of land use provisions and building requirements to real property not to be acquired.

The land use provisions set forth in Section C. 2. above will be applicable to all real property included in the project. The building requirements set forth in Section C. 2. above will be applicable to real property included within the project area when the owner thereof acquires other real property in the project area from the City. The existing codes and ordinances in effect in the City are adequate to protect the area from any possible adverse effects from the buildings not to be acquired and whose owner thereof will not acquire additional property in the area.

D. PROJECT PROPOSALS

D. 1 Property Acquisition

- a. Real property to be acquired for clearance and redevelopment, and development of vacant land, and also that land to be acquired for public facilities, is identified on the following Property Acquisition Plan Map. (See Exhibit 3).

All property in the project area will be acquired by the City of Buffalo-Urban Renewal Agency for clearance and redevelopment with the exception of the following properties:

- (1) Columbus Hospital: Composed of five buildings located on the west side of Niagara Street 75.5 feet north of Carolina Street and extending through the block westerly to Seventh Street with a 30 foot section extending southerly to a frontage on the north side of Carolina Street.
- (2) City Fire Headquarters: Two buildings located on the north side of Court Street between Seventh and Staats Streets.
- (3) Buffalo Memorial Auditorium: This building is located on the southwest corner of Main Street and Lower Terrace.
- (4) Neighborhood House: Presently to be acquired under plan change for "Area B" being on site with School #73 as approved by Common Council 3-6-73

- (5) New York State Office Building: One building located on the east side of Main Street extending eastward through the block to Washington Street. The Niagara Thruway bounds the lot on the north and Scott Street on the south.
- (6) Niagara Mohawk Power Corporation Sub-Station: One building located on the west side of Staats Street 228 feet north of Court Street and extending westerly through the block to Seventh Street.
- (7) Public School No. 73: Presently to be acquired under plan change for area "B" as approved by Common Council 3-6-73.
- (8) St. Anthony's Catholic, School and Convent: Three buildings located on southwest corner of Court Street and the Upper Terrace with exception of a small lot on the corner.
- (9) Gulf Oil Corporation: Located on the west side of the intersection of Niagara Street and South Elmwood Avenue. The Gulf Oil Corporation may retain ownership to that part or portion of property remaining pursuant to the following conditions that:
- a) The Gulf Oil Corporation shall demolish the existing filling station and absorb the cost of same.
 - b) The Gulf Oil Corporation shall sell to the City of Buffalo-Urban Renewal Agency that part or portion of its property required for the purposes of widening Niagara Street and South Elmwood Avenue and the straightening of property lines. Such sale of property shall be at fair market value with a price concurred-in by DHUD and shall be without claim of severance or consequential damage.
 - c) The Gulf Oil Corporation shall develop and erect on their remaining property a new facility pursuant to the Land Use and Buildings Requirement Provision of this Plan and with a ~~high~~ design standard acceptable to the City of Buffalo-Urban Renewal Agency and any special review board it may designate.

The City of Buffalo-Urban Renewal Agency reserves the right to acquire the above subject property in the event the Gulf Oil Corporation fails to comply with the conditions as prescribed above.

D. 2. Redeveloper's Obligations.

- a. The land acquired by the City of Buffalo-Urban Renewal Agency will be disposed of subject to an agreement between the City of Buffalo-Urban Renewal Agency and the Redeveloper. The Redeveloper will be required by the contractual agreement to observe the Land Use and Building Requirement provisions of this Urban Renewal Plan and to submit a redevelopment schedule satisfactory to the City of Buffalo-Urban Renewal Agency. The Redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary development plans and the approval of such plans by the City of Buffalo-Urban Renewal Agency.

In addition, the following provisions will be included in the agreement:

- (1) That the Redeveloper will submit to the City of Buffalo-Urban Renewal Agency a plan and schedule for the proposed development.
- (2) That the purchase of the land is for the purpose of redevelopment and not for speculation.
- (3) That the land will be built upon and improved in conformity with the provisions of the Urban Renewal Plan.
- (4) That the building of improvements will be commenced and completed within a reasonable time.
- (5) That the Redevelopers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed, nor will the Redeveloper himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements erected, or to be erected thereon, therein conveyed. The above provision will be perpetual and will run with the land disposed of within the urban renewal area by the City of Buffalo-Urban Renewal Agency.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS.

Pursuant to Section 502, Subdivision 7 of Article 15 of the New York State General Municipal Law, the following statements are made:

E. 1. Project improvements and community facilities to be constructed in the area.

Item I. Improvements

- 1) Site grading
- 2) Sea wall construction
- 3) New road construction
- 4) Police and fire signal system
- 5) Landscaping
- 6) Street lighting

Item II. Improvements

- 1) Sewer construction
- 2) Widening streets
- 3) Resurfacing streets
- 4) Grade separation structure
- 5) Water mains
- 6) Schools
- 7) Playground facilities

E. 2. No revisions or additions to the local codes or ordinances are necessary to effectuate the Urban Renewal Plan. However, the zoning map will be revised to properly reflect the proposed land uses.

E. 3. The schedule for the effectuation of the Urban Renewal Plan as follows:

	<u>Starting Date</u>	<u>Completion Date</u>
Land acquisition	December, 1964	June, 1970
Relocation of Site Occupants	August, 1965	December, 1970
Demolition and Site Clearance	January, 1966	December, 1971
Site preparation, including installation of project improvements	August, 1966	September, 1972
Disposition of Land	October, 1966	January, 1974

All other provisions necessary to conform with State and local laws have been complied with by this Urban Renewal Plan and supporting documents.

E. 4. Underground Utility Lines

Relocation and provisions for private and public utility systems will be made as required to adequately serve the renewal undertaken in accordance with this Plan. Such utility line relocation as required will be coordinated with other private and public construction, and will include elimination of all overhead utility lines, and the underground installation of all new lines and systems.

F.

PROCEDURE FOR CHANGES IN
THE APPROVED URBAN RENEWAL PLAN.

The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time by the Common Council of the City of Buffalo provided that any such changes, amendments or additions made subsequent to the sale or lease of land in the project area by the City of Buffalo-Urban Renewal Agency shall be concurred in by the owners or lessess of the land affected by such changes, amendments or additions and by the owners or lessess of the project land abutting on such land.

LAND ACQUISITION MAP

EXHIBIT 3

Can be seen in Community Development Office at 920 City Hall, as majority of acquisition was completed by May 14, 1975, with the exception of National Fuel Gas Corporation (D-2-5) and the Gulf Oil Corporation (E-1-4)