

BUFFALO NEIGHBORHOOD DEVELOPMENT PROGRAM

FRUIT BELT URBAN RENEWAL AREA

ND-401 URBAN RENEWAL PLAN

A. Description of NDP Urban Renewal Area

The Fruit Belt Urban Renewal area is located in the City of Buffalo, Erie County, State of New York. It is one of four major areas in Buffalo designated for treatment under the Neighborhood Development Program. The Fruit Belt area is bounded generally by East North and Best Streets on the north, Jefferson Avenue on the east, Goodell Street and the Kensington Expressway on the south, and Michigan Avenue and Masten Avenue on the west, as shown on the Land Use Plan Map, Map ND-401.

B. Statement of Development Objectives

1. The development objectives of the Fruit Belt Urban Renewal Plan are as follows:

The removal of substandard housing conditions either through redevelopment and new housing construction or through the upgrading and rehabilitation of existing residential structures where feasible.

The utilization to the maximum extent possible of vacant lots and vacant structures for new development in order to minimize both family displacement and displacement of existing institutions and business enterprises. The plan will give priority to the acquisition, clearance, and redevelopment of the numerous vacant and burnt-out structures scattered through the area.

The focussing of housing development or rehabilitation on dwellings within the financial means of moderate and low-income households and individuals, including full use of available financial assistance from Federal and State programs and the encouragement of scattered site development on vacant lots

when appropriate.

The improvement of community and public facilities such as schools; neighborhood parks and playgrounds; streets, street lighting, street trees and street landscaping; transportation, and sewer and water facilities.

Where feasible, the provision of opportunities for neighborhood commercial facilities.

2. Environmental Objectives: To eliminate blighting environmental influences within the area, including substandard existing structures where the economic feasibility of rehabilitation does not exist; to upgrade community and public facilities as set forth in paragraph 1, and to establish satisfactory controls over land uses to eliminate or protect against air and noise pollution.
3. Urban Design Objectives: To encourage sound urban design in the urban renewal area for predominantly residential and related uses or for neighborhood commercial uses, as the case may be. In order to accomplish the planning and design objectives of this urban renewal plan, development plans for all private and public development or major rehabilitation in the urban renewal area shall be submitted to the Buffalo Urban Renewal Agency for its review and approval prior to the issuance of building permits.

C. General Land Use Plan

1. Land Use Plan Map: Predominant land uses, major circulation routes, and public uses are shown on the Land Use Plan Map, Map ND-401-1.
2. Description of Predominant Land Uses: The permitted uses as shown on the Land Use Plan Map shall be as follows:

- (a) Residential: Density of new residential development shall not exceed 30 dwelling units per net acre, except housing proposed south of Virginia between Michigan and Maple.
- (b) Neighborhood Commercial Uses: Neighborhood commercial uses will be permitted, subject to approval by the Buffalo Urban Renewal Agency of specific locations for new facilities.

3. Planning Criteria, Standards, and Design Objectives to Determine:

- (a) Type, intensity and location of accessory and supporting uses permitted or required in predominant land use categories.

- (1) The following supporting uses related to residential uses will be permitted or required:

Public development of schools, neighborhood parks, playgrounds, and play lots.

Off-street parking facilities.

Neighborhood commercial uses.

Mixed residential-commercial uses where consistent with the objectives of this urban renewal plan, as determined by the Buffalo Urban Renewal Agency.

- (b) Type, location, and other characteristics of the internal circulation system.

The Fruit Belt Urban Renewal area has a long-established north-south and east-west street pattern, which is considered adequate to meet internal circulation requirements during and after the renewal of the area. Through-traffic needs will be met by Michigan Avenue and Jefferson Avenue on a north-south basis and the Kensington Expressway will divert major through east-west traffic.

- (c) Need, type, location and other characteristics of public improvements and facilities not identified on the Land Use Plan Map.

In addition to the public supporting facilities identified in paragraph (a) above, this urban renewal plan contemplates improvements in water and sewer facilities, improvements in streets and street lighting, development of pedestrian ways and improvements in land-scaping and tree planting for streets and pedestrian ways.

D. Urban Renewal Techniques to be Used to Achieve Plan Objectives

The urban renewal techniques to be used in achieving the objectives of this urban renewal plan will include rehabilitation, acquisition and redevelopment, acquisition without clearance, and spot clearance.

The use of these various techniques with respect to specific properties and areas within the urban renewal areas will be based on property surveys, economic and planning analyses, and land use determinations.

(a) Rehabilitation

- (1) Determination of the feasibility of rehabilitation will be determined by property surveys and economic analyses, subject to over-all urban renewal plan considerations.
- (2) Owners of properties judged to be feasible of rehabilitation will be offered the opportunity to carry out such rehabilitation in accordance with the established Property Rehabilitation Standards. If owners are unable or unwilling to comply with such standards, their properties will be acquired

by the Buffalo Urban Renewal Agency for the following actions, at its options:

- (a) Resale to purchasers, with the obligations to carry out the rehabilitation in accordance with the Property Rehabilitation Standards and to comply with the other pertinent provisions of this plan.
- (b) Rehabilitate the structures in accordance with these standards, for resale upon completion.
- (c) Clear the structures for redevelopment in accordance with this plan.

(3) Property Rehabilitation Standards will be developed in accordance with accepted professional practice.

(b) Acquisition and clearance

Properties will be acquired and cleared for redevelopment under the following conditions:

- (a) To remove substandard physical conditions, beyond the feasibility of rehabilitation, as determined by property surveys in compliance with local and Federal requirements.
- (b) To remove blighting influences, as determined by field surveys and planning analyses.
- (c) To provide land for public improvements and facilities in accordance with the objectives of this Urban Renewal Plan.
- (d) To complete land assembly for redevelopment, in accordance with the objectives of this Urban Renewal Plan.

E. Land Disposition Supplement I

1. The first action year area in the Fruit Belt Neighborhood Development is the ten-block area bounded by Carlton Street on the north, Orange Street on the east, Goodell Street and the Kensington Expressway on the south, and Michigan Avenue on the west. Land use regulations shall be as follows:

Permitted Land Uses: Residential rehabilitation where feasible; new development of single-family or duplex dwellings on scattered lots cleared of substandard structures or presently vacant lots; new residential development at a density not to exceed 90 dwelling units per net acre in the clearance section north of St. John Baptist Church and Burton Street; community facilities, and neighborhood commercial facilities where considered appropriate by the Buffalo Urban Renewal Agency.

2. Circulation System: Existing streets will provide north-south circulation. Virginia Street and Goodell Street will provide east-west circulation.
3. Statement of obligations to be imposed on redevelopers: In the sale or lease of property in this area for redevelopment, the land disposal contract shall contain provisions obligating the redeveloper to comply with the requirements of this plan and to commence and complete the construction of the improvements within a reasonable period of time as determined by the Buffalo Urban Renewal Agency.
4. Commitments on moderate and low-income housing: Land disposed of for new housing will be limited to moderate and low-income housing under the disposition agreements.

5. Statement of urban design objectives: Development plans for all new development will be subject to review and approval by the Buffalo Urban Renewal Agency for consistency with the design objectives of the Urban Renewal Plan.

6. Commitments on moderate and low-income housing: Not applicable to this section.

7. Statement of urban design objectives or controls: Set forth in paragraph 1 above.

8. Duration of controls: Forty (40) years from the date of approval of the urban renewal plan for this section by the Buffalo Common Council.

F. Other Provisions Necessary to Meet Requirements of State and Local Laws

1. Proposed time schedule for the effectuation of the plan: All activities scheduled for the first action year of the Fruit Belt Neighborhood Redevelopment Program are scheduled for completion within the action year. The activities required to effectuate the plan for the over-all urban renewal area are scheduled to be completed within five to seven years.

2. Compliance with state and local law: The various elements of this Urban Renewal Plan are in compliance with the requirements of state and local law and there are no additional requirements with respect to the Urban Renewal Plan which have not been complied with.

G. Procedures for Amending the Urban Renewal Plan

This Urban Renewal Plan may be amended at any time by the Buffalo Urban Renewal Agency and the Common Council of the City of Buffalo, provided that any major amendment shall be concurred in by the owner or lessee of the project land materially affected thereby.

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For the purposes of this plan, a major amendment shall be deemed to be a change in project boundaries or a change in the land uses and building regulations set forth in this plan.