

DOWNTOWN RENEWAL

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Urban Renewal Plan
Phase 1

DEPARTMENT OF
URBAN RENEWAL

CITY OF BUFFALO, NEW YORK

James P. Kavanaugh
Commissioner

Urban Renewal Plan
Prepared By:

City Planning Associates - East, Inc.

Urban Renewal Consultants

Buffalo, New York



urban renewal

312 City Hall • BUFFALO 2, NEW YORK • TL 6-4200, ext. 339

Chester Kowal, Mayor

James P. Kavanaugh, Commissioner

April 5, 1965

TO THE HONORABLE COMMON COUNCIL
OF THE CITY OF BUFFALO

RE: Downtown Renewal Phase I

Gentlemen:

Enclosed is the Urban Renewal Plan for the Downtown Renewal Phase I program which was prepared pursuant to the provisions of Section 505 of the General Municipal Law.

Your Honorable Body should refer the plan to the City Planning Board where, after a public hearing on due notice, the Board may make any of the recommendations recited in Section 505 (2) of the General Municipal Law.

After action by the City Planning Board, the plan should be returned to the Common Council. The Common Council, after receipt of the recommendations of the City Planning Board, on a date not earlier than four weeks after receipt of the report by the City Planning Board, may hold a public hearing and either approve or disapprove the plan in accordance with Section 505, Subdivisions 3 and 4 of the General Municipal Law.

If the Council approves the plan, a resolution must be adopted, the terms of which must follow Subdivision 4 of Section 505 of the General Municipal Law.

After the resolution is adopted, the City may proceed with the execution of plans, as outlined in the Urban Renewal Plan.

Respectfully submitted,

DEPARTMENT OF URBAN RENEWAL


JAMES P. KAVANAUGH
Commissioner

JPK:DJW:mab

DOWNTOWN RENEWAL - PHASE I

URBAN RENEWAL PLAN

The Urban Renewal Plan was prepared by the Department of Urban Renewal with the assistance of City Planning Associates-East, Inc., Urban Renewal Consultants, and A.F. Webber III, P.E., Consulting Engineers.

The plan was modified and approved by the City Planning Board after a public hearing conducted on May 5, 1965. The modifications were submitted to the Common Council and appear as Item No. 11 of Common Council Proceedings May 18, 1965.

The Plan, as herein presented, was approved by the Common Council in Item No. 190 of Common Council Proceedings June 29, 1965.

Mayor

Hon. Chester Kowal

Common Council

President

Chester C. Gorski

Members

- Roland R. Benzow
- William A. Buyers
- Vincent J. Cegielski ✓
- Joseph F. Dudzick ✓
- Gus Franczyk
- James D. Griffin ✓
- William F. Lyman
- Edward J. Mahoney ✓
- Stanley M. Makowski
- Delmar L. Mitchell
- Andrew J. Morrisey
- Carl A. Perla, Jr.
- Albert J. Petrella ✓
- John A. Ramunno ✓

72 J. A. Kowal
2. 11. 1965
11/11/65

**CITY
OF
BUFFALO, NEW YORK
DOWNTOWN RENEWAL
PHASE I**

CODE I - PROJECT AREA REPORT

The Project Area Report will consist of the following:

- A. Project Boundaries
- B. Project Eligibility
- C. Purpose
- D. Survey Procedure
- E. Project Survey Results

A. Project Boundaries

The boundaries of the project area are generally as follows: It is bounded on the north by Court Street, on the east by Main and Washington Streets, on the south by South Division and Church Streets, on the west by Pearl and Niagara Streets and covers an area of approximately 14.24 acres. In the project boundaries, 0.52 acres are excluded and 8.91 acres consist of areas covered by streets, alleys and other public rights-of-way. Within the project area, there are 38 structures or 5.33 acres which will be subject to treatment. This area was selected to reflect the actual interests of redevelopers, who have already begun detailed planning for the area.

B. Project Eligibility

In order to comply with Article 15, Section 501 of the General Municipal Law of the State of New York, the following is stated: There exists in Buffalo, a non-residential area which is a slum and which is blighted because of sub-

standard, insanitary and deteriorating conditions, factors and characteristics. The existence of this area constitutes a serious and growing menace, is injurious to the public safety, health, morals and welfare, contributes increasingly to the spread of crime, juvenile delinquency and disease, necessitates excessive and disproportionate expenditures of public funds, for all forms of public service and constitutes a negative influence on adjacent properties, impairing their economic soundness and stability thereby threatening the source of public revenues.

C. Purpose

In order to protect and promote the safety, health, morals and welfare of the people of Buffalo and to promote the sound growth and development of its city, it is necessary to correct such substandard, insanitary, blighted, deteriorated conditions, factors and characteristics, by a program of clearance, replanning, and reconstruction, thereby restoring this area. Coupled with this, will be the undertaking of public and private improvement programs, related to the project, and the encouragement of participation in these programs by private enterprise. It is necessary, for the accomplishment of such purpose, to grant to the City of Buffalo, the rights and powers as provided in Article 15 of the General Municipal Law. The use of such rights and powers to correct such conditions, factors and characteristics and to eliminate or prevent the development and spread of deterioration and blight through clearance, replanning and reconstruction of the area for a commercial purpose, is a public use and

public purpose essential to the interest and for which public funds may be expended. The execution of this program will be carried out in conformance with the Urban Renewal Plan, as defined under Section 502, Article 15 of the General Municipal Law which states: "A plan for an urban renewal project, which shall conform to the comprehensive community plan for the development of the municipality as a whole and which shall be consistent with local objectives. Such urban renewal plan shall include but shall not be limited to: a statement of proposed land uses; proposed land acquisition, demolition and removal of structures; proposed methods of techniques of urban renewal; proposed public, semi-public, private or community facilities or utilities; a statement as to proposed new codes and ordinances and amendments to existing codes and ordinances as are required or necessary to effectuate the plan; a proposed time schedule for the effectuation of such plan, and such additional statements or documentation as the agency may deem appropriate."

D. Survey Procedure

The data submitted in Code I, Exhibit 2, summary sheet, is based on surveys made in the project area conducted by the staff of the Department of Urban Renewal, Divisions of Redevelopment and Rehabilitation and Conservation. The surveys are based on exterior and interior inspections of all buildings in the project area. The criteria used to classify buildings as being deficient, are generally grouped in four categories: (1) structures deemed to be sound (2) structures requiring minor repair (3) deteriorating conditions which are

not correctable by normal maintenance classifying the structure as being in need of major repair, and (4) those having defects to a point warranting clearance.

Clearance Structures

Structures placed in this category were determined to be structurally sub-standard on the basis of the degree of failure or major deterioration of a combination of the major structural components such as (1) the failure or deterioration of the foundation of the structure to such an extent that replacement is required (2) failure or deterioration of the exterior walls to such an extent that a complete replacement of a major portion of it would be required (3) failure or deterioration of the roof structure and materials to such an extent that complete replacement of a major portion of it is required (4) deterioration or failure of the floor structures, supporting beams and columns to such an extent that complete replacement of a major portion of either is required (5) failure or deterioration so that complete replacement of a major portion of a wall structure would be required.

Structures Having Major Deficiencies

The following criteria are used to classify structures in need of major repair. They are as follows:

1. Deteriorating condition not correctable by normal maintenance.
 - a. Basement or foundation walls requiring extensive repair.

- b. Interior walls requiring extensive repair or replacement.
- c. Ceilings requiring extensive repair or replacement.
- d. Stairs and steps requiring extensive repair or replacement.
- e. Chimneys requiring extensive repair or replacement.
- f. Rotted, broken, or sagging floor beams which require partial, but not total, replacement.
- g. Bowed, sagging or out-of-plumb exterior walls requiring realignment but not replacement.
- h. Rotted, sagging or broken roof rafters and beams which require partial but not total replacement.

Structures Having Minor Deficiencies

2. Extensive minor defects which cause the building to have a deteriorating influence on its surroundings. Structures placed in this category had at least two of the following defects which created an unsightly or otherwise blighting effect and thus caused a deteriorating influence on the surroundings:
- a. Missing roofing materials.
 - b. Missing or dilapidated exterior wall materials which do not blend with each other.
 - c. The use of different exterior wall materials which do not blend with each other.
 - d. Dilapidated chimneys.

- e. Deteriorated or missing gutters and downspouts.
 - f. Porches, stairways, and steps with missing or rotting supports, crumbling tread, risers, railings, etc.
 - g. Missing or broken window panes, rotted frames or sills.
3. Inadequate original construction or alterations. Structures exhibited one of the following conditions:
- a. Unsafe additions to sound structures.
 - b. Inadequate original design or construction.
4. Inadequate or unsafe plumbing, heating, or electrical facilities. Structures having one or more of the following deficiencies:
- a. Plumbing fixtures requiring repair or replacement of lacking adequate initial installation.
 - b. Heating facilities which, due to age or size, are not capable of providing adequate heat; require repair or replacement being dangerous for continued use; or which are totally lacking.
 - c. Electrical wiring inadequate to meet present day demands or broken, deteriorated or totally lacking.

Sound Structures

5. Structures so classified, needed little or no repair. The survey, made to obtain the data, was based upon a 100 percent exterior inspection of the project area, and an interior inspection of the majority of all structures within the project area. The interior and exterior inspections were carried out by experienced trained personnel of the Department of Urban

Renewal, Divisions of Redevelopment and Rehabilitation and Conservation. Code I, Exhibit 3. is a copy of survey forms which were used to rate the structures in the project area. The form is designed for non-residential structures. Items selected as representative of the interior and exterior components of the structure were conditionally rated numerically and are explained as follows:

<u>Condition Rating</u>	<u>Determination</u>
1	Sound, having no deficiencies.
2	Minor, having minor deficiencies.
3	Major, having major deficiencies.
4	Clearance, totally deficient.

The specific criteria which prevailed in determining whether interior and exterior items were rated either 1, 2, 3, or 4 were as follows:

a. Foundation

- Rated #1 If sound and solid, fully capable of supporting the superstructures, and containing no cracks, holes, or open spaces.
- Rated #2 If basically sound and solid, but has cracks, small holes, or open spaces correctable by minor repair work such as tuck pointing.
- Rated #3 If it is deteriorated to the degree that partial replacement of materials is necessary, and the part to be replaced is not an integral part of the structure.
- Rated #4 If it is a condition that warrants total replacement.

b. Exterior Walls

- Rated #1 If walls are basically sound and plumb and require no repair and no replacement.
- Rated #2 If walls are basically sound and plumb and require minor repair but no replacement.
- Rated #3 If walls are out of plumb but otherwise sound and capable of being reinforced, or if covering material are deteriorated in part and capable of being repair or replaced.
- Rated #4 If walls are bowed, sagging, or deteriorated to such a degree that complete replacement is necessary.

c. Roof Structure

- Rated #1 If the roof structure is sound and in proper alignment.
- Rated #2 If the roof structure is out of line, but requiring only minor repair and no replacement.
- Rated #3 If the roof structure is out of line or sagging and requires repairs including partial replacement of covering materials and supporting structure.
- Rated #4 If the roof structure is so deteriorated that it must be totally replaced.

d. Floor Joists and Beams

- Rated #1 If they are solid and provide adequate support.
- Rated #2 If they require minor repair or reinforcement but no replacement.
- Rated #3 If they are partially deteriorated or partially in need of replacement and capable of being repaired, or are sagging but can be reinforced.
- Rated #4 If they are deteriorated and inadequate to a degree requiring total replacement.

e. Interior Walls

- Rated #1 If walls are sound and contain no cracks or breaks.
- Rated #2 If walls are sound but require minor repair of cracks, breaks, etc.
- Rated #3 If walls require reinforcement or partial replacement of covering materials and framing.
- Rated #4 If walls have deteriorated to such a degree that they must be totally replaced.

f. Ceilings

- Rated #1 If ceilings are sound and do not contain any cracks or breaks.
- Rated #2 If ceilings are sound but require repair of minor cracks or breaks.
- Rated #3 If ceilings are deteriorating and require partial patching, plastering, or reinforcement.
- Rated #4 If ceilings have deteriorated to such an extent that they make occupancy dangerous and must be replaced.

g. Porches and Stairs

- Rated #1 If they are sound and require no repair or replacement.
- Rated #2 If they are basically sound but require minor repair but no replacement.
- Rated #3 If they are sagging or deteriorating to such a degree that partial replacement of the floor or supporting structure is necessary.

Rated #4 If they are deteriorated and dangerous to such a degree that total replacement is necessary.

h. Electrical System

Rated #1 If the electrical system is sufficient to handle present day needs, all wiring is properly enclosed, there are adequate service outlets, etc.

Rated #2 If the electrical system is in need of minor repair or replacement, such as a broken convenience receptacle, but not requiring major replacement in or in addition to electrical system.

Rated #3 If the electrical system requires major replacement or expansion, such as changing a service from 110 volt to 220 volt, but not requiring the replacement of the entire electrical system.

Rated #4 If the electrical system is completely lacking or if it has deteriorated to such a degree that it is dangerous and should be totally replaced.

i. Plumbing System

Rated #1 If plumbing facilities are completely sound and adequate for the building use, which for residential use includes a washbowl, toilet, tub or shower, and kitchen sink, in good operating sanitary condition with hot and cold running water.

Rated #2 If plumbing facilities include all of those set forth in Rating #1, but are in need of minor repair or minor replacement.

Rated #3 If either the washbowl, toilet, or tub or shower are missing or are in place but not operable or if only cold running water is available.

Rated #4 If plumbing facilities are not in existence or if the piping has deteriorated to such a degree that is insanitary or inoperative and must be replaced.

j. Heating System

Rated #1 If the heating system is capable of safely providing heat for the unit, and if all the components meet all local codes governing heating systems.

Rated #2 If the heating system is of adequate size for the unit meeting local safety standards, but requiring some repair work such as the covering duct joints, etc.

Rated #3 If the heating system is not capable of providing the required amount of heat safely due to age or size of unit but can be repaired or improved without total replacement.

Rated #4 If a heating system is completely lacking, or if the heating system is not capable of repair, or makes the structure dangerous for occupancy because of its condition.

k. Doors and Windows

- Rated #1 If they are solid, weather-tight, and workable, and require no repair.
- Rated #2 If they are solid, weather-tight, and workable, but require minor repair such as replacing missing putty, but not in need of replacement.
- Rated #3 If they are sagging, not completely workable or weather-tight and require some replacement but not total.
- Rated #4 If they have deteriorated to such a degree that total replacement is necessary.

l. Chimneys

- Rated #1 If the chimney is solid, sound, of a type approved by the Building Code, and does not require any repair.
- Rated #2 If the chimney is solid, sound, approved by the Building Code, but requires minor repair such as tuck pointing.
- Rated #3 If the chimney is an approved type, and of solid construction, but contains chinks, or holes, or other defects which are capable of being repaired.
- Rated #4 If the chimney is not of the approved type, or is totally lacking, or is so deteriorated that it must be replaced.

m. Siding Material

- Rated #1 If the material used is in sound and visibly good condition and requires no repair.
- Rated #2 If the material contains minor defects such as cracks, breaks, or missing material replaceable at nominal cost.
- Rated #3 If the material requires partial replacement or major repairs are necessary due to deterioration.
- Rated #4 If the material is deteriorated to a point where total replacement is necessary.

n. Roofing Material

- Rated #1 If the material is basically sound and in visibly good condition.
- Rated #2 If the material is basically sound but contains defects such as minor deterioration or missing material.
- Rated #3 If the material has deteriorated to a point requiring partial but not total, replacement.
- Rated #4 If the material has deteriorated to a point requiring total replacement.

o. Flooring Material

- Rated #1 If the material is sound and has no major defects.
- Rated #2 If the material has deteriorated to a point necessitating minor repairs.

- Rated #3 If the material is in need of partial, but not total replacement due to rotting and breaking of the flooring material.
- Rated #4 If the material has deteriorated to a point necessitating total replacement.

Although the interior and exterior inspections, carried out in the project area, reviewed the condition of all the structural and mechanical components of the structures, the fifteen aforementioned items were singled out as being of primary importance in arriving at a determination of the type of treatment for each structure. These fifteen items were further broken down into major and minor classifications according to their importance. They are listed as follows:

Major Component

Foundation
 Exterior Walls
 Roof Structure
 Floor Joists and Beams
 Interior Walls

Minor Component

Ceilings
 Porches and Stairs
 Electrical System
 Plumbing System
 Heating System
 Doors and Windows
 Chimney
 Siding Material
 Roofing Material
 Flooring Material

The five items placed under Major Component classification were determined to be of primary importance within the framework of the total structure, for their condition could easily affect the condition of those items listed under the Minor Component classification.

Each of the fifteen items was assigned a numerical rating in accordance with its importance in relation to the total structure.

<u>ITEM</u>	<u>NUMERICAL RATING (in points)</u>
a. Foundation	20 points
b. Exterior Walls	20 points
c. Roof Structure	14 points
d. Floor Joists and Beams	10 points
e. Interior Walls	10 points
f. Siding Material	10 points
g. Roofing Material	10 points
h. Ceilings	6 points
i. Flooring Material	4 points
j. Porches and Stairs	4 points
k. Electrical System	4 points
l. Plumbing System	4 points
m. Heating System	4 points
n. Doors and Windows	2 points
o. Chimney	2 points
	124 points
Total	

As indicated by the above point assignment, the major component a. through e., because of their importance in relation to the structure accounted for 74 of the 124 total points.

The major and minor component points were then broken down into a percent deficient rating which is shown as follows:

Deficiencies by Point System Classification

<u>20 Point Item</u>	
Condition	
Rating	Points
4	20
3	14
2	6
1	0

<u>14 Point Item</u>	
Condition	
Rating	Points
4	14
3	10
2	4
1	0

<u>10 Point Item</u>	
Condition	
Rating	Points
4	10
3	7
2	3
1	0

<u>6 Point Item</u>	
Condition	
Rating	Points
4	6
3	4
2	2
1	0

<u>4 Point Item</u>	
Condition	
Rating	Points
4	4
3	3
2	1
1	0

<u>2 Point Item</u>	
Condition	
Rating	Points
4	2
3	1
2	0
1	0

Structures Substandard to a Degree Warranting Clearance

Point count totalling 41 and over placed a structure in the clearance category.

Salvable Structures

Point counts from 11-40 points. This point count was divided into two categories:

- 1) Major deficient structures - point count 26 to 40.
- 2) Minor deficient structures - point count 11 to 25.

There were no structures which were listed as "Salvable that had a total deficient rating of 20 points in either the "foundation" or the exterior wall"

major component class.

Sound Structures

Point count totalling 0 to 10.

Environmental Deficiencies

The presence of environmental deficiencies in the project area, considered as a necessary part of the data used in judging a project as being eligible or not, is important. Examples of blighting and environmental influences are as follows:

- a. Overcrowding of structures on the land.
- b. Obsolete structures, in other words, structures that have outlived their usefulness; functional and economic obsolescence;
- c. a poorly designed street pattern which has adverse influences such as excessive traffic or excessive number of intersections, impeding the smooth flow of pedestrian or vehicular traffic.

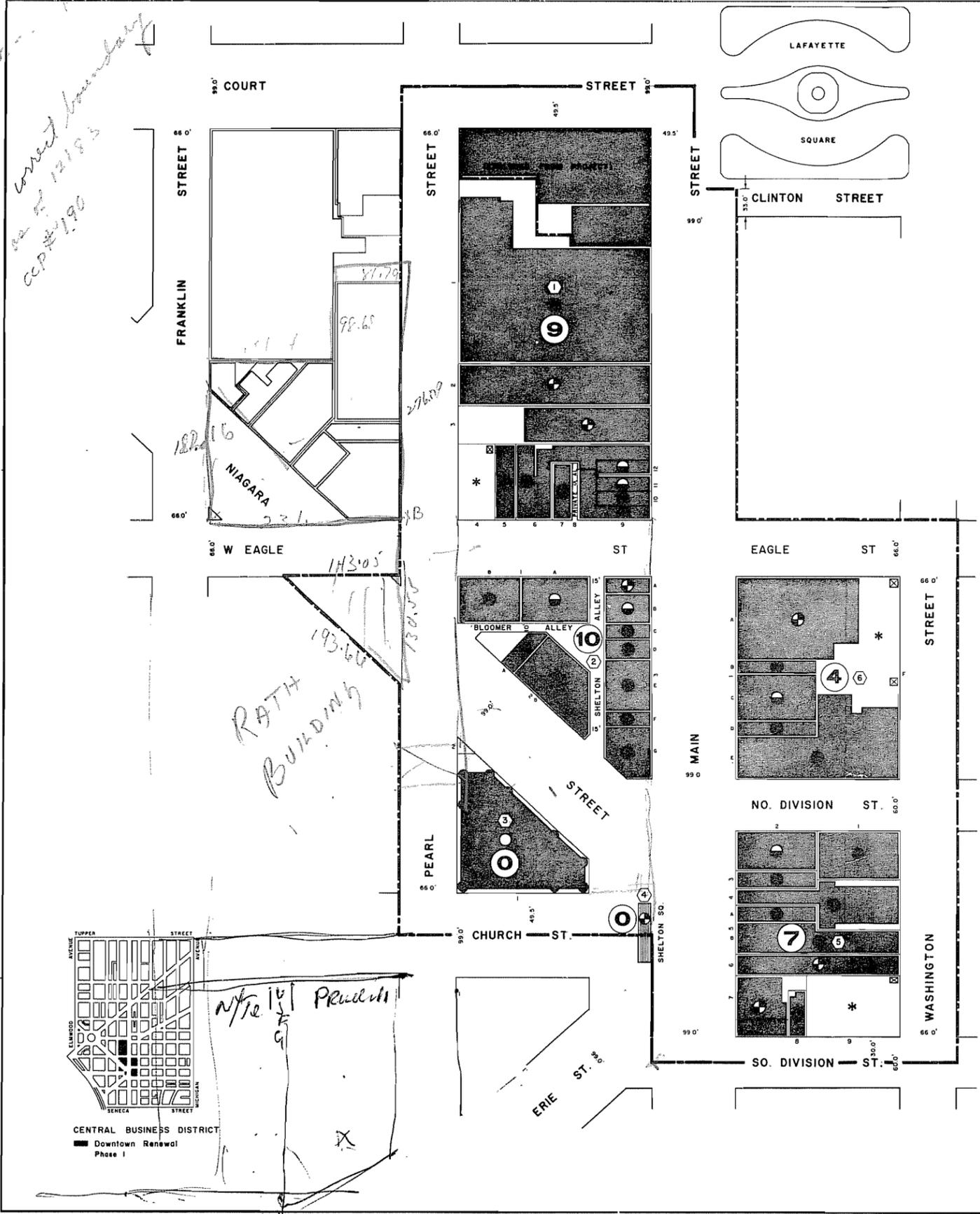
E. Project Survey Results

It is clearly determined that the area is blighted and deteriorated to a degree sufficient to warrant a program of clearance in order to properly prepare the area for reuse. The preponderance of substandard structures, and environmental deficiencies, could not be corrected without a clearance program.

<u>Structure Classification</u>	<u>Number</u>	<u>% of Total</u>	<u>Point Count</u>
Sound	1	2.6	0-10
Minor Deficient	7	19.4	11-25
Major Deficient	6	15.8	26-40
Clearance	24	63.2	41 and over

PUBLIC HEARING

6-17-77
Correct boundary
see pp 12/18/3
CCP # 190



DOWNTOWN RENEWAL PHASE 1

PROJECT AREA MAP



note 1st Parcel
X

DRAWN BY: J.P. MANDELL CHECKED BY: D. WINTERKUNZ DATE: 05/19/77 SCALE: 1" = 50' PROJECT: DOWNTOWN RENEWAL PHASE I SHEET: 17 OF 17 INDICATORS: 17 OF 17	DEPARTMENT OF URBAN RENEWAL JAMES P. SAYARANSKI COMMISSIONER CITY OF BUFFALO COUNTY OF WHEAT STATE OF NEW YORK DIVISION OF REDEVELOPMENT ARNOLD J. VINCENT DIRECTOR	FILE NO. A-2-3 CODE I EXHIBIT I
TITLE: PROJECT AREA MAP PROJECT: DOWNTOWN RENEWAL - PHASE I		
SCALE: 1" = 50'		



NON-RESIDENTIAL SURVEY BUILDING DATA

EXTERIOR ITEMS	CONDITION	RATING			
		1	2	3	4
1. FOUNDATION	Cracked <input type="checkbox"/> Sagging <input type="checkbox"/> Bowed <input type="checkbox"/> Bulges <input type="checkbox"/> Missing Material <input type="checkbox"/> None <input type="checkbox"/>				
2. WALL STRUCTURE	Bowed <input type="checkbox"/> Cracked <input type="checkbox"/> Out-of-Plumb <input type="checkbox"/>				
3. SIDING MATERIAL	Missing Material <input type="checkbox"/> Deteriorated <input type="checkbox"/> Broken <input type="checkbox"/>				
4. ROOF STRUCTURE	Sagging <input type="checkbox"/> Missing Material <input type="checkbox"/>				
5. ROOFING MATERIAL	Missing Material <input type="checkbox"/> Deteriorated <input type="checkbox"/> Inadequate <input type="checkbox"/>				
6. PORCHES & STAIRS	Sagging <input type="checkbox"/> Broken <input type="checkbox"/> Deteriorated <input type="checkbox"/>				
7. WINDOWS & DOORS	Broken <input type="checkbox"/> Sagging <input type="checkbox"/> Warped <input type="checkbox"/> Deteriorated <input type="checkbox"/>				
8. CHIMNEY(S)	Missing Material <input type="checkbox"/> Out-of-Plumb <input type="checkbox"/> Deteriorated <input type="checkbox"/>				

INTERIOR ITEMS				
9. WALLS	Cracked <input type="checkbox"/> Leaning <input type="checkbox"/> Missing Material <input type="checkbox"/> Deteriorated <input type="checkbox"/>			
10. FLOOR STRUCTURE	Sagging <input type="checkbox"/> Broken <input type="checkbox"/> Deteriorated <input type="checkbox"/>			
11. FLOORING MATERIAL	Missing Material <input type="checkbox"/> Badly Work <input type="checkbox"/> Deteriorated <input type="checkbox"/>			
12. CEILINGS	Sagging <input type="checkbox"/> Missing Material <input type="checkbox"/> Deteriorated <input type="checkbox"/> Cracked <input type="checkbox"/>			
13. PLUMBING	Inadequate <input type="checkbox"/> Non-Operable <input type="checkbox"/> None <input type="checkbox"/> Deteriorated <input type="checkbox"/> Hot Water <input type="checkbox"/>			
14. HEATING	Deteriorated <input type="checkbox"/> Inadequate <input type="checkbox"/> None <input type="checkbox"/>			
15. ELECTRIC SYSTEM	Inadequate <input type="checkbox"/> Deteriorated <input type="checkbox"/>			

ACCESS	STREET	ALLEY	PRIVATE	R. R. FACILITIES	OWN DEL. SERVICE
Loading				Receiving	Yes
Parking				Shipping	No

COMMENTS: _____

TYPE OF CONSTRUCTION: Frame Masonry

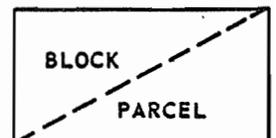
USE			Sound <input type="checkbox"/>	0-10%
Commercial <input type="checkbox"/>	Public & Semi-Public <input type="checkbox"/>	Vacant <input type="checkbox"/>	Minor Def. <input type="checkbox"/>	11-40%
Industrial <input type="checkbox"/>	Residential <input type="checkbox"/>	Stories <input type="checkbox"/>	Major Def. <input type="checkbox"/>	41-75%
		Businesses <input type="checkbox"/>	Clearance <input type="checkbox"/>	76-100%

ADDRESS _____ INTERVIEWEE _____

OWNER _____ ADDRESS _____

NAME OF OCCUPANT _____

DATE _____ CITY _____ INTERVIEWER _____



CODE II

URBAN RENEWAL PLAN
DOWNTOWN RENEWAL
BUFFALO, NEW YORK

March, 1965

Urban Renewal Plan

The Urban Renewal Plan for Buffalo's Downtown Renewal, Phase I program, consists of the following narrative plan, and attached maps:

1. THE PROJECT BOUNDARY MAP Code II, Exhibit 1.
 2. THE LAND USE PLAN MAP Code II, Exhibit 2.
 3. THE LAND ACQUISITION MAP Code II, Exhibit 3.
 4. DESIGN PLAN Code II, Exhibit 4.
 5. THE LAND DISPOSITION MAP Code II, Exhibit 5.
 6. PROPOSED PARKING FACILITIES AND AGREEMENTS Code II, Exhibit 6.
- LETTERS EVIDENCING PROPOSED
PARKING FACILITIES AND AGREEMENTS Code II, Exhibit 6.

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B. DESCRIPTION OF THE PROJECT

1. Boundaries of the Urban Renewal Area

- a. Boundary Description: The Downtown Renewal Phase I Project is located in the City of Buffalo, County of Erie, State of New York, and is described on the following page.
- b. Boundary Map: (See Page 14, Code II, Exhibit 1). The perimeter boundary of the project, described in narrative form in preceding Code I A, is clearly illustrated and firmly established on the Boundary Map, Page 14, 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 vacation of streets and subsequent redevelopment in accordance with the overall design objectives; and (c) the development of new commercial complexes, public open areas, and necessary community facilities.

BOUNDARY LINE DESCRIPTION OF PROJECT AREA - DOWNTOWN RENEWAL PROJECT -
PHASE NO. 1 (Excepting Exclusion Area)

All that tract or parcel of land situate in the City of Buffalo, County of Erie and State of New York, being all of inner lots 43, 44, 45, 46, 47, 48, 49 and 50, also the westerly portion of part of outer lot 104 of the Holland Land Company Survey of the Village of New Amsterdam, including these portions of abutting streets and more particularly described as follows:

Beginning at the point of intersection of the center line of Court Street (99 feet wide) with the center line of Main Street (99 feet wide);

Thence southerly along the said center line of Main Street 115.50± feet to its intersection with the center line of Clinton Street (66 feet wide);

Thence easterly along the said center line of Clinton Street 49.50 feet to its intersection with the easterly line of Main Street;

Thence southerly along the said easterly line of Main Street 392.04± feet to the northerly line of Eagle Street (66 feet wide);

Thence easterly along the said northerly line of Eagle Street 264.00± feet to the easterly line of Washington Street (66 feet wide);

Thence southerly along the said easterly line of Washington Street 642.64± feet to its intersection with the center line of South Division Street (60 feet wide);

Thence westerly along the said center line of South Division Street 363.00± feet to its intersection with the said westerly line of Main Street;

Thence northerly along the said westerly line of Main Street 150.74± feet to its intersection with the center line of Church Street (99 feet wide) as extended easterly;

Thence westerly along the said center line of Church Street and its extension, 297.00± feet to the westerly line of Pearl Street (66 feet wide);

Thence northerly along the said westerly line of Pearl Street 289.74± feet to the southwesterly line of Niagara Street (99 feet wide);

Thence northwesterly along the said southwesterly line of Niagara Street 196.02 \pm feet to its intersection with the southerly line of West Eagle Street (66 feet wide);

Thence easterly along the said southerly line of West Eagle Street 142.50 \pm feet to the said westerly line of Pearl Street;

Thence northerly along the said westerly line of Pearl Street 573.54 \pm feet to its intersection with the said center line of Court Street;

Thence easterly along the said center line of Court Street 346.50 \pm feet to the point of beginning.

Excepting from the above described parcel such land as conveyed to the 420 Main Street Associates as recorded in the Erie County Clerk's office in Liber 6977 of Deeds at Page 343, on February 24, 1964, also land conveyed to Liberty Bank and Trust Company in Liber 6794 of Deeds at Page 125, on July 19, 1962.

C. LAND USE PLAN

1. Land Use Plan Map (See Page 15): Land Use Plan Map, Code II, Exhibit 2. Existing and proposed street right-of-way and all other planned development uses. The Land Use Plan incorporated the following development and design objectives.

2. DESIGN AND DEVELOPMENT OBJECTIVES

The City of Buffalo desires to accomplish integrated development of this portion of its central business district through the execution of an Urban Renewal Project, as provided under Article 15 of the General Municipal Law of the State of New York.

The objective of the City is that this integrated development shall:

- a. Consist of the renewal of this portion of the business district to form a modern commercial complex as a vital element of the entire central business district.
- b. Be supported by appropriate public facilities, institutions, offices, and open areas.
- c. Be served by an adequate thoroughfare system, public transportation, parking and public utilities. The Urban Renewal Plan provides for these goals within the following framework:
 - 1) The realignment of North and South Division Streets to form a one-way couple east of Main Street to connect and thereby extend Church Street.
 - 2) Private redevelopment of the area, north of North Division between Main and Washington Streets to Eagle Street, for a major office and commercial complex. Similarly, the areas west of Main Street, extending north of Church Street to the Liberty Bank Building, and west to Pearl Street.
 - 3) Provide some additional land for an adequate site for the development of a new governmental complex (Erie County) in the block bounded by Franklin, Eagle, Pearl and Church Streets.

- 4) Development of the area between Main and Washington, and North Division and South Division as a public open area, except the lands to be developed as an arterial highway.
- 5) The vacation of Eagle Street between Pearl and Main Streets, Niagara Street between Eagle and Main Streets, Shelton Alley, Bloom Alley, Shelton Square (north of the north line of Shelton Square as extended) and private alleys, to allow the construction of the commercial complex described in 2 and 3 immediately above.
- 6) The provision of a major parking facility to serve these complexes. This parking facility must provide the approximate number of car spaces necessary to serve the needs of the project as indicated in a report prepared by Wilbur Smith & Associates, Traffic Consultants; of approximately 1100 spaces. The timetable and identification of the providing entity for this facility must be specifically determined as a prerequisite to the implementation of this plan.
- 7) Existing Uses and Buildings to Remain

Certain buildings within the boundaries of the project will not receive any treatment since they are in conformance with the objectives of the plan.
- 8) Project Improvements
 - a) Coordinate to facilitate redevelopment
 - b) Achieve high standard of design.
- 9) Open Area
 - a) Provide a well-designed pedestrian open space as a focus for a revitalized central business district.
- 10) Public Open Area

d. Other Design Objectives

- 1) Economically sound redevelopment which will provide maximum return to the community.
- 2) Timing of redevelopment to provide maximum community benefit.
- 3) Architectural design, site planning and landscape design of high quality in treatment of open spaces, buildings, use of materials, scale, appropriateness, functional utility, and harmonious relation to existing development and redevelopment previously approved or under review.
- 4) General nature and quality of development and design is further illustrated by the Design Plan, Page 17, Code II Exhibit 4.

3. ACTIONS TO ACHIEVE DEVELOPMENT AND OTHER DESIGN OBJECTIVES

The City of Buffalo will cooperate with private developers to achieve the goals of the Urban Renewal Plan.

a. Land Disposition

Land disposition will incorporate provisions for achieving development and design objectives through fixed price offerings.

Disposition documents will spell out in detail the criteria to be met in order to achieve a development and design objectives.

4. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

a. Permitted land uses for planned districts in the Urban Renewal Area are as follows:

- 1) Commercial and related uses.
- 2) Public and semi-public related uses.

- b. The following uses would be permitted under each land use category.
 - 1) Commercial and Related Uses
 - a) Retail and service establishments to serve the entire community.
 - b) Business and professional offices.
 - c) Commercial recreational facilities.
 - d) Motels and hotels.
 - e) Administrative and governmental offices.
 - f) Public service and public utilities.
 - g) Churches and related structures.
 - h) Non-profit organizations, such as hospitals or fraternal organizations.
 - i) Parking facilities.
 - j) Accessory uses but no industrial uses.
 - 2) Public and Semi-Public
 - a) Open park areas with complementing structures incidental to the park area.
- 5. 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.
- 6. Initiation and duration of land use provisions and building requirements.

The land use provisions and buildings 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 twenty years from the date of approval.

7. Applicability of land use provisions and building requirements to real property not to be acquired.

The land use provisions and buildings requirements set forth in Section C.2, above, will be applicable to real property included within the project area when the owner thereof acquired other real property, in the project area, from the City.

D. PROJECT PROPOSALS

1. Property Acquisition

- a. Real property to be acquired and to be vacated for clearance and redevelopment, the realignment of North and South Division Streets, and the provision of public open areas, the development of vacant land, and also that land to be acquired for public facilities, is identified on the Land Acquisition Plan Map (See page 16).
- b. Property in the project area to be acquired by the City of Buffalo, for clearance and redevelopment is identified on the Land Acquisition Plan Map (Urban Renewal Land Acquisition Map, Code II, Exhibit 3).
- c. Property to remain, noted on the Project Maps, may be added to the acquisition list if these properties are not maintained and would detract from the new development. This includes undertaking such modernization as necessary to keep all buildings competitive and desirable.

2. Project Disposition

- a. The area of streets, alleys and public spaces to be discontinued will be developed by the construction of commercial, office, or bank buildings and related improvements on the site of said discontinued areas. The City of Buffalo, to the extent it has power to do so, will transfer and assign its interest in the streets so discontinued to the developer but only for the purpose of accomplishing the redevelopment plan by the construction of new buildings in the area between Main and Pearl Streets and from the northerly line of Church Street to the northerly line of the project area between Main Street and Pearl Street.

3. Redevelopers' Obligations

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

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

- a. That the Redeveloper will submit to the City, a plan and schedule for the proposed development for their approval.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation..
- c. That the land will be built upon and improved in conformity with the provisions of the Urban Renewal Plan.
- d. That the developer be able to demonstrate the existence of adequate parking to serve the area.
- e. That the building of improvements will be commenced and completed within a reasonable time.
- f. 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, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed or any improvements erected or to be erected thereon, nor will the Redeveloper himself or any other 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, or vendees in the premises therein conveyed or any improvements erected or to be erected thereon. The above provision will be perpetual and will run with the land.

BUFFALO NEW YORK - DOWNTOWN RENEWAL - PHASE I

		MAJOR COMPONENTS					MINOR COMPONENTS										TOTALS							
		FOUNDATION	EXTERIOR WALLS	ROOF STRUCTURE	FLOOR STRUCTURE	INTERIOR WALLS	SUB-TOTAL A	SIDING MATERIAL	ROOFING MATERIAL	PORCHES & STAIRS	WINDOWS & DOORS	CHIMNEY'S	FLOORING MATERIAL	CEILINGS	PLUMBING	HEATING	ELECTRICAL SYSTEM	SUB-TOTAL B	TOTAL A&B	SOUND	MINOR DEFICIENCIES	MAJOR DEFICIENCIES	CLEARANCE	
Block	Parcel	20	20	14	10	10	74	10	10	4	2	2	4	6	4	4	4	50	124					
1	1	6	0	10	7	7	30	0	3	0	1	0	3	4	3	0	1	15	45				X	
	2	6	0	0	0	3	9	0	0	0	0	0	1	2	0	0	1	4	13		X			
	3	6	0	0	0	7	13	0	3	0	0	0	3	2	1	0	1	10	23		X			
	4	Parking Lot																						
	5	6	6	4	3	10	29	7	7	0	0	1	0	6	4	3	3	31	60				X	
	6	6	6	4	3	3	22	7	7	0	0	0	3	2	3	3	3	28	50				X	
	7	6	14	0	7	7	34	7	0	3	1	1	3	4	3	0	3	25	59				X	
	8	Private Alley																						
	9	6	6	10	3	7	32	7	7	0	1	1	3	4	1	3	1	28	60				X	
	10	14	14	*	*	*	28	7	*	*	1	1	*	*	*	*	*	9	37				X	
	11	6	0	4	0	0	10	3	7	3	0	0	1	2	3	0	1	20	30		X			
	12	6	6	0	7	0	19	7	3	0	0	0	3	0	3	0	3	19	38		X			
	13	6	0	10	7	7	30	0	3	0	0	0	3	4	4	4	3	21	51				X	
2	1A	14	6	0	3	3	26	0	0	1	1	1	3	4	0	0	1	11	37			X		
	1B	6	6	10	7	7	36	7	0	3	2	2	3	4	3	4	1	29	65				X	
	2A	6	14	10	7	3	40	7	3	3	1	1	3	4	1	0	3	26	66				X	
	2B	6	14	14	10	7	51	0	10	3	2	1	4	4	4	4	4	36	87				X	
	3A	6	0	0	0	7	13	0	0	0	0	0	3	4	3	0	1	11	24		X			
	3B	6	6	0	3	3	18	3	0	0	0	1	3	0	1	3	3	14	32		X			
	3C	6	6	10	3	3	28	7	3	0	0	0	3	4	1	0	0	18	46				X	
	3D	14	14	0	7	7	42	3	7	0	1	0	3	4	3	0	3	24	66				X	
	3E	14	14	4	0	7	39	7	3	3	1	1	1	4	0	0	3	23	62				X	
	3F	6	6	10	7	7	36	3	7	0	1	1	3	4	3	0	3	25	61				X	
	3G	14	14	4	3	7	42	7	7	1	1	1	3	4	3	0	1	28	70				X	
3	1	6	0	0	0	3	9	0	0	0	0	0	1	0	0	0	0	1	10		X			
4	1	6	6	0	0	0	12	0	0	3	0	0	0	0	3	0	1	7	19		X			
5	1	6	6	0	3	7	22	7	0	3	0	0	3	2	2	0	3	20	42				X	
	2	6	6	0	7	3	22	0	0	0	0	0	3	2	3	0	1	9	31		X			
	3	14	14	0	7	7	42	7	3	0	1	1	3	4	0	0	1	20	62				X	
	4	14	14	10	7	3	48	3	7	0	2	1	0	4	3	0	1	21	69				X	
	5A	14	6	0	3	7	30	3	3	0	1	0	3	4	4	1	1	20	50				X	
	5B	14	14	0	7	7	42	3	7	4	0	0	3	4	1	0	3	25	67				X	
	6	6	0	0	0	3	9	3	3	1	0	0	1	2	3	0	1	14	23		X			
	7	6	0	0	0	3	9	0	3	1	0	0	1	2	3	0	1	11	20		X			
	8	6	14	10	7	7	44	0	7	0	1	0	3	4	3	0	1	19	63				X	
	9	Parking Lot																						
6	1A	6	6	0	0	0	12	0	0	0	0	0	0	0	3	1	1	5	17		X			
	1B	6	14	0	7	7	34	7	0	0	1	1	3	0	0	0	1	13	47				X	
	1C	14	0	0	7	0	21	3	0	3	0	0	3	0	3	1	3	16	37		X			
	1D	14	14	10	7	7	52	7	3	3	2	0	3	4	4	4	3	33	85				X	
	1E	14	6	10	7	7	44	3	0	0	0	0	3	4	4	4	3	21	55				X	
	1F	Parking Lot																						
																				1	7	6	24	
		* No Rating Available Or Not Existing																						

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

The following statements are made to conform with State and local laws:

1. The following community facilities and utilities will be provided:
 - a. Sewers (relocated)
 - b. Water lines (relocated)
 - c. Street lights (relocated)
 - d. Street improvements (as required by street closing) and the extension of Church Street.
2. No additions or alterations to the local codes or ordinances are necessary to effectuate the urban renewal plan.
3. That the building of the improvements will be commenced and completed within a reasonable time and in any event not more than five years from the date of the adoption of this plan.

F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

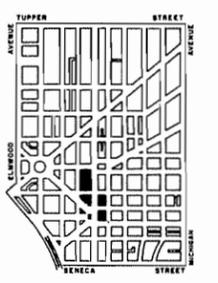
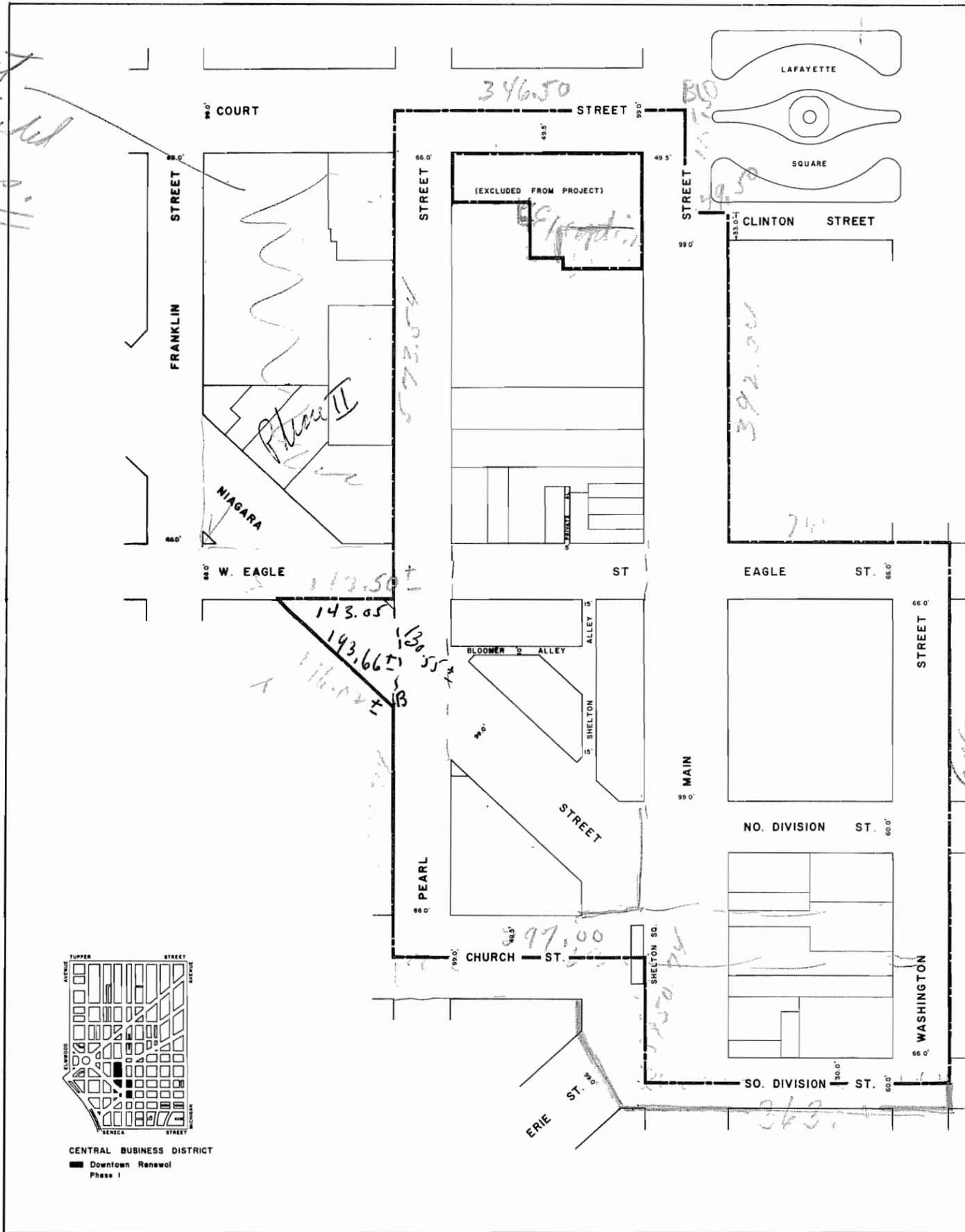
The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time, by the Common Council of the City of Buffalo, provided that any such changes, amendments, or additions made subsequent to the sale or lease of land in the project area by the City of Buffalo shall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

CODE IV

PROJECT IMPROVEMENTS REPORT

Not included in Res.

*143.50
116.00
116.00
116.00*



CENTRAL BUSINESS DISTRICT
 Downtown Renewal
 Phase I

DOWNTOWN RENEWAL PHASE 1

BOUNDARY MAP

LEGEND
 --- PROJECT BOUNDARY

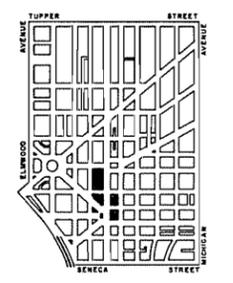
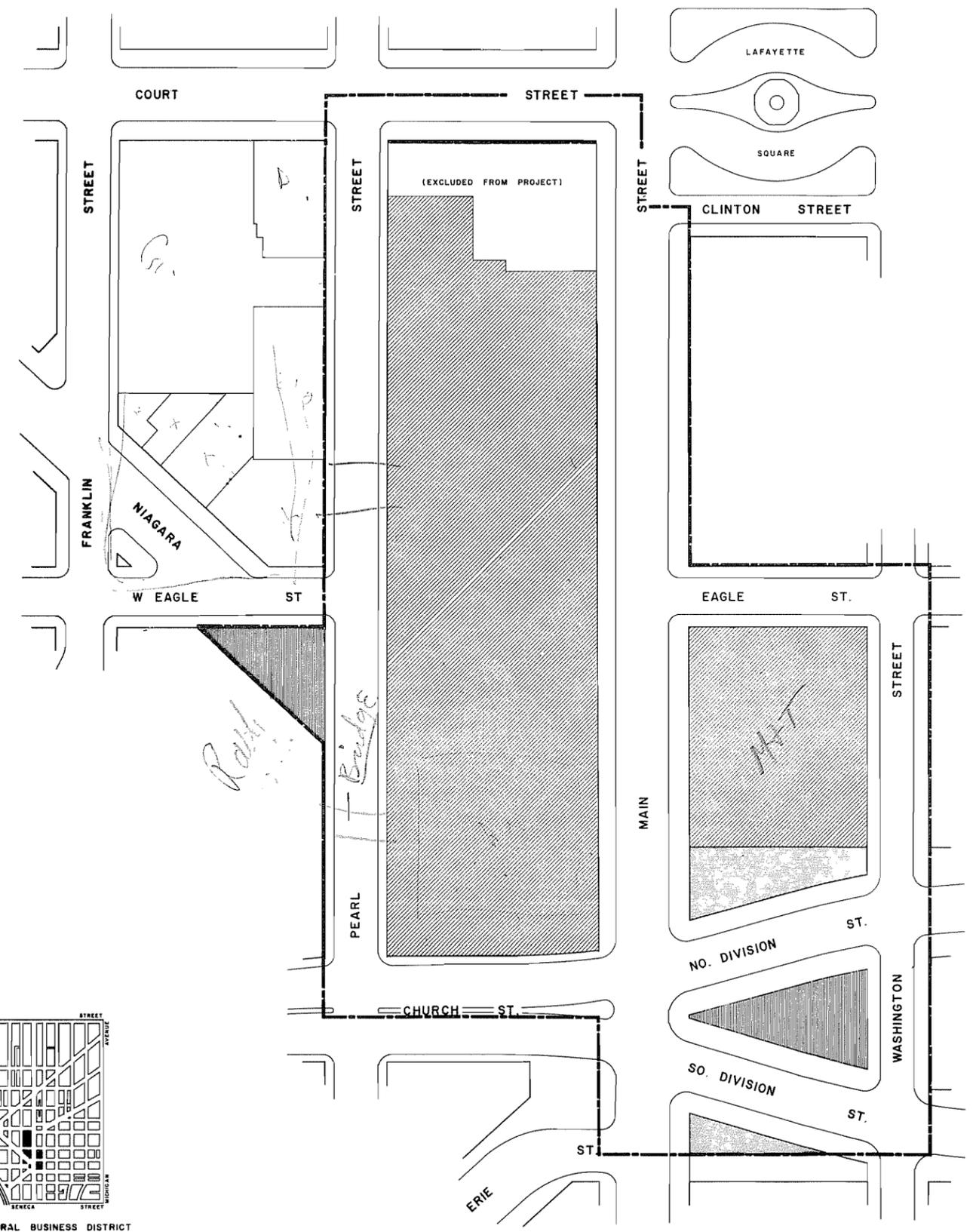
DRAWN BY: J.P. MANDELL CHECKED BY: D. RYBICKI DATE: JULY, 1984 SCALE: 1" = 50'	APPROVED BY: JAMES P. RAVARAUER COMMISSIONER CITY OF BUFFALO - COUNTY OF ERIE - STATE OF NEW YORK DIVISION OF DEVELOPMENT BARBARA J. VINCENT - DIRECTOR
TITLE: BOUNDARY MAP PROJECT: DOWNTOWN RENEWAL - PHASE I	SHEET: A-2-1 CODE II EXHIBIT I



DOWNTOWN RENEWAL PHASE 1

LAND USE PLAN MAP

- LEGEND
-  PROJECT BOUNDARY
 -  COMMERCIAL
 -  PUBLIC
 -  PUBLIC / DEVOTED BY THE CITY TO PARK PURPOSES



CENTRAL BUSINESS DISTRICT
 ■ Downtown Renewal
 Phase I



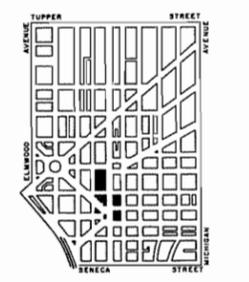
DRAWN BY J.P. MARDELL CHECKED BY S. BRITTON DATE 12/15/54 SCALE 1" = 50' REVISIONS MODIFICATIONS 1/7/55 1/21/55	DEPARTMENT OF URBAN RENEWAL JAMES F. HAYES CITY OF BUFFALO COUNTY OF ERIE STATE OF NEW YORK DIVISION OF DEVELOPMENT RONALD J. VINCENT DIRECTOR	SHEET NO. A-2-4 CODE II EXHIBIT B
TITLE LAND USE PLAN MAP		
PROJECT DOWNTOWN RENEWAL - PHASE I		
APPROVED BY DATE SCALE IN FEET		

DOWNTOWN RENEWAL PHASE 1

LAND ACQUISITION MAP

- LEGEND**
- PROJECT BOUNDARY
 - TO BE ACQUIRED
 - TO BE ACQUIRED FOR STREET RIGHT-OF-WAY
 - STREETS TO BE VACATED
 - BLOCK NUMBER
 - PARCEL NUMBER

BLOCK	PARCEL	OWNER	TO BE ACQUIRED	NOT TO BE ACQUIRED
1	1	CENTRAL BUFFALO PROJECT CORP		20,117
	2	COLONIAL LIFE INSURANCE CO OF AMERICA		11,550
	3	S B KRESGE CO		9,998
	4	15 W EAGLE ST REALTY CO.		4,025
	5	JOSEPH P KROSS		2,184
	6	382 MAIN ST INC		6,823
	7	GEMESTATE CORP		1,688
	8	PRIVATE ALLEY		548
	9	KATHERINE F LADD		2,482
	10	NAT WEISBERG		1,170
	11	382 MAIN ST INC.		1,202
	12	MAICOURT INC		1,202
		TOTAL BLOCK 1	0 sq ft	81,839 sq ft
2	1	ERIE COUNTY SAVINGS BANK		8,921
	2	" " " "		9,400
	3	" " " "		14,100
		TOTAL BLOCK 2	0 sq ft	32,421 sq ft
3	1	ERIE COUNTY SAVINGS BANK	2,350	14,906
	2	CITY OF BUFFALO		250
		TOTAL BLOCK 3	2,350 sq ft	15,156 sq ft
4	1	CITY OF BUFFALO		443
		TOTAL BLOCK 4	0 sq ft	643 sq ft
5	1	526-540 WASHINGTON INC		5,920
	2	CENTURY CLOTHES		9,000
	3	B F W MALCHMAN CO		1,960
	4	MAYFAIR THEATER CORP		7,880
	5	MID-DIVISION PROPERTY CORP		8,840
	6	GARY LAND CORP		5,000
	7	LEON WYSIATYKI & WIFE		3,062
	8	SAMUEL GIANGRECO		1,152
	9	FRANK H KRISCH		1,188
	10	ROSE KARAM		8,208
		TOTAL BLOCK 5	49,010 sq ft	0 sq ft
6	1	MAIN-EAGLE CORP.		47,551
		TOTAL BLOCK 6	0 sq ft	47,551 sq ft
TOTALS	A	TOTAL LAND	51,360 sq ft	177,410 sq ft
		STREETS	0	323,188
		ALLEYS (revert back to abutting owners)	0	6,016
	B	TOTAL RIGHT-OF-WAY	0 sq ft	329,204 sq ft
		TOTAL A + B	51,360 sq ft	506,614 sq ft
		GRAND TOTAL	557,974 sq ft or 12.80 acres	



CENTRAL BUSINESS DISTRICT
 Downtown Renewal Phase I



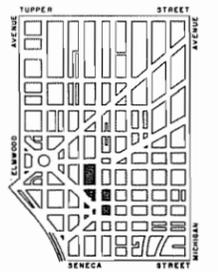
PREPARED BY: J.P. MANDELL
 DATE: 12/15/80
 TITLE: LAND ACQUISITION MAP
 PROJECT: DOWNTOWN RENEWAL - PHASE I
 SCALE: AS SHOWN
 DEPARTMENT OF URBAN REDEVELOPMENT
 JAMES F. CAVANAGH
 CITY OF BUFFALO - COUNTY OF ERIE - STATE OF NEW YORK
 DIVISION OF REDEVELOPMENT
 HAROLD J. FINEST - DIRECTOR
 CODE II
 EXHIBIT B

DOWNTOWN RENEWAL PHASE 1

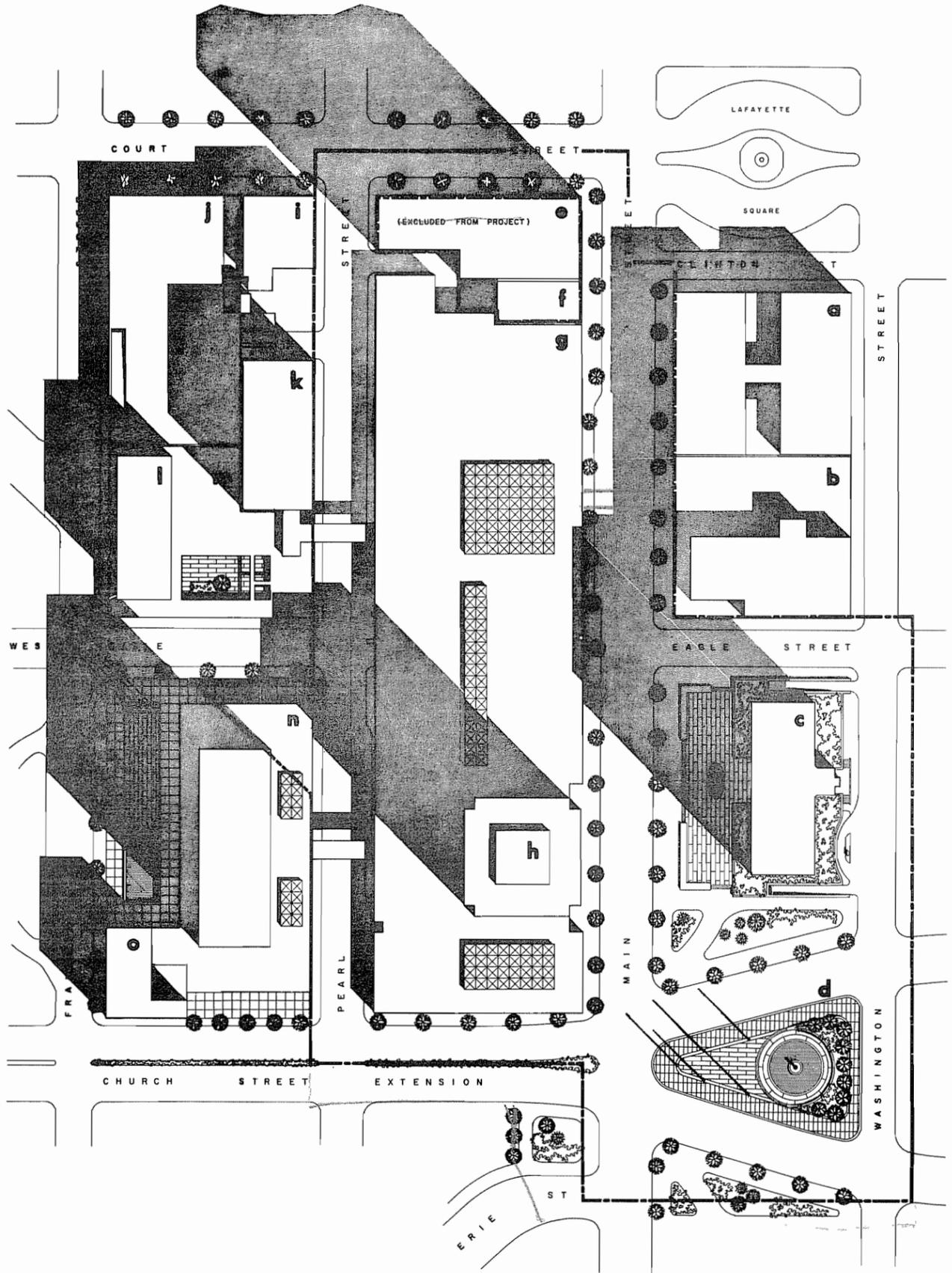
DESIGN PLAN

LEGEND

- * a BRISBANE BUILDING
- * b A M & A CO
- * c PROPOSED M & T T CO BANK BUILDING
- * d SUGGESTED FOUNTAIN SITE
- * e LIBERTY BANK & TRUST CO. BUILDING
- * f LIBERTY BANK ADDITION
- * g PROPOSED RETAIL SHOPPING MALL
- * h PROPOSED ERIE COUNTY SAVINGS BANK BUILDING
- * i DENTON COTTIER & DANIELS
- * j COURT-FRANKLIN PARKING RAMP
- * k 210 PEARL ST BUILDING
- * l SUGGESTED OFFICE BUILDING
- * m SUGGESTED RETAIL SHOPPING, RESTAURANT COMPLEX
- * n PROPOSED ERIE COUNTY BUILDING (partly in project area)
- * o EXISTING COUNTY OF ERIE BUILDING
- PROJECT BOUNDARY
- * STRUCTURES OUTSIDE PROJECT BOUNDARY



CENTRAL BUSINESS DISTRICT
 ■ Downtown Renewal Phase I



DRAWN BY J. P. MANDELL CHECKED BY S. E. KWATKOWSKI DATE JULY 1964 SCALE 1" = 50'	DEPARTMENT OF URBAN RENEWAL OFFICE OF URBAN RENEWAL CITY OF SUFFALO, COUNTY OF ERIE - STATE OF NEW YORK DIVISION OF REDEVELOPMENT EDWARD J. VINEY, DIRECTOR	TITLE DESIGN PLAN PROJECT DOWNTOWN RENEWAL - PHASE I SHEET NO. A-2-B CODE II EXHIBIT 4
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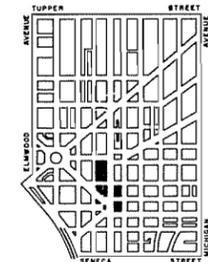
DOWNTOWN RENEWAL PHASE 1

LAND DISPOSITION PLAN

LEGEND

- PROJECT BOUNDARY
- PARCELS TO BE DISPOSED
- LAND TO BE DEDICATED FOR STREETS
- BLOCK NUMBER
- PARCEL NUMBER

BLOCK	PARCEL	PROPOSED LAND USE	TO BE DISPOSED	NOT TO BE DISPOSED
1	1	COMMERCIAL	0	81,839
	2	"	15,295	0
	3	"	0	38,437
	4	"	31,353	0
	5	"	2,350	14,906
	A	TOTAL LAND	48,998	135,182
TOTAL BLOCK 1			184,180 sq ft	
2	1	PUBLIC	8,699	0
	A	TOTAL LAND	8,699	0
	TOTAL BLOCK 2			8,699 sq ft
3	1	PUBLIC-DEVOTED BY CITY TO PARK PURPOSES	3,145	0
	A	TOTAL LAND	3,145	0
	TOTAL BLOCK 3			3,145 sq ft
4	1	PUBLIC	11,489	0
	A	TOTAL LAND	11,489	0
	TOTAL BLOCK 4			11,489 sq ft
5	1	COMMERCIAL	0	47,551
	2	PUBLIC-DEVOTED BY CITY TO PARK PURPOSES	10,660	0
	A	TOTAL LAND	10,660	47,551
	TOTAL BLOCK 5			58,211 sq ft
TOTALS	A	TOTAL LAND	82,991	182,735
		STREETS	38,499	255,751
		ALLEYS	0	0
	B	TOTAL RIGHT-OF-WAY	38,499 sq ft	255,751 sq ft
		TOTAL A + B	119,490 sq ft	438,486 sq ft
GRAND TOTAL			557,974 sq ft. OF 12.80 ACRES	



CENTRAL BUSINESS DISTRICT
 Downtown Renewal Phase 1



DRAWN BY: J.P. WANCEL CHECKED BY: S. KWATKOWSKI DATE: JULY, 1954 SCALE: 1" = 50'	DEPARTMENT OF URBAN RECONSTRUCTION JAMES F. HAVASBAUER, COMMISSIONER CITY OF BUFFALO, COUNTY OF ERIE, STATE OF NEW YORK DIVISION OF REDEVELOPMENT RICHARD L. TAYLOR, DIRECTOR	FILE NO. A-2-7
TITLE: LAND DISPOSITION PLAN PROJECT: DOWNTOWN RENEWAL - PHASE I		CODE II EXHIBIT 5

PROPOSED PARKING FACILITIES AND AGREEMENTS

The redevelopment plan will provide for the construction by the developer of approximately 1100 underground parking spaces in the area from Church Street northerly for a distance of approximately 620 feet. The City will purchase from the developers such underground parking facilities and pay therefore such amount as represents the reasonable construction cost of such underground parking facilities, but, in no event, more than an amount which will be certified by the Comptroller as an amount which will be amortized by receipts from the operation of the parking facilities over a period of thirty (30) years, including any and all interests paid on obligations issued by the City of Buffalo for the purchase of said underground parking facilities. The parking facilities will thereafter be maintained by the City on lands leased from the developers for a period of fifty (50) years at a rental of one dollar (\$1.00). The City of Buffalo will operate the underground parking facilities for the use and benefit of the general public or cause the parking facilities to be operated by a lessee under such terms and conditions as may be agreed upon between the City and such lessee.



urban renewal

312 City Hall • BUFFALO 2, NEW YORK • TL 6-4200, ext. 339
Chester Kowal, Mayor • James P. Kavanaugh, Commissioner

March 15, 1965

Mr. Charles R. Turner, Chairman
Board of Parking
1220 City Hall
Buffalo, New York 14202

Re: Downtown Renewal Pilot Project

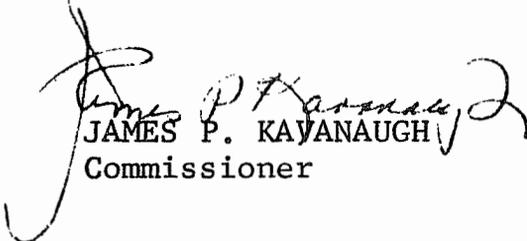
Dear Mr. Turner:

On November 7, 1964, Wilbur Smith & Associates presented, to the Board of Parking, a Report on the Downtown Core Parking Study for the Central Business District, wherein a parking installation should be provided to accommodate 1200 parking spaces, south of Court between Pearl and Main Streets.

The plan for the Downtown Renewal Pilot Project, requires a proposed time schedule for the effectuation of such a plan, also, a statement of any public or semi-public use. Therefore, would you inform this department, in writing, of your present plan to carry out or have carried out, the installation of the required parking facility and the proposed time schedule for such a plan.

Very truly yours,

DEPARTMENT OF URBAN RENEWAL


JAMES P. KAVANAUGH
Commissioner

JPK:mab



City of Buffalo

NEW YORK

1220 CITY HALL TEL. TL 6 4200, EXT. 395

RECEIVED
CITY OF BUFFALO

SUNNYVALE N. Y.

MAR 17 1965

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EXECUTIVE DEPARTMENT
DIVISION OF PARKING

BOARD OF PARKING

OFFICERS:

March 16th, 1965

CHARLES R. TURNER, Chairman
HENRY H. HARPER, Vice Chairman
JOHN C. GALLAGHER, Director
FRANK S. MARX, Secy. to Board

Peter F. DiStefano
Henry H. Harper
Stanley F. Kuchta
John R. Sasser
Charles R. Turner
Frank J. Weber

Mr. James P. Kavanaugh
Comm'r of Urban Renewal
312 City Hall
Buffalo, New York

Re: DOWNTOWN RENEWAL PILOT PROJECT

Dear Commissioner:

In reply to your communication of March 15th, 1965, please be advised that any participation by The City of Buffalo in the development of a proposed parking facility in connection with the proposed development must by law fit the requirements set forth by the General Municipal Law, Sec. 72-j of the State of New York. This section provides that any use of monies of a municipality must be predicated on the premise that such facility is exclusively for the use of the general public.

The inquiry as to a time schedule for the development of such facility is a nebulous question for until such time as certain conditions pertaining to the development have been evaluated and a determination is made, the establishment of a time schedule is merely guess work.

I would like to advise your department that the Board of Parking has approved tentatively the theory of City participation in such a development pending preliminary plans and cost estimates.

Yours very truly

BOARD OF PARKING
Charles R. Turner, Chairman

John C. Gallagher
John C. Gallagher, Director

JCG: PC

CODE III

SUMMARY OF PLANNING PROPOSALS

SUMMARY OF PLANNING PROPOSALS

1. ZONING PROPOSALS

- a. Map of existing and proposed districts.
(See Code III, Exhibit 1).
- b. No changes will be required in present zone districts.

2. BASIS FOR DETERMINATIONS

a. Proposed Land Uses

Commercial and Related Uses:

The basic land uses proposed for the project have been developed in conformity with the Master Plan. Individual site study has been completed by the proposed developers.

- b. Adequacy of Proposed Zoning and Other Codes and Regulations to Protect Project Areas and Permissible Variances Therefrom.

The existing and proposed land uses in the project area will be subject to the established provisions of the Buffalo Zoning Ordinance. All such uses will also be subject to the requirements of the Building Code and Related Regulations. These codes, requirements and restrictions that are a part of the Urban Renewal Plan, will adequately protect the project area.

c. Modifications of Existing Major Streets

The Church Street arterial will occupy lands in the Redevelopment area between North and South Division Streets and between Main and Washington Streets, more particularly described in Section 349-E of the Highway Law. The balance of the lands between North and South Division Streets and between Main and Washington Streets not required for said arterial route will be devoted by the City of Buffalo to public purposes.

d. Properties Not to be Acquired

The property under ownership or control of the future major developers, as well as the properties excluded from the Urban Renewal Area.

- e. Adequacy of Proposed and Existing Commercial, Recreational, and Public Facilities, Including Those Outside But Serving the Area.

The redevelopment of this portion of the downtown area will mandate correlary action in the remainder of the Central Business District.

3. RELATIONSHIP OF PLANNING PROPOSALS TO PLANS FOR THE CITY

The improvement and redevelopment of the downtown area is consistent with every study completed within the City.

4 STATEMENT ESTABLISHING

- a. Conformity of Urban Renewal Plan to Master Plan and Program for Community Improvement

As set forth in Code III - 3 above, the Urban Renewal Plan is in accord with the City's Master Plan. There is attached, a certified copy of a resolution by the City Planning Board finding that the urban renewal planning objectives of the Downtown Renewal Phase I Program is in coformity with the general planning objectives of the City. (See Code III, Exhibit 2).

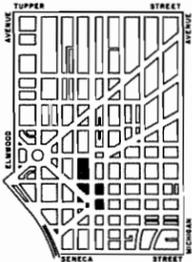
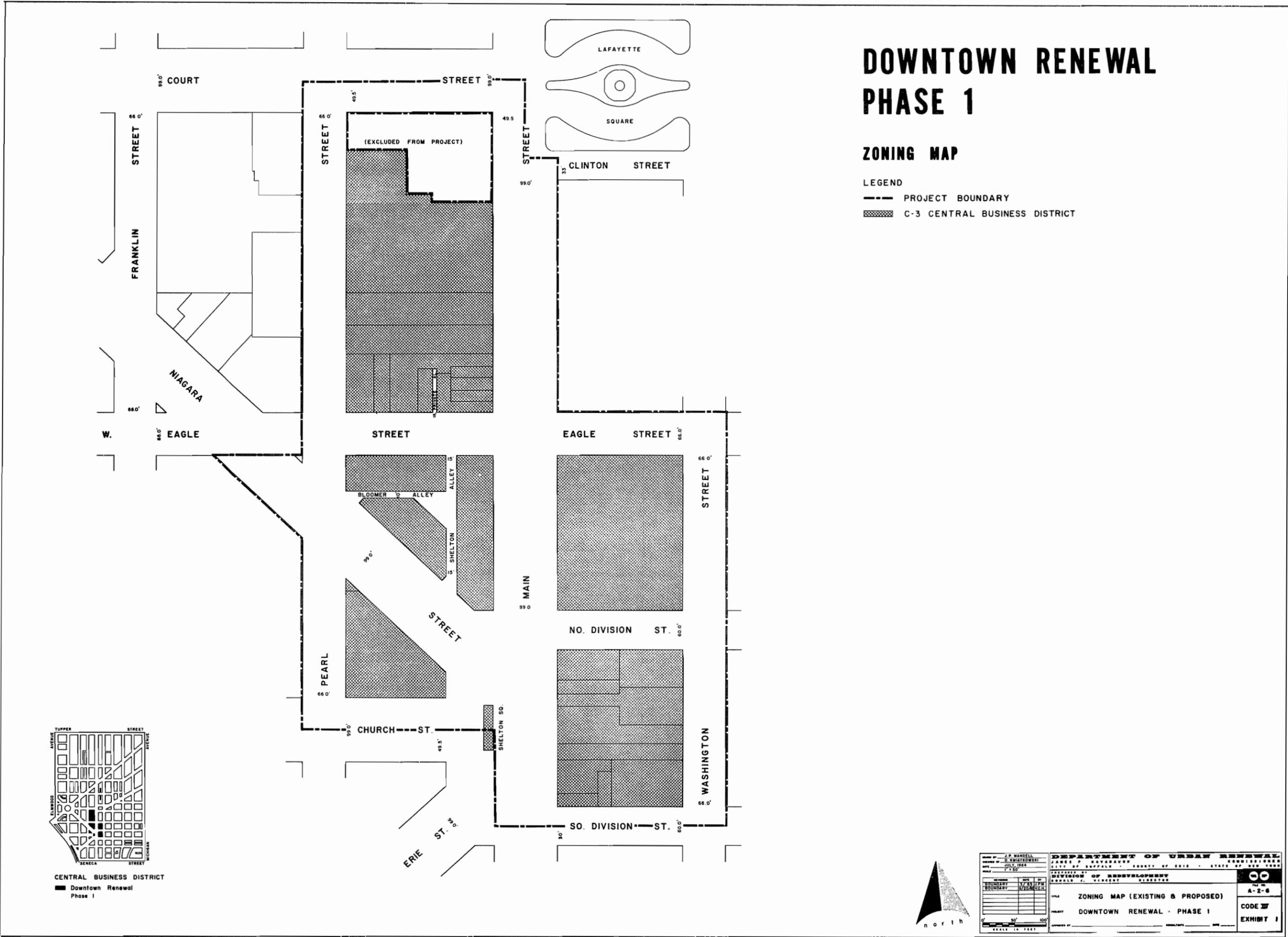
- b. The major Objectives of the General Plan Community Improvement Program that will be achieved by the Proposed Urban Renewal Plan are:

- 1) Development of a more stable and compatible area.
- 2) Elimination of deteriorated structures which detract from the downtown area.
- 3) Provision of desirable open spaces in the project area.
- 4) Realignment of thoroughfares to provide proper circulation.
- 5) Provide adequate off-street parking, strategically located, not only to serve new properties proposed within the plan, but related to the remainder of the Central Business District.
- 6) Integration of governmental facilities within the commercial development.

DOWNTOWN RENEWAL PHASE 1

ZONING MAP

LEGEND
 - - - PROJECT BOUNDARY
 [Hatched Box] C-3 CENTRAL BUSINESS DISTRICT



DRAWN BY: J.P. MARDELL CHECKED BY: S. KWATKOWSKI DATE: JULY 2004 SCALE: 1"=50'	DEPARTMENT OF URBAN RENEWAL JAMES P. CAYANOVER CITY OF BUFFALO - COUNTY OF ERIE - STATE OF NEW YORK DIVISION OF REDEVELOPMENT ROYALE J. VINCENT, DIRECTOR	TITLE: ZONING MAP (EXISTING & PROPOSED) PROJECT: DOWNTOWN RENEWAL - PHASE 1 SHEET NO.: A-2-6 CODE: [Symbol] EXHIBIT 1
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DEPARTMENT OF URBAN RENEWAL
DOWNTOWN RENEWAL PHASE I PROJECT
PROJECT EXPENDITURE BUDGET
(12 MONTHS)

ADMINISTRATIVE COSTS		\$ 8,500.00
REAL ESTATE PURCHASES	\$ 355,650.00	
 PROJECT IMPROVEMENTS (SCHEDULE A)		
Sewer Relocation	\$ 25,000.00	
Water Lines Relocation	75,000.00	
Street Lighting Relocation	<u>750.00</u>	100,750.00
 OTHER COSTS (SCHEDULE B)		
Site Demolition - Buildings		43,970.00
Site Demolition - Other		
Pavement	\$ 11,539.00	
Curb Removal	2,844.00	
Sidewalk Removal	<u>5,910.00</u>	<u>20,293.00</u>
 TOTAL	 \$ 520,663.00	
15% Contingencies	<u>78,100.00</u>	<u>\$ 598,763.00</u>
 TOTAL PROJECT EXPENDITURE BUDGET		 \$ 607,263.00

* It is anticipated that an estimated \$50,000.00 would be required for the development of public open spaces.

PROJECT IMPROVEMENTS REPORT

The term project improvements covers the installation, construction or reconstruction of public improvements within a project area which are necessary for carrying out the urban renewal objectives in accordance with the Urban Renewal Plan.

This report identifies the scope and character of each proposal and gives an estimated construction cost for each improvement. All construction cost estimates are based on information obtained from the Buffalo's Department of Public Works and the Buffalo Sewer Authority.

DEPARTMENT OF URBAN RENEWAL
DOWNTOWN RENEWAL PHASE I PROJECT
PROJECT IMPROVEMENTS REPORT

SEWER RELOCATION

W. Eagle Street \$ 25,000

WATER LINES RELOCATION

Niagara Street \$ 75,000

STREET LIGHTING RELOCATION

Pearl, Church, Niagara, and W. Eagle Streets \$ 750

TOTAL \$100,750

SITE CLEARANCE

To carry out the objectives outlined in the Urban Renewal Plan, site clearance will include the demolition of certain buildings, and the removal of abandoned street pavements, curbs and sidewalks.

The estimated costs of site clearance, including the quantities involved, were prepared by a consulting engineer.

The total cost, as shown in Schedule "C", is for an area bounded by Main, South Division, Washington, and North Division Streets. However, since this one block area is a joint effort by the New York State Department of Public Works and the City of Buffalo, the costs included in our project expenditure budget involve Parcels 4, 5, and 6 as shown on sheet 2 of the consultants report.

DEPARTMENT OF URBAN RENEWAL
DOWNTOWN RENEWAL PHASE I PROJECT
SITE CLEARANCE

SITE DEMOLITION - BUILDINGS

Detailed demolition estimate on following pages \$43,970

OTHER SITE DEMOLITION

Refer to summary of quantities on following pages

PAVEMENT DEMOLITION

76,927 S. F. @ \$.15 per S. F. \$ 11,539

CURB REMOVAL

4,062 L. F. @ \$.70 per L. F. 2,844

SIDEWALK REMOVAL

49,241 S. F. @ \$.12 per S. F. 5,910

\$ 20,293

TOTAL SITE CLEARANCE COST

\$ 64,263

A. F. WEBBER III, P. E.
Consulting Engineer
 3179 WALDEN AVENUE
 DEPEW, NEW YORK

DOWNTOWN RENEWAL PROJECT - PHASE I

AM. CIVIL ENGINEERS ASSOCIATION
 1964
 P. 1

DEMOLITION ESTIMATE

Building Demolition Estimate

Lot No.*	Owner	Area	Stories	Cost
1	538-540 Washington Inc.	5920 S.F.	4	\$11,840.00
2	Century Clothes	5,000 S.F.	2-1/2	6,250.00
3	B.F.W. Malcham Co.	1,960 S.F.	4	3,920.00
4	Mayfair Theater Corp.	7,880 S.F.	3-1/2	13,790.00
5	Mid-Division Prop. Corp.	8,840 S.F.	4	17,680.00
6	Gary Land Corp.	5,000 S.F.	5	12,500.00
7	Leon Wyszatycki & Wife	3,852 S.F.	2-1/2	4,815.00
8	Samuel Giangreco	1,152 S.F.	2-1/2	1,440.00
9	Frank N. Krisch	1,188 S.F.	2-1/2	1,485.00
10	Rose Karam	8,208 S.F. Parking Lot		1,231.00
			Sub Total	\$74,951.00
	City of Buffalo	896 S.F.	1	<u>448.00</u>
			Grand Total	\$75,399.00

* Note: See sheet No. 2

A. F. WEBBER III, P. E.
Consulting Engineer
3179 WALDEN AVENUE
DEPEW, NEW YORK

DOWNTOWN RENEWAL PROJECT - PHASE I

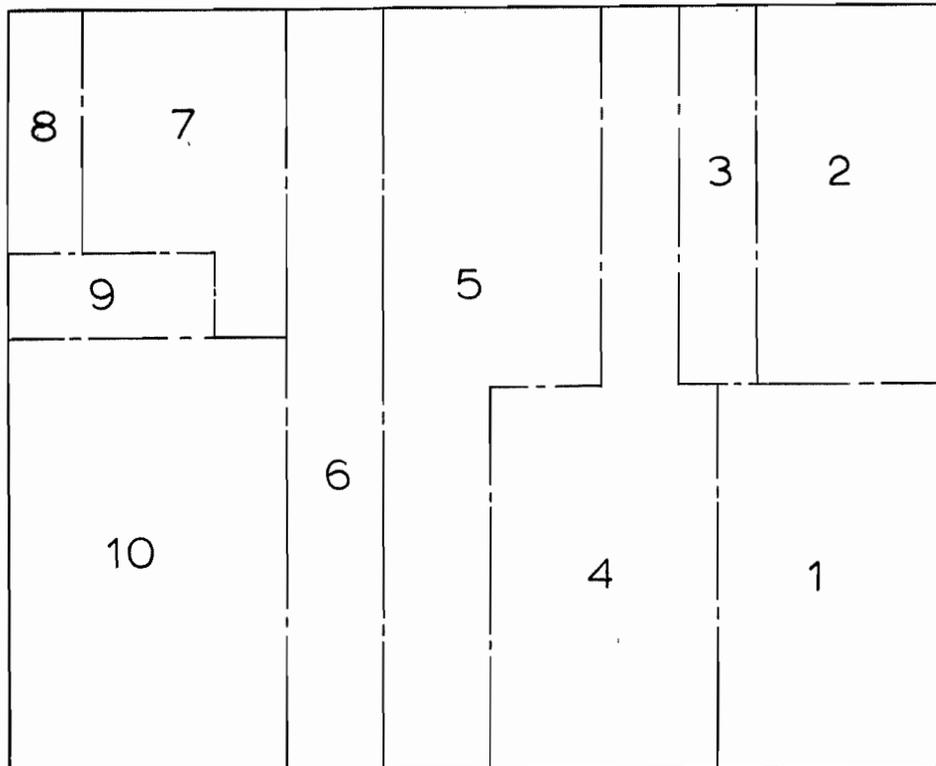
MALL → City of Buffalo

MAIN

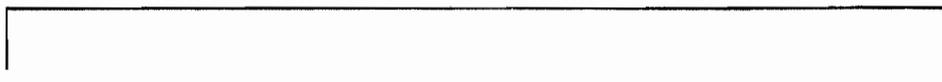


SOUTH
DIVISION

NORTH
DIVISION



WASHINGTON



A. F. WEBBER III, P. E.
Consulting Engineer
 3179 WALDEN AVENUE
 DEPEW, NEW YORK

DOWNTOWN RENEWAL PROJECT - PHASE I

DEMOLITION ESTIMATE

Pavement Demolition Estimate

No.	Street	Area	Cost
1	North Division	8,460 S.F.	\$1,269.00
2	South Division	8,274 S.F.	1,241.00
3	Church Street	3,620 S.F.	543.00
4	Erie Street	6,300 S.F.	945.00
5	Niagara Street	32,100 S.F.	4,815.00
6	Eagle Street	10,760 S.F.	1,614.00
7	Shelton Alley	4,405 S.F.	661.00
8	Bloomer Alley	3,008 S.F.	<u>451.00</u>
	Total		\$11,539.00

Curb Removal

No.	Street	Area	Cost
1	Church Street	1,024 L.F.	\$717.00
2	Niagara Street	849 L.F.	595.00
3	Erie Street	130 L.F.	91.00
4	North Division	500 L.F.	350.00
5	South Division	514 L.F.	360.00
6	Washington Street	252 L.F.	176.00
7	Main Street	250 L.F.	175.00
8	Eagle Street	543 L.F.	<u>380.00</u>
	Total		\$2,844.00

A. F. WEBBER III, P. E.
Consulting Engineer
3179 WALDEN AVENUE
DEPEW, NEW YORK

DOWNTOWN RENEWAL PROJECT - PHASE I

DEMOLITION ESTIMATE

Sidewalk Removal

No.	Street	Area	Cost
1	Church Street	9,636 S.F.	\$1,157.00
2	North Division	6,468 S.F.	776.00
3	South Division	5,640 S.F.	677.00
4	Main Street	3,980 S.F.	478.00
5	Washington Street	2,951 S.F.	354.00
6	Niagara Street	13,891 S.F.	1,667.00
7	Eagle Street	6,675 S.F.	<u>801.00</u>
		Total	\$5,910.00

EXHIBIT "A"

Modifications to Downtown Renewal

Urban Renewal Plan - Phase 1

1. Code I - Exhibit 1

Project boundary and exclusion to be revised. Eagle St. to be properly named. Block 3 is to have a parcel number added. The land uses shown in the block bounded by Court, Pearl, Niagara and Franklin Streets are to be eliminated.

2. Code II - Page 2

Item 6. Letters evidencing proposed parking agreements changed to "proposed parking facilities and agreements."

3. Code II - Page 3

D. Letters evidencing proposed parking agreements should be changed to read: "proposed parking facilities and agreements." Also exclude the number 18.

4. Code II - Page 4

Under B1-b instead of Section B1 - .

- 8. Code II - Page 7 - Item 5 should read as follows:

"The vacation of Eagle St. between Pearl and Main Streets, Niagara St. between Eagle and Main Streets, Shelton Alley, Bloom Alley, Shelton Square (north of the northline of Shelton Square as extended) and private alleys, to allow the construction of the commercial complex described in 2 and 3 immediately above."

- 9. Code II - Page 7 - Item 6 should read as follows:

"The provision of a major parking facility to serve these complexes. This parking facility must provide the approximate number of car spaces necessary to serve the needs of the project as indicated in a report prepared by Wilbur Smith and Associates, Traffic Consultants; of approximately 1100 spaces. The time table and identification of the providing entity for this facility must be specifically determined as a prerequisite to the implementation of this plan."

- 10. Code II - Page 7 - Item should read: "open area." Eliminate line 9B, completely.

- 11. Code II - Page 7 - add Item 10) Public Open Area.

- 12. Code II - Page 8 - Item 3a (Last Paragraph) should read as follows:

"Disposition documents will spell out in detail the criteria to be met in order to achieve a development and design objectives."

- 13. Code II - Page 9 - Item I should read: "parking facilities." *sup*
Add J, to read: "Accessory Uses but no industrial uses."

- 14. Code II - Page 10 - Item 2 Project Disposition should read as follows:

"a. The area of streets, alleys and public spaces to be discontinued will be developed by the construction of commercial, office, or bank buildings and related improvements on the site of said discontinued areas. The city of Buffalo, to the extent it has power to do so, will transfer and assign its interest in the streets so discontinued to the developer but only for the purpose of accomplishing the redevelopment

plan by the construction of new buildings in the area between Main and Pearl Streets and from the northerly line of Church Street to the northerly line of the project area between Main St. and Pearl St."

15. Code II - Page 11 - E 3 should read as follows:

"That the building of the improvements will be commenced and completed within a reasonable time and in any event not more than five years from the date of the adoption of this plan."

16. Code II - Exhibit 4 - Project Boundary and Exclusion to be revised. Eagle St. to be properly named. Remove the structure crossing Main St. F under the legend to have the word "proposed" removed. All structure identification letters below H are to be headed "Structures outside of project boundary." N to be changed to "proposed Erie County Building (partly in project area)."

17. Code II - Exhibit 1 - Project boundary and exclusion to be revised, Eagle St. to be properly named.

18. Code II - Exhibit 2 - Project boundary and exclusion to be revised, Eagle St. to be properly named. Under the legend instead of "open space--public or private," it should read: "public-devoted by the city to park purposes."

Code II - Exhibit 3 - Project boundary and exclusion to be revised, Eagle St. to be properly named. Block 1, Parcel 13 to be eliminated, the total square footage is to be corrected accordingly and also the grand total should be corrected.

Code II - Exhibit 5 - Project boundary and exclusion to be revised, Eagle St. to be properly named.

The chart showing the block and parcel designation to the right of the page will have to be revised due to the revised boundary and exclusion.

Code II - Page 17 - Exhibit 6 - to read:

"Proposed parking facilities and agreements."

North and South Division Streets between Main and Washington Streets, as they now exist, will be discontinued to the extent that the same will not include or become a part of the Church St. Arterial Highway.

2.D. "The property under ownership or control of the future major developers," etc.

Code III - Page 2 - first sentence should read:

mandate correlary action in the remainder of the Central Business District.

Code III - Page 2 - 4.B.5. - The designation of CBD should be spelled out to read: "Central Business District."

Code III - Exhibit 1 - Project boundary and exclusion to be revised, Eagle St. to be properly named.

Code II - Page 5 should read:

"BOUNDARY LINE DESCRIPTION OF PROJECT AREA - DOWNTOWN
RENEWAL PROJECT - PHASE NO. 1"
(Excepting Exclusion Area)

All that tract or parcel of land situate in the City of Buffalo, County of Erie and State of New York, being all of inner lots 43, 44, 45, 46, 47, 48, 49 and 50, also the westerly portion of part of outer lot 104 of the Holland Land Company Survey of the Village of New Amsterdam, including these portions of abutting streets and more particularly described as follows:

Beginning at the point of intersection of the center line of Court Street (99' feet wide) with the center line of Main Street (99' feet wide);

Thence southerly along the said center line of Main Street 115.50'± feet to its intersection with the center line of Clinton Street (66' feet wide);

Thence easterly along the said center line of Clinton Street 49.50' feet to its intersection with the easterly line of Main Street;

Thence southerly along the said easterly line of Main Street 392.04'± feet to the northerly line of Eagle Street (66' feet wide);

Thence easterly along the said northerly line of Eagle Street 264.00'± feet to the easterly line of Washington Street (66' feet wide);

Thence southerly along the said easterly line of Washington Street 642.64'± feet to its intersection with the center line of South Division Street (60' feet wide);

Thence westerly along the said center line of South Division Street 363.00'± feet to its intersection with the said westerly line of Main Street;

Thence northerly along the said westerly line of Main Street 150.74'± feet to its intersection with the center line of Church Street (99' feet wide) as

extended easterly;

Thence westerly along the said center line of Church Street and its extension, 297.00'± feet to the westerly line of Pearl Street (66' feet wide);

Thence northerly along the said westerly line of Pearl Street 289.74'± feet to the southwesterly line of Niagara Street (99' feet wide);

Thence northwesterly along the said southwesterly line of Niagara Street 196.02'± feet to its intersection with the southerly line of West Eagle Street (66' feet wide);

Thence easterly along the said southerly line of West Eagle Street 142.50'± feet to the said westerly line of Pearl Street;

Thence northerly along the said westerly line of Pearl Street 573.54'± feet to its intersection with the said center line of Court Street;

Thence easterly along the said center line of Court Street 346.50'± to the point of beginning.

Excepting from the above described parcel such land as conveyed to the 420 Main Street Associates as recorded in the Erie County Clerks office in Liber 6977 of Deeds at Page 343, on February 24, 1964, also land conveyed to Liberty Bank and Trust Company in Liber 6794 of Deeds at Page 125, on July 19, 1962.

This is to certify that the Downtown Renewal, Urban Renewal Plan Phase I complies with the provisions of Subdivision 7 of Section 502 of the General Municipal Law. It is further certified that the said plan conforms generally to the findings made pursuant to Section 501 of the General Municipal Law and that the report of the Planning Board relating to the requirements of Section 502 and 504 of the General Municipal Law attached hereto as Exhibit A made a part of these findings.