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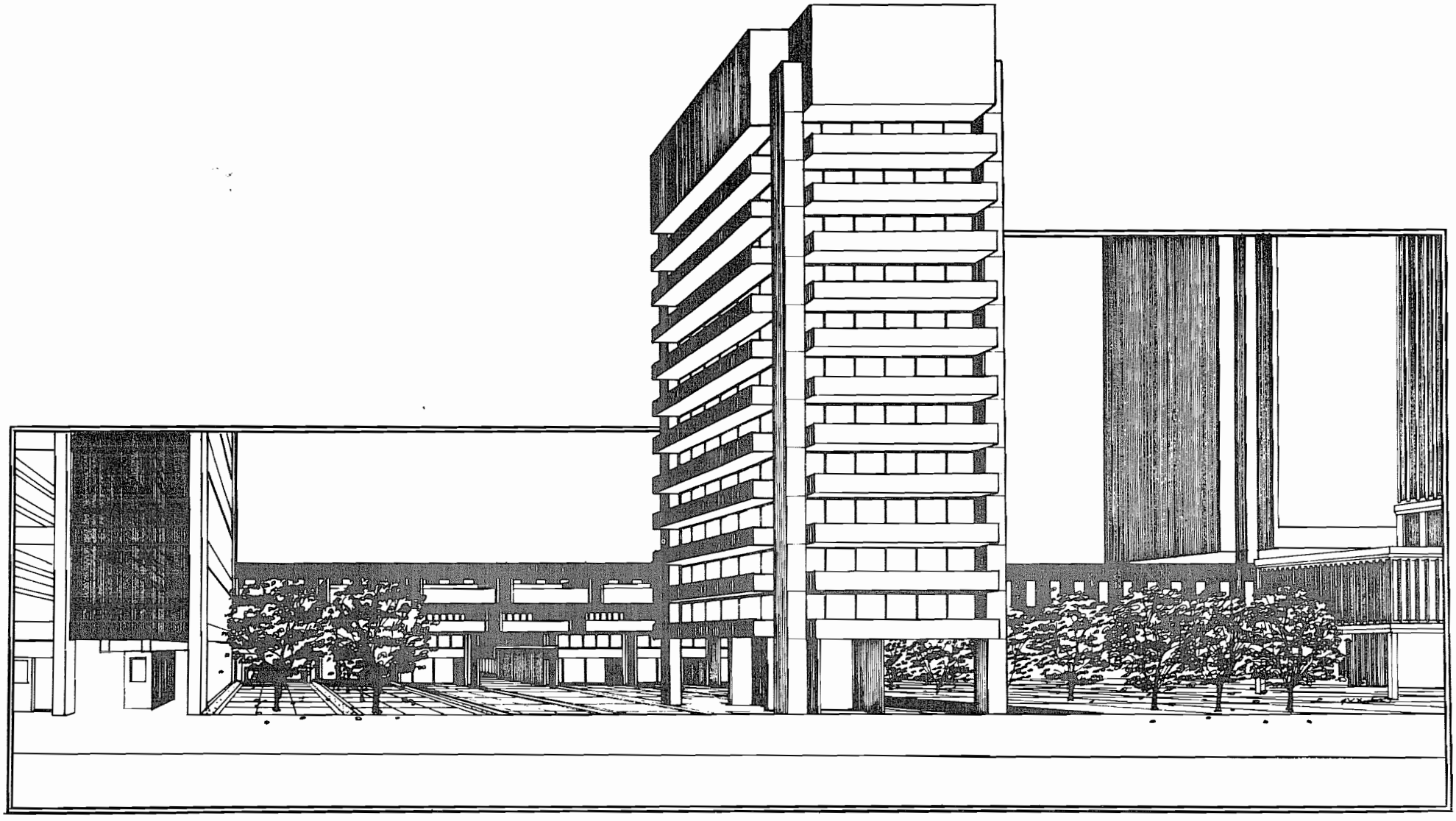

DOWNTOWN RENEWAL
BUFFALO, N.Y. PHASE II

DOWNTOWN RENEWAL/PHASE II

DEPARTMENT OF URBAN RENEWAL

CITY OF BUFFALO, NEW YORK

FRANK A. SEDITA,

MAYOR

RICHARD L. MILLER,

COMMISSIONER

OCTOBER 16, 1968

Prepared by:

Division of Redevelopment

Richard S. Danforth, AIP
Director.

DOWNTOWN RENEWAL/PHASE II

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DOWNTOWN RENEWAL/PHASE II.

INTRODUCTION:

The City of Buffalo, cognizant of the economic decline and structural decay of its Central Business District, made or contracted for a series of reports and studies which proposed a plan of action to revitalize this substandard area.

The Arthur D. Little Report of 1960 and various other Central Business District Proposals by the Division of Planning resulted in defining an original 11 block area as being substandard and insanitary and as appropriate for Urban Renewal treatment. (See Exhibit 2, page 3).

Pursuant to the provisions of Article 15, Section 504 of the New York State General Municipal Law, this 11-block area was officially designated as an Urban Renewal Project by adoption of C.C.P. No. 118, on April 30, 1963.

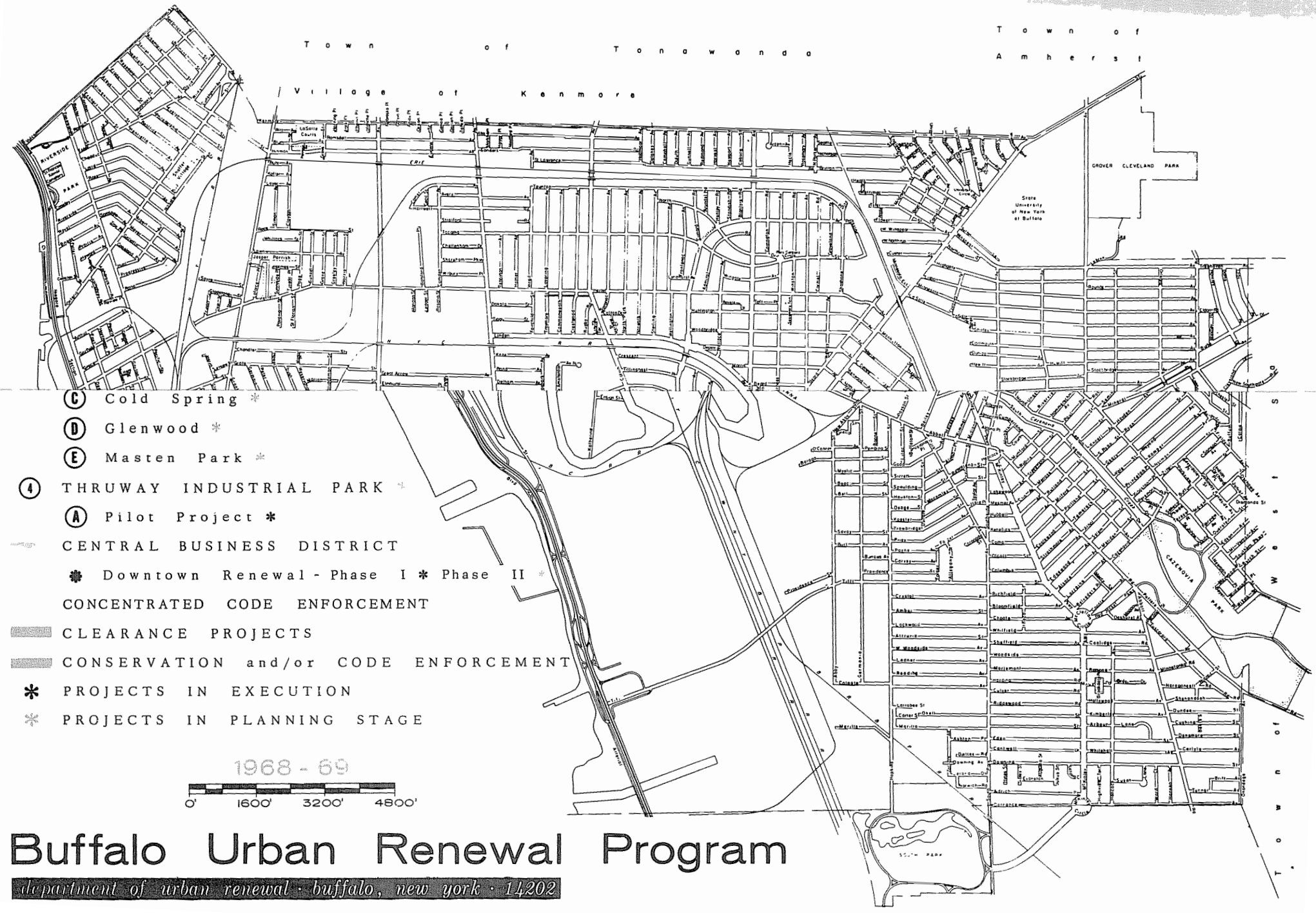
The Urban Renewal Plan for Downtown Renewal Phase I was subsequently prepared by the Department of Urban Renewal and officially adopted by the Common Council on June 29, 1965. As of this date, new construction in the Phase I area is nearing completion, demolition for the Church Street Extension is completed with construction scheduled by the State of New York to begin shortly, and construction of the new Erie County Office Building is well under way.

To keep the impetus generated by Phase I, the Department of Urban Renewal has prepared an Urban Renewal Plan for Phase II for Continuing the Central Business District revitalization. Upon approval of the urban renewal plan, the Department of Urban Renewal will proceed with its implementation.

II URBAN RENEWAL PLAN

DOWNTOWN RENEWAL/PHASE II

OCTOBER 16, 1968



Buffalo Urban Renewal Program

department of urban renewal · buffalo, new york · 14202

I PROJECT AREA REPORT

PROJECT AREA REPORT

The Project Area Report will consist of the following:

A. Project Boundaries

B. Project Area Map

C. Project Eligibility

D. Purpose

E. Survey Procedure

F. Project Survey Results

A. Project Boundaries

The boundaries of the project area are shown on Exhibit 4, page 33, and are generally described as follows: Bounded on the north by Court Street, on the east by Pearl Street, on the south by W. Eagle and on the west by Franklin Street.

The total project area contains approximately 3.49 acres excluding the Court/Franklin Parking Ramp and Denton, Cottier and Daniels, which contains approximately 1.30 acres.

There are 5 structures or 0.86 acres proposed for clearance. 0.29 acres of the Street Right-of-Way will be vacated leaving 1.04 acres of Street Right-of-Way scheduled for retention.

B. Project Area Map

The Project Area Map, (See Exhibit 3, page 11), shows the following:

A. The boundaries of the project area.

b. The boundaries of the area excluded from project.

c. The approximate property lines and outline of each structure.

d. The existing land use of each property, including designation of:

1) Land in Public/Semi-public Use.

2) Each property within project area in mixed use, indicating predominant use.

e. The condition of each structure in area and number of structures warranting clearance.

C. Project Eligibility

In compliance 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 predominantly non-residential area which is blighted because of sub-standard, insanitary and deteriorated conditions, factors and characteristics. The existence of this area constitutes a negative influence on adjacent properties, impairing their economic soundness and stability thereby threatening the source of public revenues.

D. Purpose

In order to protect and promote the safety, health, morals and welfare of the people of Buffalo and to promote sound growth and

development of the 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 will be implemented 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 and public purpose, essential to the public 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 or 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."

E. Survey Procedure

The data submitted on the attached Form, page 10, Exhibit 5 and page 10A, is based on surveys made in the project area conducted by the staff of the Department of Urban Renewal, Division of Redevelopment and Division of 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) Structures with deteriorating conditions which are not correctable by normal maintenance classified as being in need of major repair

(4) Structures 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.

DOWNTOWN RENEWAL/PHASE II - BUFFALO, N.Y.

STRUCTURAL CONDITION CHART

		MAJOR COMPONENTS						MINOR COMPONENTS																	
		FOUNDATION	EXTERIOR WALLS	ROOF STRUCTURE	FLOOR JOIST & BEAMS	INTERIOR WALLS	SUB—TOTAL A	SIDING MATERIAL	ROOFING MATERIAL	CEILINGS	PORCHES & STAIRS	ELECTRICAL SYSTEM	PLUMBING SYSTEM	HEATING SYSTEM	DOORS & WINDOWS	CHIMNEYS	FLOORING MATERIAL		SUB-TOTAL B	TOTAL A&B		SOUND	MINOR DEFICIENCIES	MAJOR DEFICIENCIES	CLEARANCE
POINT COUNT		20	20	14	10	10	74	10	10	6	4	4	4	4	2	2	4		50	124		0 to 15	16 to 35	36 to 47	48 to 124
Parcel	No.																								
1	1	6	6	10	7	3	32	3	3	2	1	3	0	0	2	0	1		15	47				X	
	2	6	6	0	7	3	22	3	3	4	0	3	3	3	0	1	3		23	45				X	
	3	6	6	10	7	7	36	7	7	4	0	3	0	3	0	0	3		27	63					X
	4	6	6	0	0	3	15	3	3	2	1	3	1	3	0	0	1		17	32			X		
	5	14	6	0	7	7	34	0	3	4	0	3	0	3	0	1	3		17	51					X
	6																								

GRAND TOTAL - CORRESPONDS TO CONDITIONS ON PROJECT AREA MAP Exhibit 3, page 11

EXHIBIT 5

DOWNTOWN RENEWAL / PHASE II
DATA ON PROJECT AREA

(PRESENT CHARACTER, CONDITION OF BUILDINGS AND PROPOSED LAND USES)

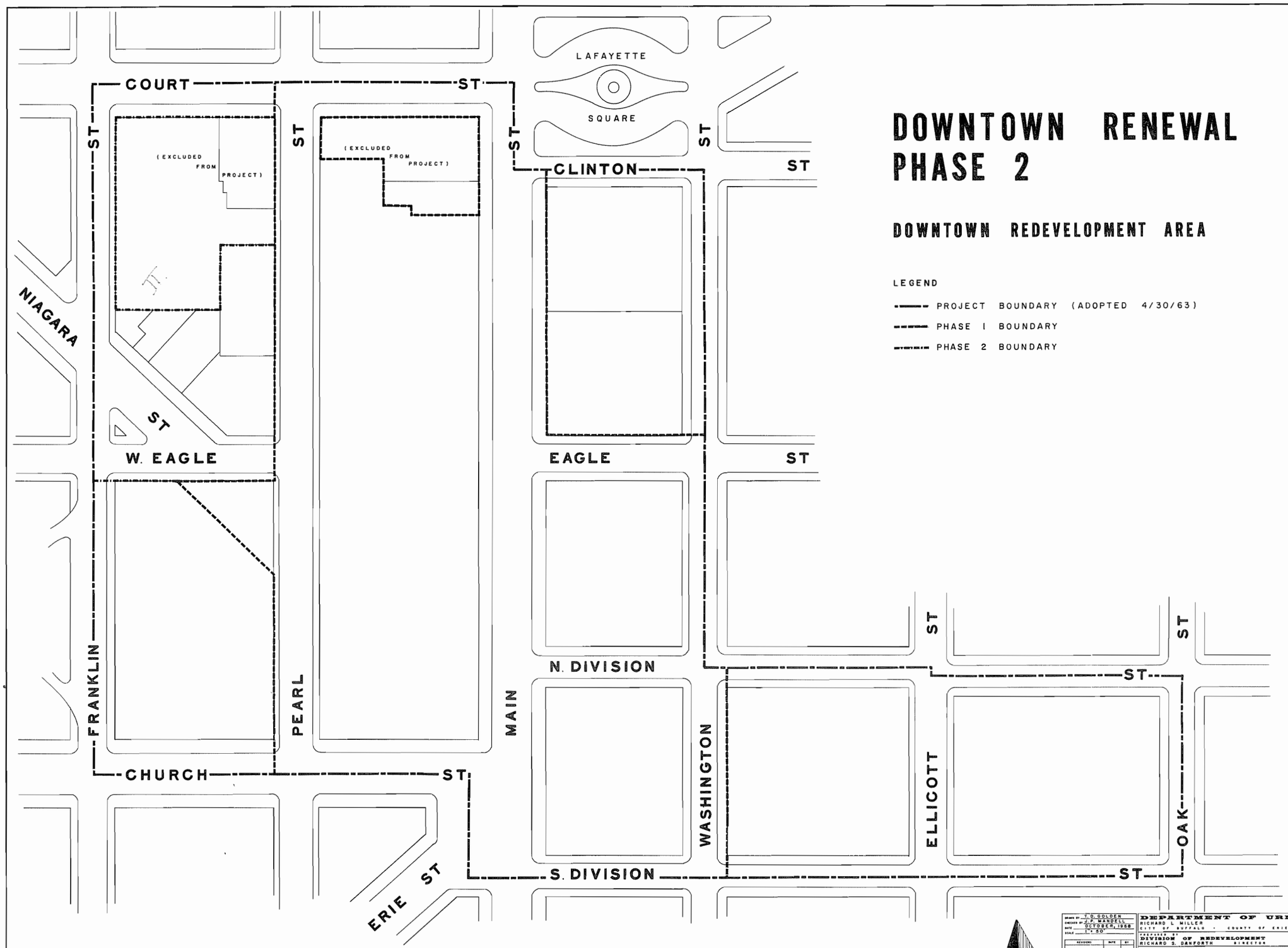
ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS						
TOTAL	2.19	2.15	0.04	-	1.15	1.04	5	5	2.19
1. Streets, Alleys, Public Rights-of-Way, Total	1.33	1.33		-	0.29	1.04			1.04
a. Major Transportation	1.33	1.33		-	0.29	1.04			1.04
(1) With Federal Highway Aid									-
(2) Without Federal Highway Aid									-
b. Other Streets, Alleys, Public Rights-of-Way	-	-		-	-	-			-
2. Residential, Total	-	-	-	-	-	-	-	-	-
a. Dwelling Purposes									
b. Related Public or Semipublic Purposes									
3. Nonresidential, Total	0.86	0.82	0.04	-	0.86	-	5	5	1.15
a. Commercial	0.53	0.53	-	-	0.53	-	3	3	1.15
b. Industrial	-	-	-	-	-	-	-	-	-
c. Public or Semipublic (Institutional)	0.33	0.29	0.04	-	0.33	-	2	2	-
d. Open or Unimproved Land Not Included in 3a, b, or c above	-			-	-	-			

DOWNTOWN RENEWAL PHASE 2

DOWNTOWN REDEVELOPMENT AREA

LEGEND

- PROJECT BOUNDARY (ADOPTED 4/30/63)
- PHASE I BOUNDARY
- PHASE 2 BOUNDARY



The Urban Renewal Plan for Buffalo's Downtown Renewal/Phase II program consists of the following narrative plan and the attached maps as follows:

Exhibit		Page
4.	Project Boundary Map	33
6.	Land Use Plan Map	34
7.	Land Acquisition Map	35
8.	Design Plan Map	36
9.	Land Disposition Plan Map	37

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B. DESCRIPTION OF THE PROJECT

1. Boundaries of the Urban Renewal Area

The boundaries of the Downtown Renewal Project/Phase II are indicated on the Project Boundary Map (See Exhibit 4, page 33) attached to and made a part of this plan. The Project Area is more particularly described as follows:

All that tract or parcel of land situated in the City of Buffalo, County of Erie, State of New York, and described as follows:

Beginning at a point of intersection of the centerline of Court Street (99' feet wide) with the centerline of Franklin Street (66' feet wide); thence southerly along said centerline of Franklin Street to its intersection with the southerly right-of-way line of W. Eagle Street; thence easterly along the southerly right-of-way line of W. Eagle to its intersection with the westerly right-of-way line of Pearl Street; thence northerly along the westerly right-of-way line of Pearl Street to its intersection with the centerline of Court Street (99' feet wide); thence westerly along said centerline of Court Street to the place and point of beginning.

2. Urban Renewal Plan Objectives

The primary objective of the City of Buffalo is to accomplish the cohesive development of its Central Business District into a viable community asset.

The goals and objectives as established in the Buffalo Master Plan, the Community Renewal Plan and various other reports is to:

a) foster the renewal of a substandard predominantly commercial area;

b) develop new commercial facilities;

c) contribute to strengthening and upgrading the community's economic and commercial base.

Specific project objectives embodied in this Plan to be achieved through public and private action as follows:

a) the acquisition and demolition of all structurally substandard buildings;

b) the elimination of blighting influences;

c) to create safe, efficient and functional vehicular pedestrian circulation systems, with separation of conflicting patterns and movements;

d) to protect and conserve the adjacent new public and commercial facilities being developed in Phase I;

e) to develop cleared land in conformance with patterns of land use for development of a downtown commercial and office complex, which will support the existing Central Business District and that are in accordance with the objectives of the Buffalo Master Plan;

f) to promote the highest possible standards in building and environmental design.

3. Types of Proposed Urban Renewal Actions

The City of Buffalo, hereinafter referred to as the "City", with the authorization of the governing body thereof, proposes certain Urban Renewal actions within the Downtown Renewal Project/Phase II which include:

a. Clearance and Redevelopment

(1) The acquisition of all real property as identified for such action on the "Land Acquisition Plan Map". (See Exhibit 7, page 35).

(2) The clearance of all acquired structures and improvements thereon.

(3) The relocation of site occupants residing in structures which are to be acquired.

(4) The assembly or reassembly of such cleared land into parcels whose size, shape, location and relationship to other areas and facilities which will be economically feasible to achieve new private development to meet the objectives of this plan and the projected market demands for such new development.

(5) Sale or lease of all land acquired by the City for reuse in accordance with the goal and objectives as established in the Urban Renewal Plan.

b. Public Improvements and Facilities

(1) The modification, development, and construction of necessary public improvements and facilities required to adequately support and service the existing and proposed land uses and activities in the Downtown Renewal Project/Phase II area including streets, utilities, open spaces, and pedestrian facilities.

(2) The vacation of Niagara Street between Franklin and W. Eagle Streets for development in conformance with the Plan.

(3) Underground placement of all remaining and new utilities.

C. LAND USE PLAN

1. Proposed Land Use

The Land Use Plan (See Exhibit 6, page 34), attached hereto and made a part of this Plan, identifies the following general land use categories and areas which are established and permitted within the Downtown Renewal Project/Phase II:

a) Public Street Rights-of-Way, including rights-of-way within which public vehicular use will be restricted.

b) Commercial use ("C 3"- Central Business District).

Types of use permitted within the above land use categories, other than Public Street Rights-of-way are outlined in the following section of this Plan.

2. Land Use Provisions and Building Requirements

The following requirements shall apply to the use and development of land within the Downtown Renewal Project/ Phase II, and together with the Land Use Map, shall constitute the provisions of this Urban Renewal Plan that govern such use and development.

These requirements are established as basic guides and standards for new construction and development, reflecting the public renewal objectives and intent of the City in undertaking the Downtown Renewal Project/Phase II. It is not intended, however, that such provisions unduly inhibit exploration of valid land uses, design concepts, economic concepts, or other development and objectives which, while varying from some aspect of these requirements, may nevertheless achieve the public objectives embodied herein.

The Commissioner of Urban Renewal and the City Planning Board shall be responsible for review of all redevelopment proposals, and for interpretations of the terminology and intent of this Plan, and shall determine the appropriateness and acceptability of all redevelopment proposals in terms of their conformity with this Urban Renewal Plan. The Commissioner of Urban Renewal, shall, in all cases, act, on behalf of the City, as the initial authority in review of proposals, and shall consult with the City Planning Board, as required prior to any recommendations to the Common Council regarding such proposals.

A1 Illustrative Design Plan (See Exhibit 8, page 36) is also attached but shall not be construed as applicable in

governing or controlling the specific type, character, or pattern of redevelopment which may be permitted. The Illustrative Design Plan, and Section C3, Design and Development Objectives, of the Plan, is intended to generally illustrate and guide the interpretation of the Land Use Provisions; Building Requirements; and Public Objectives of the Urban Renewal Plan.

a. Public Use and Development

In addition to adjustments in the Public Street Rights-of-Way, the following public facilities are to be developed by the City in the location identified on the Land Use Map. (See Exhibit 6, page 34).

(1) Open Space Area

An open space area will be developed to serve the project area. This open space shall be planned and located as a conveniently accessible and central focus for the surrounding commercial and governmental areas.

b. Commercial - Central Business District

(1) In the area of the project designated for central business district development permitted uses may include the following:

Administrative and Governmental Offices

Auditorium

Banking Offices

Office Building

Parking Garage

Restaurant

Retail Store

Telephone Exchange

Theatre

Other uses generally comparable to the above may be authorized by the City Planning Board and the Commissioner of Urban Renewal. Site development plans shall be submitted to the City Planning Board and Commissioner of Urban Renewal for approval. Noxious or nuisance uses will be prohibited.

(2) 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.

"Street" shall be interpreted to include any adjoining open public place which is directly opposite the front or side line of the lot in question, to a total width of 150 feet for street and adjoining public place.

(3) Off-Street Loading

It is the intent of this Plan that all uses and activities within the Downtown Renewal Area/ Phase II have off-street facilities or areas for receipt, loading, and distribution of material or merchandise, or other servicing by vehicle.

Adequate off-street loading facilities shall be provided and available within or adjacent to all new building development and shall furthermore be located entirely within the parcel of such buildings.

Common use of loading facilities by a number of establishments, or grouping of such facilities to serve several uses or establishments, may be permitted. In any permitted cases, or similar existing circumstances, the City may require and enforce such agreements as to limited hour and/or staged delivery schedules by the various

uses and establishments, as may be required to effectively utilize such reduced or grouped facilities, and service vehicles will be denied any on-street parking or standing which may result from lack of adherence to such schedules.

Loading and other service areas shall be subject to the following requirements:

a) Loading areas shall be surfaced with a dustless all-weather durable material capable of bearing all vehicular loads to which they may be subjected, and shall be properly graded and drained to collect and dispose of surface water.

c. Related Provisions

All vehicular access from or egress onto, any public right-of-way shall be carefully reviewed by the Division of Safety and the Commissioner of Urban Renewal.

d. Sidewalk Coverings

Subject to approval of the City, sidewalk coverings, canopies, marquees or similar structures may be extended a maximum of ten (10) feet into any public right-of-way but in no case closer than six (6) feet to the face of any street curb.

Vertical clearance from the sidewalk shall be not less than ten (10) feet. Supporting posts or columns if permitted, shall be located so as to not impede general pedestrian movement.

e. Signs

(1) A sign program, describing the location, nature, character and size of signs shall be presented to the Commissioner of Urban Renewal as part of any redevelopment proposal.

(2) All signs within Downtown Renewal/Phase II, shall be restricted to signs which identify buildings to which they are attached, or uses, businesses, services, or goods located or obtainable on the premises.

(3) No flashing electrical signs may be used.

(4) Exceptions for special heraldic devices and symbols, hanging signs, or mechanical signs may be approved on an individual basis by the Commissioner of Urban Renewal, if these can be shown to relate to the entity which the building represents. Fixed signs and advertising and heraldic devises shall be approved on the basis of a general plan for each portion of the property separately conveyed in relation to facade structures, rather than on an individual basis.

f. Illumination

All illumination of buildings, grounds, signs, or other appurtenances within the Downtown Renewal Area shall be arranged and shielded that no direct ray shall cross any street or property line, or otherwise create a nuisance to any adjacent use or activity, public or private. Such illumination shall be non-flashing and non-blinking.

g. Building Design and Materials

All buildings should be constructed of substantial and permanent materials, consistent with long-range economic use and competitive requirements. While

a variety of architectural expressions shall be encouraged, building elements shall harmonize with each other and with surrounding areas, and discordant novelty designs shall not be permitted.

h. Architectural and Landscape Plans

The Commissioner of Urban Renewal shall evaluate architectural plans for all new buildings to ensure that each building will be a distinguished architectural expression which may have a distinctive character and yet be harmonious with adjacent buildings in the project, and to ensure that the buildings will conform with the urban design concepts on which the Urban Renewal Plan is based. Portions of building sites not containing structures shall be appropriately landscaped. The Commissioner of Urban Renewal shall evaluate landscape plans to ensure that the landscaping will complement the building or buildings on the site and adjacent buildings in the project, and to ensure that the landscaping will conform with the urban design concepts on which the Urban Renewal plan is based. In the disposition of land and in owner participation agreements, the Commissioner of Urban Renewal may establish detailed design criteria with appropriate provisions in the disposition documents and owner participation agreements.

i. Off-Site Improvements

The City of Buffalo shall, as a condition of sale or lease, require a redeveloper, at his own expense, to install street trees, landscaping, paving, benches, waste receptacles, and other improvements.

3. Design and Development Objectives

The basic objectives of this Plan have been stated under B2, Urban Renewal Plan Objectives. These objectives are directed primarily at the functional restoration and strengthening of the Project Area as the current and continuing location of Central Business facilities and other Social and economic resources of the community.

Exception:

The Commissioner of Urban Renewal, 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 program and site plans submitted by redevelopers for disposal parcels under such programs and site plans are considered to best serve the objective of the Urban Renewal Plan for Central Business District Development.

4. Duration of Land Use Provision and Building Requirements

This Urban Renewal Plan, and all provisions contained herein governing the use and redevelopment of lands in the Downtown Renewal/Phase II Area, including any modification thereof, shall be in full force and effect for a period of twenty (20) years following the date of the resolution of the Common Council of the City of Buffalo approving and adopting this Urban Renewal Plan.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Real property to be acquired by the City of Buffalo pursuant to the Plan is identified on the Land Acquisition Plan Map, (Exhibit 7, page 35), attached to and made a part of this Plan.

b. All real property to be acquired in a. above is to be cleared.

2. Land Disposition

a. Real property will be disposed of subject to the provisions as set forth in 3. below. The area proposed for disposition is indicated on the Land Disposition Plan (See Exhibit 9, page 37).

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 contractural agreement, to observe the Land Use and Building Requirement provisions of the Urban Renewal Plan.

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 provision of the Urban Renewal Plan.

d. That the building of improvements will be commenced and completed within a reasonable time.

e. 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.

4. Improvement of W. Eagle Street

A portion of W. Eagle Street shall be closed to public vehicular traffic and improved for pedestrian and public open space.

5. Underground Utility Lines

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

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 are existing or will be provided:

   a. Sewers

   b. Water lines

   c. Street lights

   d. Street improvements

   e. Public open space

2. No additions or alterations to the local codes or ordinances are necessary to effectuate the urban renewal plan.

3. The schedule for effectuation of the urban renewal plan is contingent upon the development plans of the proposed developers.

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 such land.

III SUMMARY OF PLANNING PROPOSALS

DOWNTOWN RENEWAL/PHASE II

OCTOBER 16, 1968

SUMMARY OF PLANNING PROPOSALS

1. ZONING PROPOSALS

a. Map of existing and proposed districts.

(See Exhibit 10, page 42).

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.

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 Regulated Regulations. These codes, requirements and restrictions that are a part of the Urban Renewal Plan, will adequately protect the project area.

c. Properties Not to Be Acquired

- Properties excluded from the Urban Renewal Area identified on the Land Acquisition Plan Map, Exhibit 7, page 35.

d. 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 correllary 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

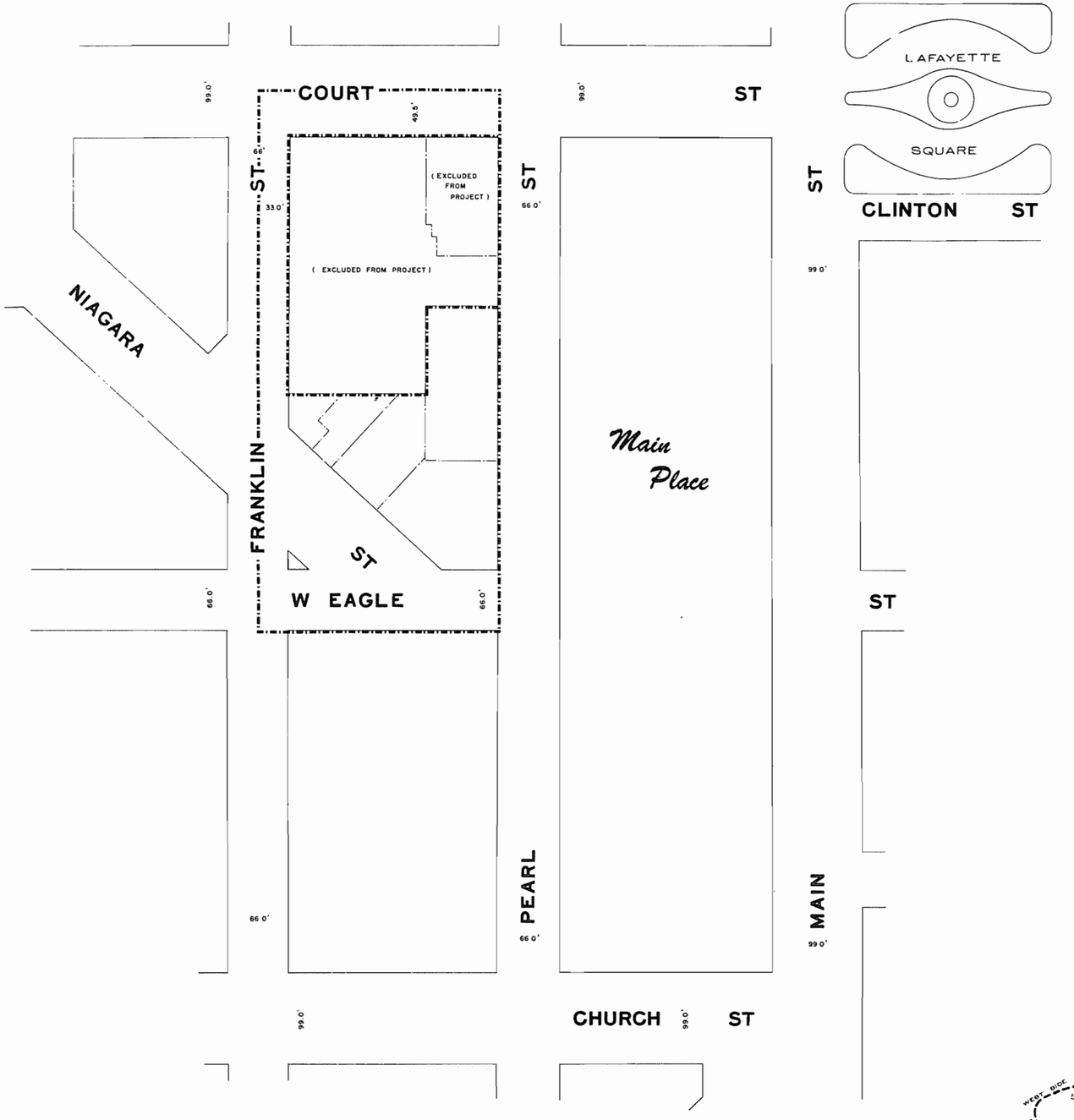
a. Conformity of Urban Renewal Plan to Master Plan and Program for Community Improvement.

- As set forth in 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 II Program is in conformity with the general planning objectives of the City. (See Exhibit 11, page 43).

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.

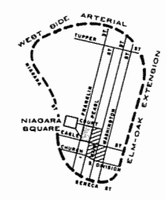


DOWNTOWN RENEWAL PHASE 2

PROJECT BOUNDARY MAP

LEGEND

-·-·- PROJECT BOUNDARY



DOWNTOWN RENEWAL

PHASE I

PHASE II

NORTH

DRAWN BY HARRY C. HOFFERT
CHECKED BY J. P. MANDELL
DATE OCT. 1968
SCALE 1" = 50'

REVISIONS | DATE | BY

0 25 50 100
SCALE IN FEET

DEPARTMENT OF URBAN RENEWAL
RICHARD L. MILLER COMMISSIONER
CITY OF BUFFALO COUNTY OF ERIE · STATE OF NEW YORK

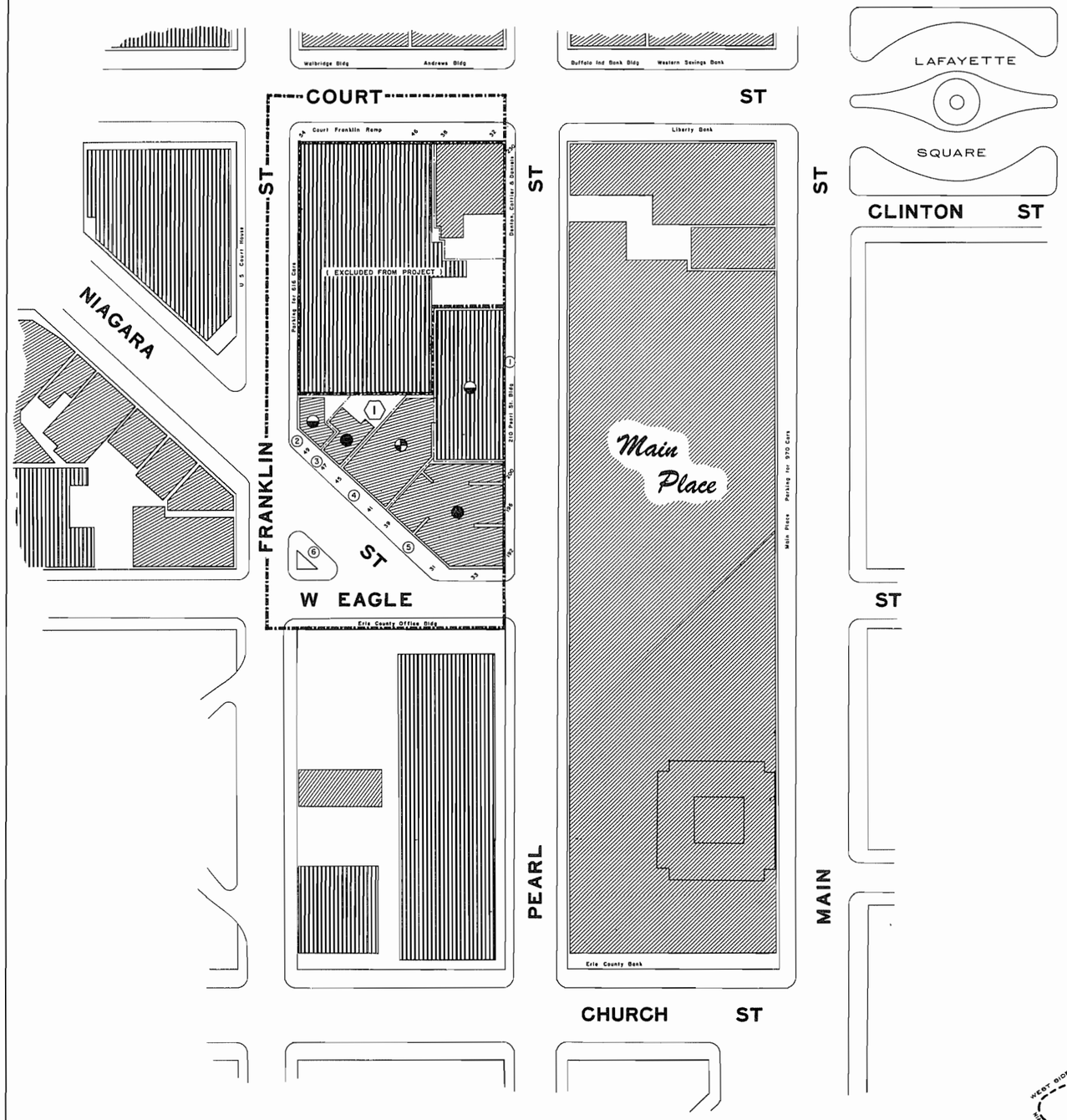
PREPARED BY
DIVISION OF REDEVELOPMENT
RICHARD S. DANFORTH DIRECTOR

FILE NO. A-2-47

TITLE PROJECT BOUNDARY MAP

PROJECT DOWNTOWN RENEWAL / PHASE 2

APPROVED BY Richard S. Danforth CONSULTANTS DATE 7/15/68 SHEET 4 PAGE 33



DOWNTOWN RENEWAL PHASE 2

PROJECT AREA MAP

LEGEND

- PROJECT BOUNDARY
- PUBLIC / SEMI PUBLIC
- COMMERCIAL

STRUCTURAL CONDITIONS

- STRUCTURE WITH NO DEFICIENCIES
- STRUCTURE WITH MINOR DEFICIENCIES
- STRUCTURE WITH MAJOR DEFICIENCIES
- STRUCTURE SUBSTANDARD TO A DEGREE REQUIRING CLEARANCE

- BLOCK NUMBER
- PARCEL NUMBER
- STREET ADDRESS

DOWNTOWN RENEWAL

- PHASE I
- PHASE II

DRAWN BY HARRY C. HOFFERT
CHECKED BY J. P. MANDELL
DATE JUNE 1968
SCALE 1" = 50'

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RICHARD L. MILLER COMMISSIONER
CITY OF BUFFALO · COUNTY OF ERIE · STATE OF NEW YORK
PREPARED BY DIVISION OF REDEVELOPMENT
RICHARD S. DAMPORTH · DIRECTOR

TITLE PROJECT AREA MAP
PROJECT DOWNTOWN RENEWAL / PHASE 2
APPROVED BY [signature] CONSULTANTS DATE 12/1/68

FILE NO. A-2-48
CODE NO.
SHEET 3 PAGE 11

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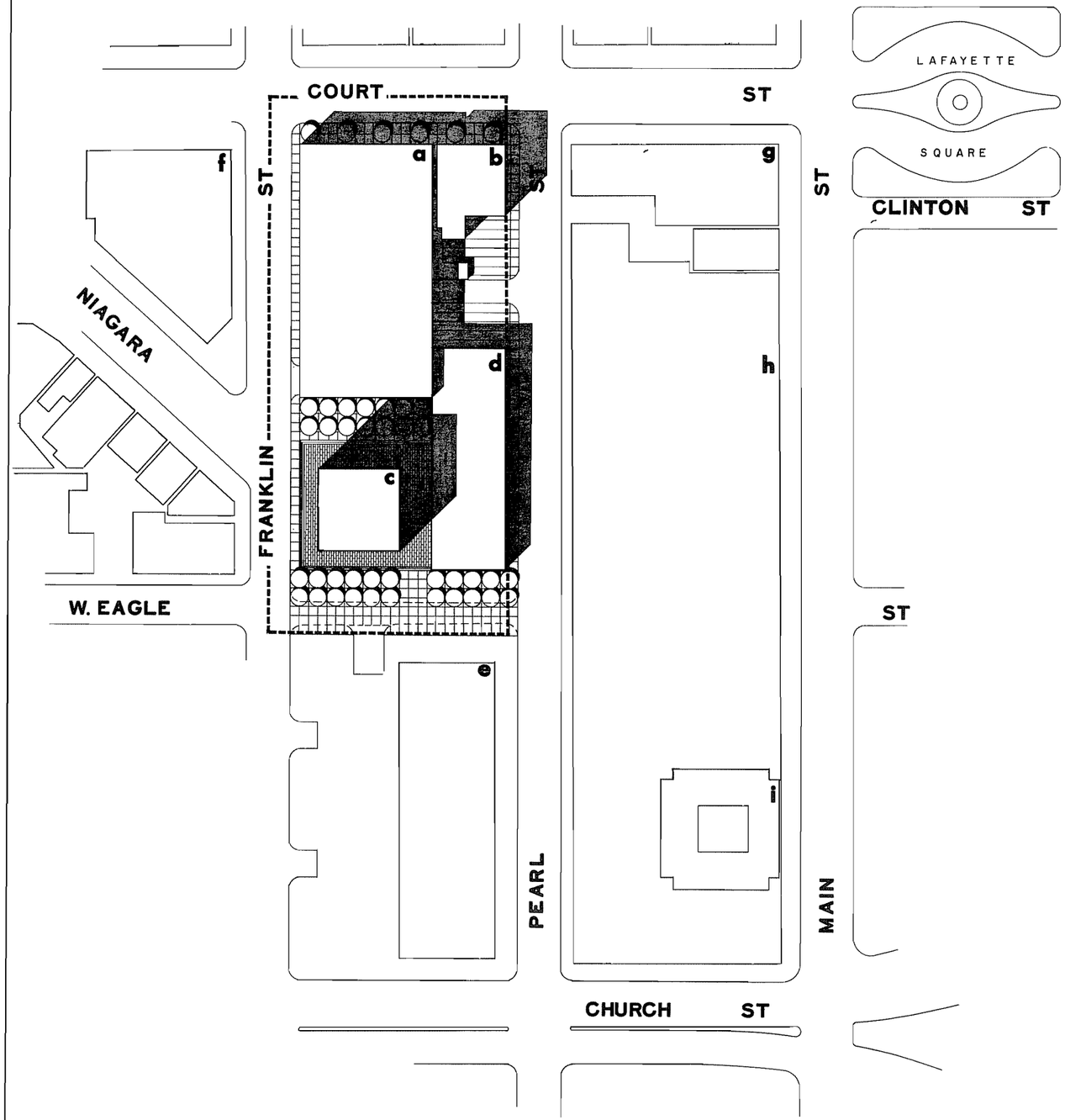
SCALE IN FEET



DOWNTOWN RENEWAL PHASE 2

DESIGN PLAN

LEGEND

- PROJECT BOUNDARY
- **a** COURT-FRANKLIN PARKING RAMP
- **b** DENTON COTTIER & DANIELS
- **c** SUGGESTED OFFICE TOWER
- **d** SUGGESTED RETAIL & OFFICE COMPLEX
- **e** ERIE COUNTY OFFICE BUILDING
- **f** U.S. COURT HOUSE
- **g** LIBERTY BANK & TRUST BUILDING
- **h** MAIN PLACE
- **i** ERIE COUNTY SAVINGS BANK BUILDING

DRAWN BY F.K.H.
CHECKED BY J. P. MANDELL
DATE OCTOBER 1968
SCALE 1" = 50'

REVISIONS	DATE	BY

0 25 50 100
SCALE IN FEET

DEPARTMENT OF URBAN RENEWAL
RICHARD MILLER COMMISSIONER
CITY OF BUFFALO · COUNTY OF ERIE · STATE OF NEW YORK

PREPARED BY
DIVISION OF REDEVELOPMENT
RICHARD S. DANFORTH DIRECTOR

TITLE DESIGN PLAN

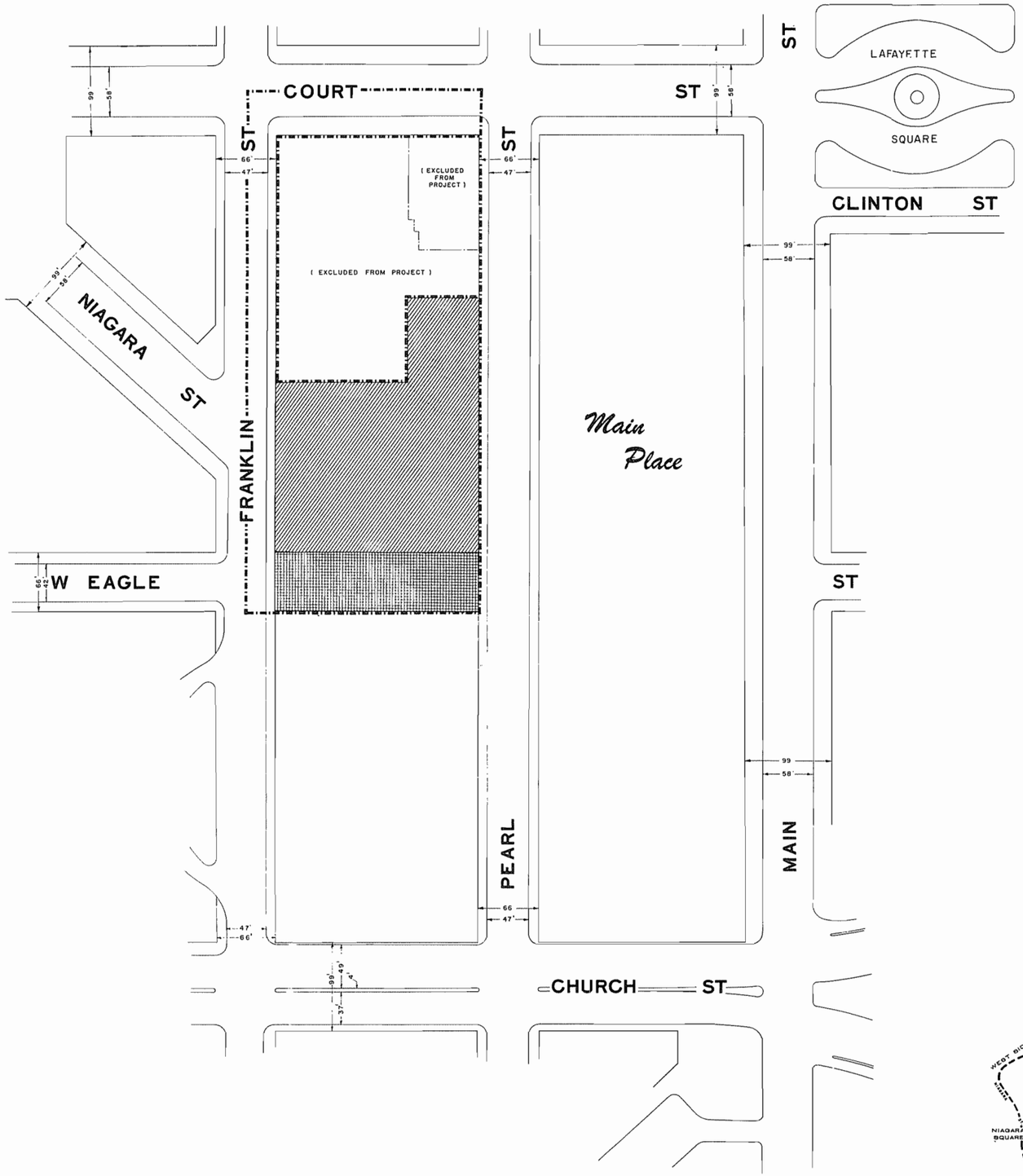
PROJECT DOWNTOWN RENEWAL / PHASE 2

APPROVED BY Richard S. Danforth CONSULTANTS DATE 10/18/68

FILE NO. A-2-50

CODE NO.

SHEET 8 PAGE 36

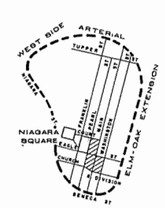


DOWNTOWN RENEWAL PHASE 2

LAND USE PLAN

LEGEND

- PROJECT BOUNDARY
- COMMERCIAL (CENTRAL BUSINESS DISTRICT)
- PUBLIC STREET-RIGHT-OF-WAY VEHICULAR USE RESTRICTED



DOWNTOWN RENEWAL

- PHASE I
- PHASE II

DRAWN BY HARRY C. HOFFERT
CHECKED BY J. P. MANDELL
DATE JUNE 1965
SCALE 1" = 50'

REVISIONS	DATE	BY

0 25 50 100
SCALE IN FEET

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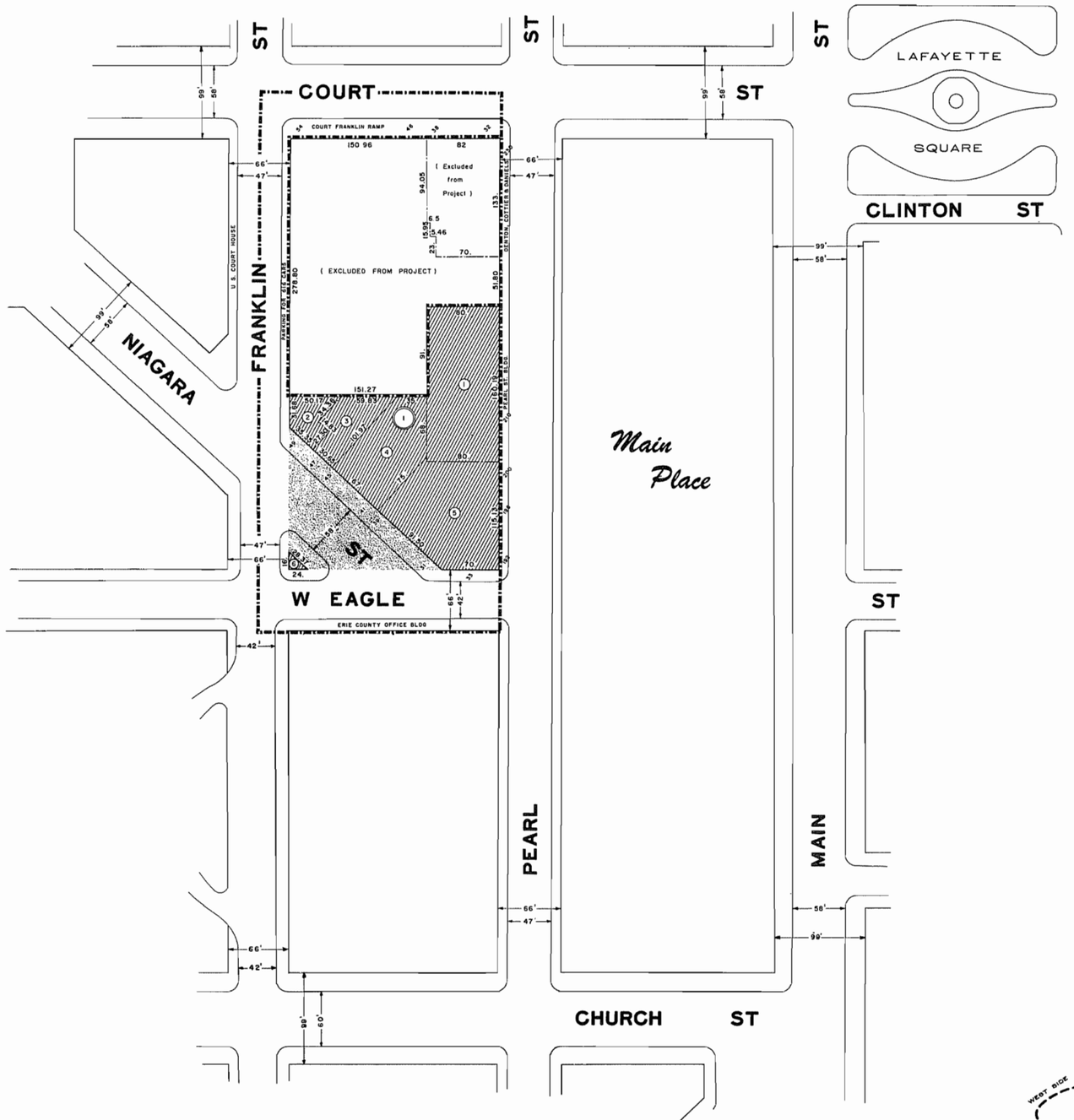
RICHARD L. MILLER COMMISSIONER
CITY OF BUFFALO · COUNTY OF ERIE · STATE OF NEW YORK
PREPARED BY
DIVISION OF REDEVELOPMENT
RICHARD S. DANFORTH DIRECTOR

FILE NO. A-2-53
SHEET NO.

TITLE LAND USE PLAN
PROJECT DOWNTOWN RENEWAL / PHASE 2
APPROVED BY Richard S. Danforth CONSULTANTS DATE 10/16/65
SHEET 6 PAGE 34



DOWNTOWN RENEWAL PHASE 2

LAND ACQUISITION MAP

LEGEND

- PROJECT BOUNDARY
- BLOCK NUMBER
- PARCEL NUMBER
- 160 19 PARCEL DIMENSION
- 210 STREET ADDRESS
- AREA TO BE ACQUIRED
- STREETS TO BE VACATED

PARCEL		OWNER	ADDRESS	TO BE ACQUIRED (SQ. FT.)	NOT TO BE ACQUIRED (SQ. FT.)
1		COUNTY OF ERIE	210 PEARL ST.	12,815	0
2		ELLICOTT PERM. SAVINGS & LOAN ASSOC.	49 NIAGARA ST.	2,049	
3		BACKERS REALTY CO. INC.	47 " "	3,360	
4		MASONIC HALL ASSOC. OF CITY OF BUFFALO	41-45 " "	7,195	
5		CHARLES A. LAUBE	31-39 " "	11,909	
6		CITY OF BUFFALO	(TRIANGLE)	192	
		TOTAL BLOCK 1		37,520	0
TOTAL	A	TOTAL LAND		37,520	0
	B	TOTAL STREET RIGHT-OF-WAY		12,517	45,789
		TOTAL A & B		50,037	45,789
		GRAND TOTAL / PHASE 2		95,826 SQ.FT.	OR 2.19 ACRES

DOWNTOWN RENEWAL

- PHASE I
- PHASE II

DRAWN BY HARRY C. HOFFERT
CHECKED BY J. P. HANDELL
DATE JUNE 1968
SCALE 1" = 50'

REVISIONS | DATE | BY

0 25 50 100
SCALE IN FEET

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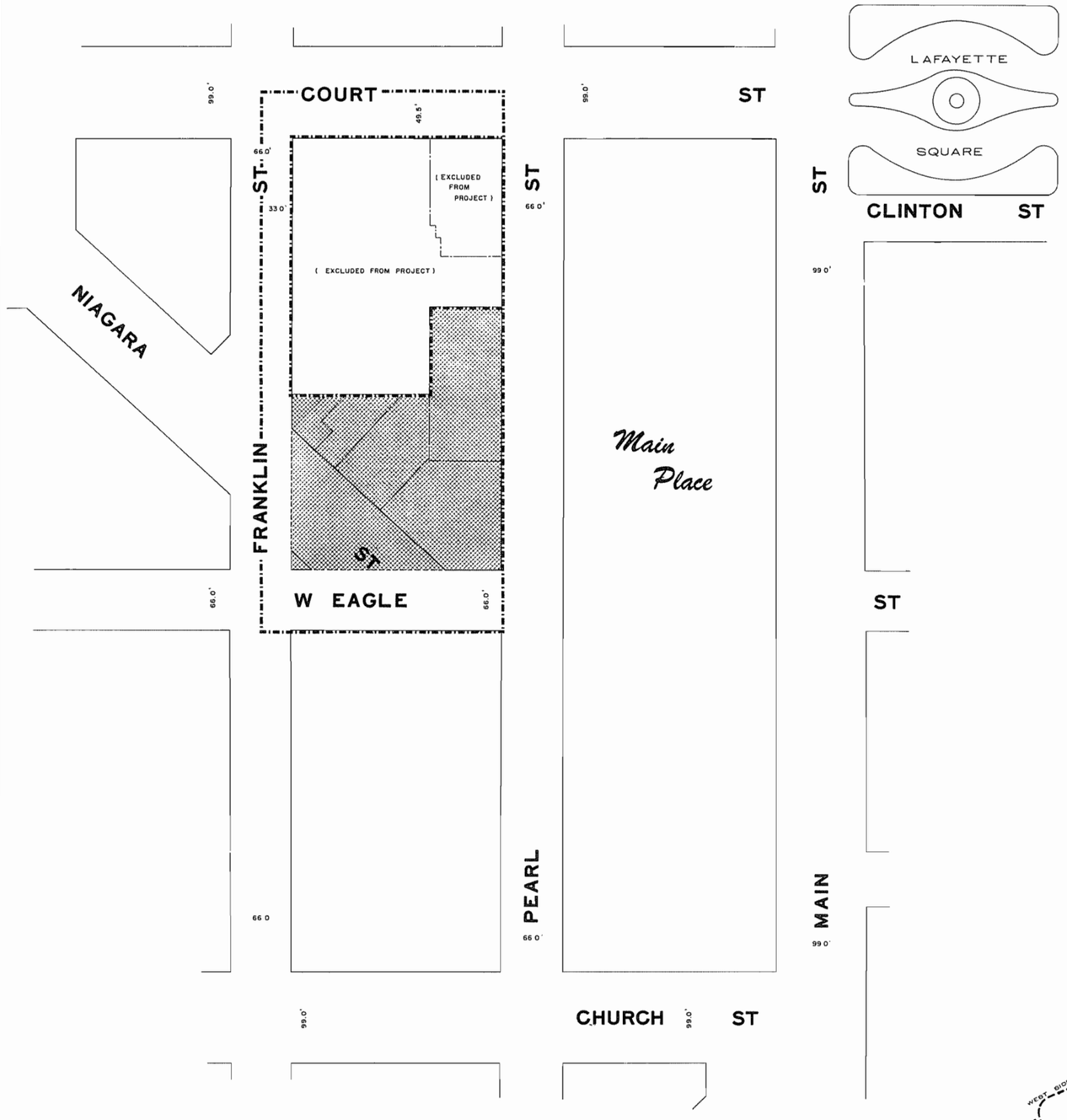
RICHARD L. MILLER COMMISSIONER
CITY OF BUFFALO · COUNTY OF ERIE · STATE OF NEW YORK
PREPARED BY DIVISION OF REDEVELOPMENT
RICHARD S. DANFORTH DIRECTOR

TITLE LAND ACQUISITION MAP
PROJECT DOWNTOWN RENEWAL / PHASE 2
APPROVED BY Richard S. Danforth CONSULTANTS DATE 10/16/68

FILE NO. A-2-49
CODE NO.
EXHIBIT 7 PAGE 35



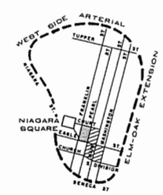
DOWNTOWN RENEWAL PHASE 2

PROJECT ZONING MAP

LEGEND

PROJECT BOUNDARY

C-3 / CENTRAL BUSINESS DISTRICT



DOWNTOWN RENEWAL

PHASE I

PHASE II

DRAWN BY HARRY C. HOFFERT
CHECKED BY J. P. MANDELL
DATE OCT. 1968
SCALE 1" = 50'

REVISIONS	DATE	BY

0 25 50 100
SCALE IN FEET

DEPARTMENT OF URBAN RENEWAL
RICHARD L. MILLER COMMISSIONER
CITY OF BUFFALO · COUNTY OF ERIE · STATE OF NEW YORK

PREPARED BY
DIVISION OF REDEVELOPMENT
RICHARD S. DANFORTH DIRECTOR

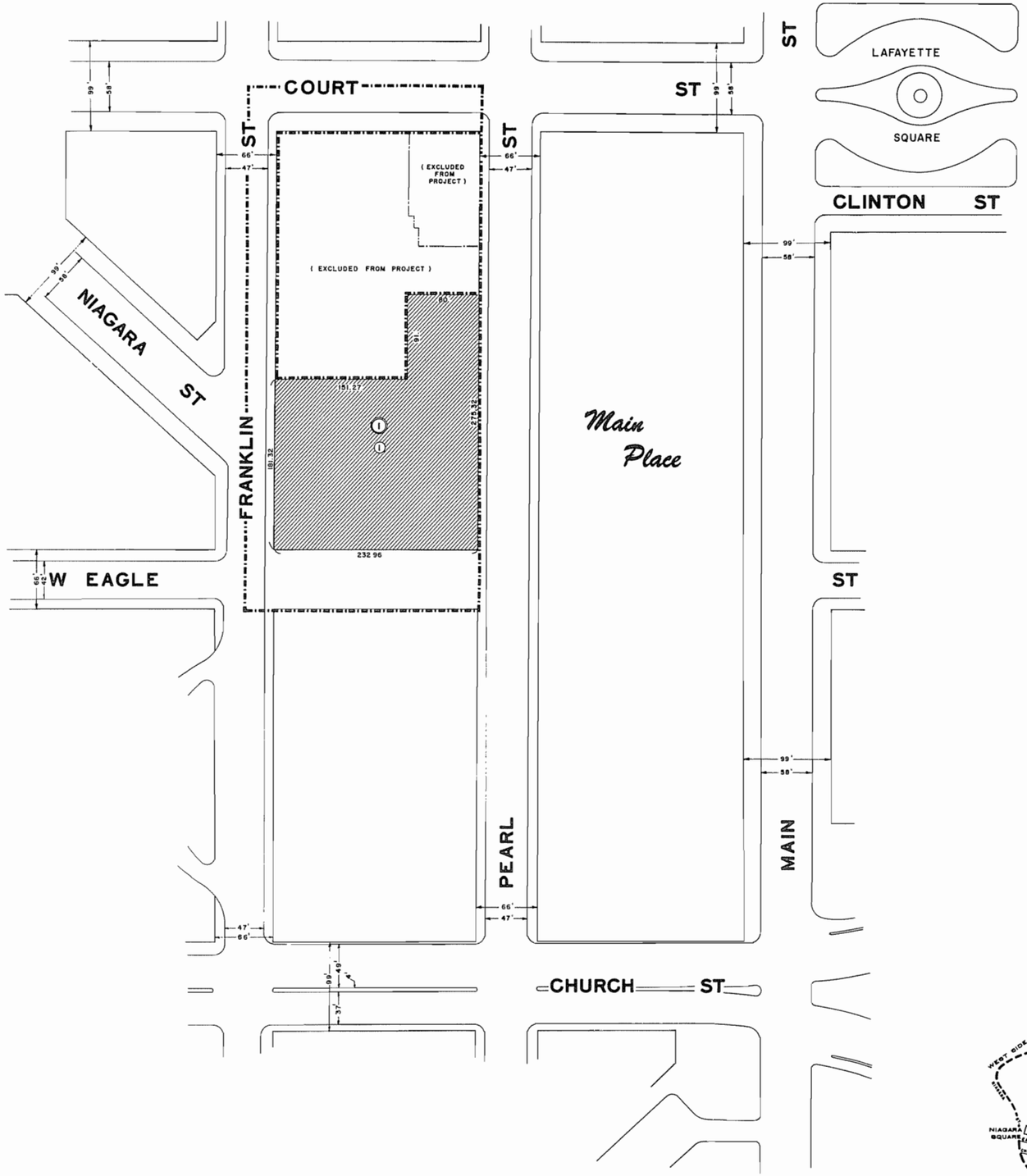
FILE NO. A-2-52

TITLE ZONING MAP / EXISTING & PROPOSED

PROJECT DOWNTOWN RENEWAL / PHASE 2

APPROVED BY Richard S. Danforth CONSULTANTS DATE 6/15/68

SHEET 10 PAGE 42



DOWNTOWN RENEWAL PHASE 2

LAND DISPOSITION PLAN

LEGEND

- PROJECT BOUNDARY
- AREA TO BE DISPOSED
- BLOCK NUMBER
- PARCEL NUMBER
- 31 68 PARCEL DIMENSION

PARCEL NO		PROPOSED LAND USE	TO BE DISPOSED	NOT TO BE DISPOSED
1 - 1		COMMERCIAL (CENTRAL BUSINESS DISTRICT)	50,037 SQ. FT.	0 SQ. FT.
		TOTAL BLOCK 1	50,037 SQ. FT. (1.15 ACRES)	0 SQ. FT.
TOTAL	A	TOTAL LAND	37,520 SQ. FT.	0 SQ. FT.
	B	TOTAL STREET RIGHT OF WAY	12,517 SQ. FT.	45,789 SQ. FT.
		TOTAL A & B	50,037 SQ. FT.	45,789 SQ. FT.
		GRAND TOTAL PHASE 2	95,826 SQ. FT. OR 2.19 ACRES	

DOWNTOWN RENEWAL

- PHASE I
- PHASE II

DRAWN BY HARRY C. HOFFERT
CHECKED BY J. P. MANDELL
DATE JUNE 1968
SCALE 1" = 50'

REVISIONS | DATE | BY

0 25 50 100
SCALE IN FEET

DEPARTMENT OF URBAN RENEWAL
RICHARD L. MILLER COMMISSIONER
CITY OF BUFFALO · COUNTY OF ERIE · STATE OF NEW YORK

PREPARED BY
DIVISION OF REDEVELOPMENT
RICHARD B. DANFORTH DIRECTOR

TITLE LAND DISPOSITION PLAN

PROJECT DOWNTOWN RENEWAL / PHASE 2

APPROVED BY Richard S. Danforth CONSULTANTS DATE 11/14/68

FILE NO. A - 2 - 51

CODE NO.

EXHIBIT 9 PAGE 37