
U R B A N R E N E W A L P L A N

C O L D S P R I N G N E I G H B O R H O O D

R E N E W A L P R O J E C T

A P R I L , 1 9 7 9

INTRODUCTION

The primary purpose of designating this portion of the Cold Spring area as a proposed residential site is to provide a source of much needed housing to the community and eliminate the blighted structures affecting the adjacent area. It would afford an opportunity for those who are displaced to remain within the community with a minimum of relocation in that over fifty percent (50%) of the land is vacant and underutilized.

In evaluating the area for residential development, it became evident from inspections of structures that a large number of the structures are not economically feasible for rehabilitation and, consequently, would have a detrimental effect on any proposed new development on the adjacent property. This area, predominantly residential, contains substandard and insanitary housing units which seriously impede and interfere with any contemplated development. Therefore, for proper site development, land assembly and the elimination of blighting influences and environmental deficiencies, the site designation was approved by the Common Council on January 26, 1979, C.C.P. No. 174, with the boundary description following on page 1 of this plan.

A.	<u>TABLE OF CONTENTS</u>	
B.	<u>DESCRIPTION OF THE PROJECT</u>	Page 1
	1. Boundaries of the Urban Renewal Area	
	2. Urban Renewal Plan Objectives	
	3. Types of Proposed Renewal Actions	
C.	<u>LAND USE PLAN</u>	Page 3
	1. Proposed Land Use	
	2. Residential Land Use Provisions and Building Requirements	
	3. Special Provision	
	4. Development Regulations and Controls	
	5. Design and Development Objectives	
	6. Duration of Land Use Provisions, Building Requirements and Controls	
D.	<u>PROJECT PROPOSALS</u>	Page 8
	1. Land Acquisition	
	2. Land Disposition	
	3. Redeveloper's Obligations	
E.	<u>OTHER PROVISIONS NECESSARY TO MEET LOCAL AND NEW YORK STATE REQUIREMENTS</u>	Page 10
F.	<u>PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN</u>	Page 12
G.	<u>EXHIBITS</u>	
	1. Exhibit No. 1 - Project Boundary Map	Page 1A
	2. Exhibit No. 2 - Land Acquisition Map	Page 2A
	3. Exhibit No. 3 - Land Use Map	Page 3A
	4. Exhibit No. 4 - Illustrative Plan	Page 7A
	5. Exhibit No. 5 - Land Disposition Plan	Page 8A
	6. Exhibit No. 6 - Existing Land Use/Phase I	Page 12A

B. DESCRIPTION OF THE PROJECT

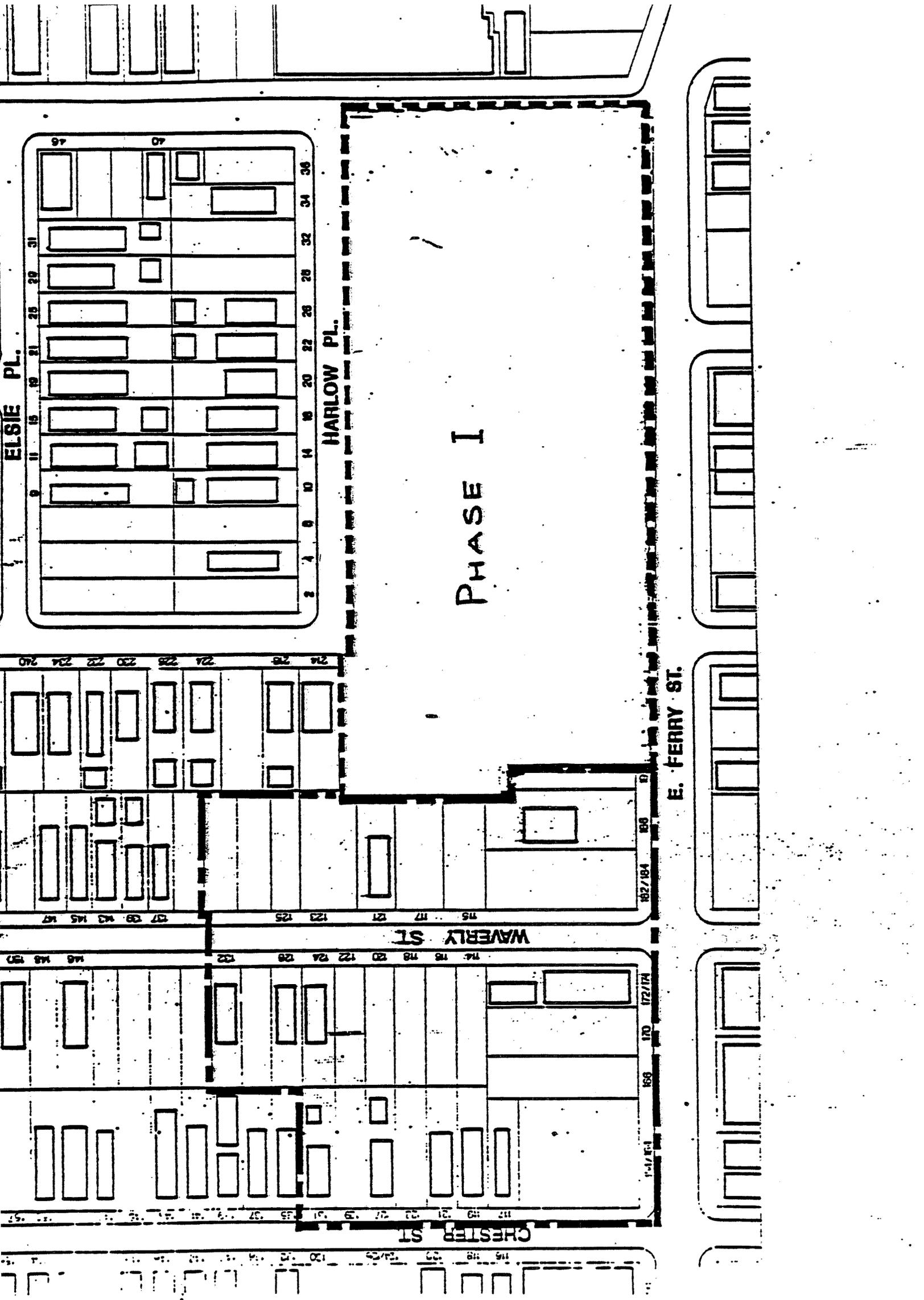
1. Boundaries of the Urban Renewal Area

The boundaries of the Cold Spring Project area are indicated on the Project Boundary Map (Exhibit No. 1) 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, bounded by East Ferry Street on the south at the center line of Chester Street; thence northerly 275 feet to a point known as 131 Chester; thence 100 feet easterly to the center lot line; thence 75 feet northerly; thence 245 feet easterly to the center lot line; thence 105 feet south along said line; thence 100 feet along the northern lot line of the parcel known as 210 Purdy Street and continuing along the southern R.O.W. line of Harlow Place to the west side of Alexander Place; thence south to East Ferry Street, at the point of beginning as being appropriate for urban renewal activities.

2. Urban Renewal Plan Objectives

The primary objective of the Urban Renewal Plan for the Cold Spring Neighborhood Project is the renewal and re-development of predominantly residential and vacant land to create a source of new housing which will contribute to strengthening and upgrading the general area as a continuing major element in the community's residential



PHASE I

Project Boundary
Map
Exhibit 1

neighborhood viability. Specific project renewal objectives to be achieved through the action and commitment of the City of Buffalo and private enterprise are as follows:

- a. To remove structurally substandard buildings and eliminate blighting influences in a phasing method with Phase I being the primary area of concern under present funding capabilities. Structures considered sound, will be studied for possible moving to adjacent areas.
- b. To provide safe and efficient vehicular access and circulation systems together with convenient areas and conditions for pedestrian movements and activity and adequate off-street parking.
- c. To establish a land use pattern which is compatible with the adjacent neighborhood, and to possibly blend suitable mixed uses for the convenience of area residents.
- d. To develop vacant and cleared land for housing, with particular emphasis upon housing units of low-to-moderate cost, thus providing new resources for area residents who prefer to live in this general neighborhood, with sound buildings possibly being relocated.

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 Project Area as follows:

a. Clearance and Redevelopment

- 1) Acquisition of all real property identified for such action on Exhibit No. 2 - Land Acquisition Map of this Plan for Phase I.

HARLOW

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LOCK 1			FEET
1-1	City	37 Harlow	3000
2	City	33 Harlow	2900
3	City	31 Harlow	3000
4	Samuel Klein	27 Harlow	3000
5	Laura M. Tammenga	25 Harlow	2800
6	Mazella Webb	21 Harlow	3000
7	City	19 Harlow	3000
8	Annie & Ford Stovall	15 Harlow	28000
9	John V. Thomas & Others	11 Harlow	3000
10	City	9 Harlow	3000
11	City	7 Harlow	3000
12	Emma Frazier	209 Purdy	2065
13	Earl Fagans	207 Purdy	1888
14	Willie J. White & Wife	203/205 Purdy	1947
15	Sherwood Alt	206 E. Ferry	3600
16	Linda Wilson & 1	208 E. Ferry	4200
17	George King & Wife	210 E. Ferry	3600
18	Nennette Hehnen	212 E. Ferry	4200
19	Allee Manuel	214 E. Ferry	4080
20	Richard L. Davenport	218 E. Ferry	4200
21	City	224 E. Ferry	4200
22	City	230 E. Ferry	3600
23	Wm. W. Ennels	234 E. Ferry	3600
24	Mart Benson & Wife	236 E. Ferry	2850
25	Robert Sheffield	238 E. Ferry	2945
26	Robert Sheffield & Wife	242 E. Ferry	2755
27	Carrie Hill	12 Alexander	2225
	TOTAL BLOCK 1		84,455
LOCK 2			
2-11	Beauford Cray	192 E. Ferry	300
12	City	196 E. Ferry	3000
13	Thomas L. Logan	198 E. Ferry	3000
14	Nighous Wells & Wife	202 Purdy	3300
15	Rev. Roy Guice & 1	208 Purdy	3000
16	Herbert Ginnis	208 Purdy	3000
17	Jas. O Kirk	210 Purdy	3000
	TOTAL BLOCK 2		18,604
Streets	Alexander Pl. to Purdy Street, Dean Alley		2,930
to be	E. Ferry St. to Harlow Pl., Purdy St.		10,350
Vacated			
	TOTAL STREET R.O.W.		13,280
TOTAL AREA TO BE DISPOSED - PHASE I			116,335 sq

2) Clearance of all structures located thereon.

3) Assembly or reassembly of portions of such vacant land and/or cleared land into disposition parcel or parcels to permit private development and public improvements in accordance with the objectives of this Plan.

4) Sale, lease or dedication of such parcels for use in accordance with this Plan.

b. Public Improvements and Facilities

1) Modification or construction by the City of public improvements and facilities required to support existing and proposed land uses.

2) Underground placement of utility lines where appropriate.

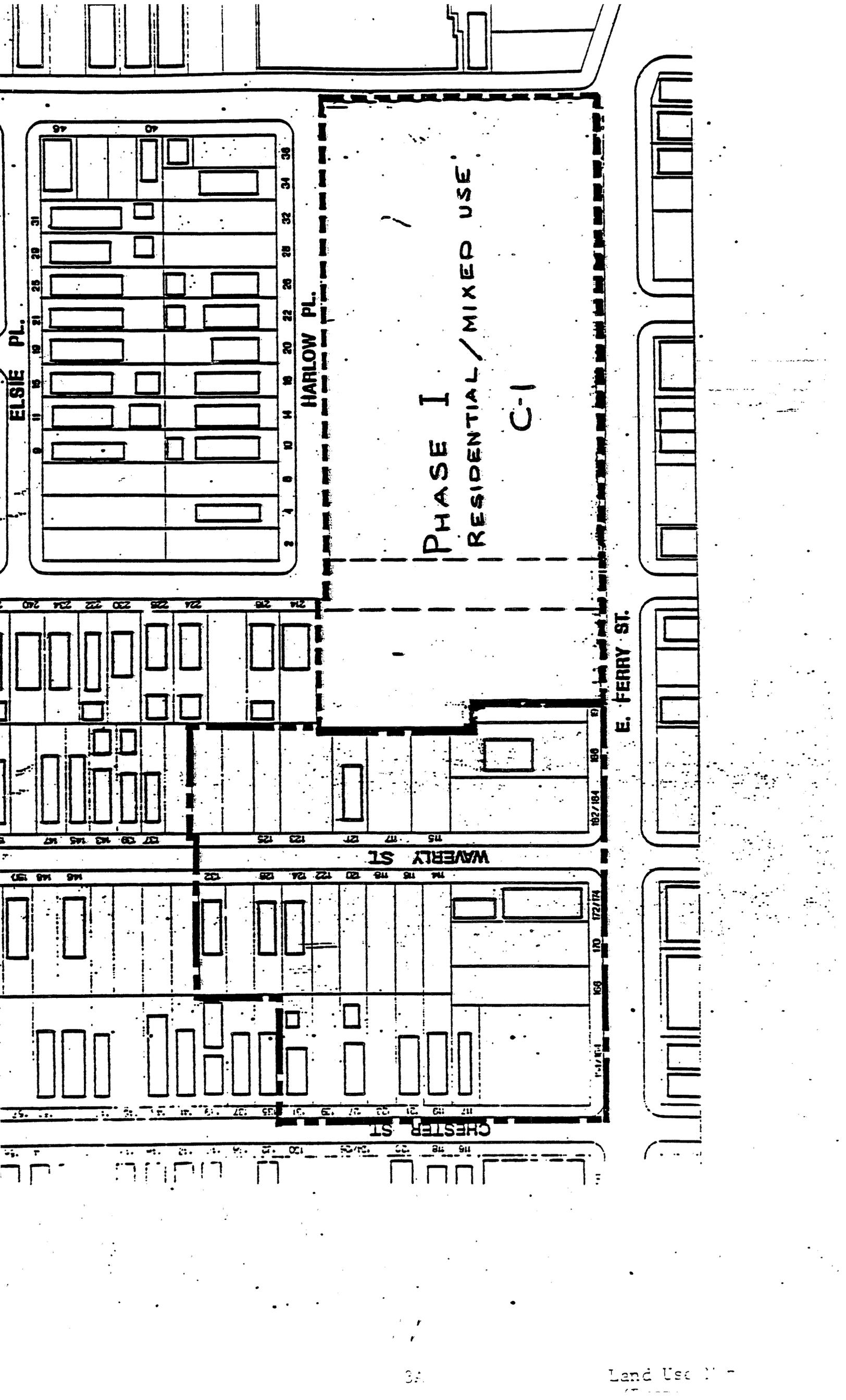
C. LAND USE PLAN

1. Proposed Land Use

The Land Use Map (Exhibit No. 3), attached hereto and made a part of this Plan, identifies the following land uses:

a. Public street rights-of-way.

b. Residential/mixed use area as controlled by C-1 district of the Buffalo Zoning Ordinance and as further modified by the following section.



ELSIE PL.

HARLOW PL.

Waverly St

Chester St

E. FERRY ST.

PHASE I
RESIDENTIAL / MIXED USE
C-1

2. Residential Land Use Provisions and Building Requirements

In that portion of the project area designated for residential use — the uses permitted are: multiple dwellings, townhouses, garden apartments, dwelling groups, including mixed use where appropriate. Such development shall conform to all the following requirements:

a. Density of Development

The density of development shall not exceed 35 dwelling units per acre for townhouse development or 60 dwelling units per acre for high-rise development.

b. Building Coverage

Minimum open space ratio: 30 percent.

c. Building Height

Residential building shall not exceed 6 stories under high-rise elderly development or 3 stories for townhouses with the exception as provided under Section 6, Subsection B - Maximum Height - of the Buffalo Zoning Ordinance.

d. Side Yard Requirements

There shall be a side yard on each side of a main residential building. The minimum width of each side yard shall be $2\frac{1}{2}$ feet per story of building height but not less than 5 feet in any case. In the case of a dwelling group development between parallel buildings or between ends of building, the side yard shall be not less than 20 feet. A building or structure containing two or more townhouses shall be considered as a main residential building for the purpose of determining side yards.

e. Courts

Any court on which a living or sleeping room has its sole exposure shall be an outer court not less than 40 feet in width, or an inner court not less than 80 feet in width. The length of an outer court shall not exceed twice the width of such court.

f. Front and Rear Yard Requirements

Each front yard and each rear yard for every main residential building shall be not less than 15 percent of the average lot depth but need not exceed 20 feet.

g. Off-Street Parking

One off-street parking space shall be provided for each dwelling unit type with the exception of elderly type high-rise or town-houses which shall require one parking space for each one and one-half unit. Each off-street parking space shall have an area of not less than 180 sq. ft. exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be adequate provision for egress to all parking areas. Such off-street parking facilities may consist of basement, attached or detached garages or open-air parking areas or a combination of these types including multiple dwellings and shall be located within 150 feet from the building they are required to serve.

h. On-Site Improvements

The City of Buffalo may provide street trees, landscaping, paving, benches, waste receptacles, fire hydrants and other off-site improvements, as a condition of sale.

3. Special Provision

In order to encourage sound and imaginative site planning, the Commissioner of Community Development, the City Planning Board and the Common Council may approve variations from, and exceptions to, any of the above requirements for special development plans for residential districts submitted by a redeveloper whereby a variety of building types will prove to be more attractive and provide efficient overall planning and design without sacrificing creative and imaginative planning.

4. Development Regulations and Controls

The above requirements shall apply to the use and development of land within the Project Area and, together with the Land Use Map, shall constitute the provision of this Urban Renewal Plan that governs such use and development. The Commissioner of Community Development and/or his designee shall be responsible for the review of all proposals, and for interpretations of the terminology and intent of this Plan, and shall determine the appropriateness and acceptability of all proposals in terms of their conformity with this Plan. The Commissioner of Community Development shall, in all cases act as the initial

Authority in the review of proposals, and shall consult with the City Planning Board as may be required prior to any recommendations to the City regarding such proposals.

5. Design and Development Objectives

The basic objectives of this Plan have been stated under B.2., Urban Renewal Plan Objectives. The Illustrative Plan (attached as Exhibit No. 4) is set forth as an illustration and guide in interpreting the Land Use Provisions and Controls of this Plan and shall not be applicable in governing or controlling the specific character or pattern of proposed redevelopment.

a. Residential Objectives

- 1) To achieve a medium density housing pattern which is convenient to pedestrian corridors and open spaces.
- 2) To mix dwelling units of various sizes in keeping with the community low-to-moderate cost housing demands.
- 3) To emphasize development which offers advantages in individuality and privacy of dwelling units.

b. Mixed Use Objectives

To blend appropriate mixed uses in order to promote residential development, and provide a convenient shopping area for local residents.

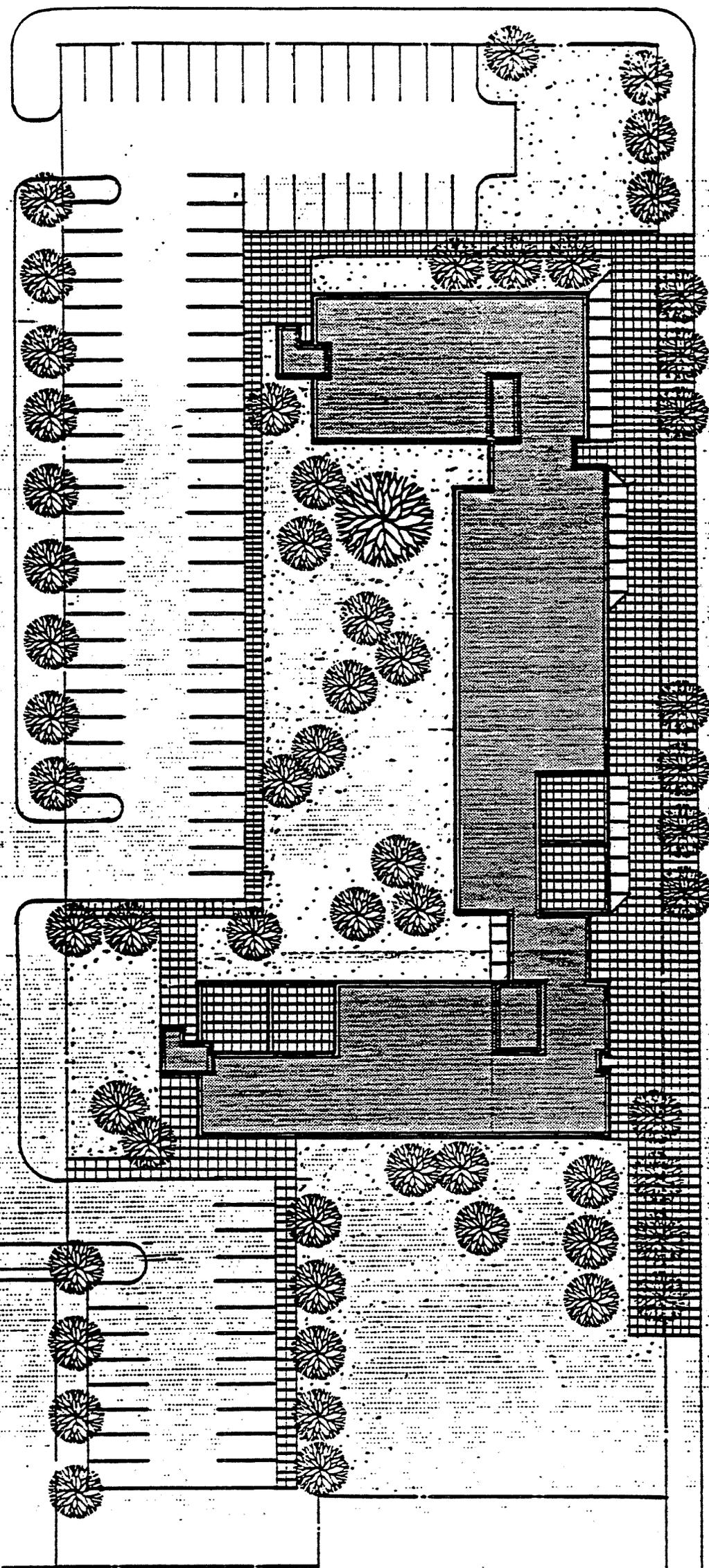
c. Presentation Requirements

Site plan 1" = 20'; floor plans, elevations, and models, if appropriate.

pond

harlow

e. ferry



ILLUSTRATIVE PLAN

6. Duration of Land Use Provisions, Building Requirements and Controls

This Urban Renewal Plan, and all provisions contained herein governing the use and redevelopment of lands in the Cold Spring Neighborhood area, including any modification thereof, shall be in full force and effect for a period of forty (40) years following the date of resolution of the Common Council of the City of Buffalo approving and adopting this Urban Renewal Plan.

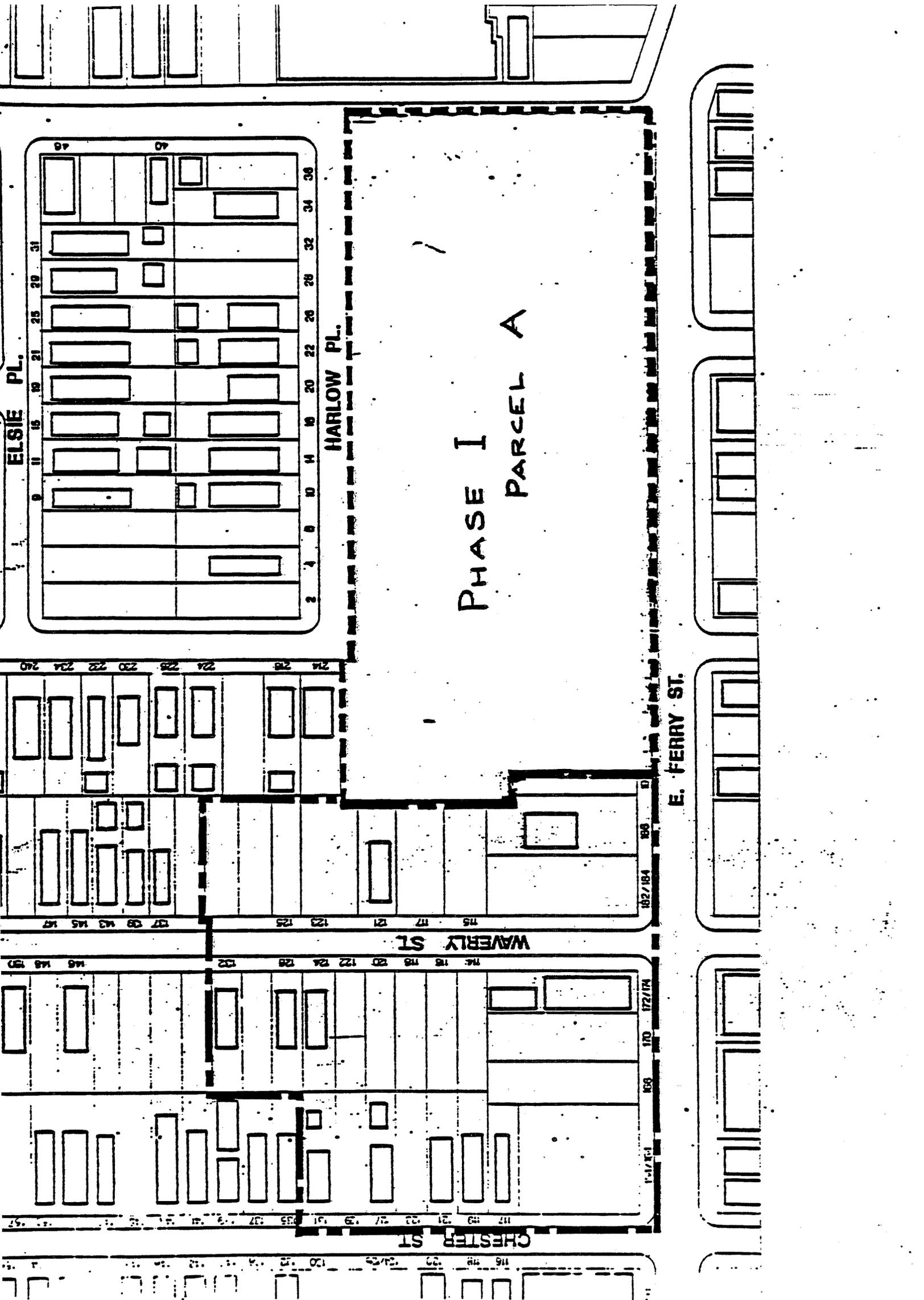
D. PROJECT PROPOSALS

1. Land Acquisition

- a. Real property to be acquired for clearance and redevelopment by the City of Buffalo pursuant to the Plan is identified on the Land Acquisition Plan Map (Exhibit 2), attached to, and made a part of, this Plan.
- b. All real property to be acquired in a. above is to be cleared and properly graded.
- c. Vacation, abandoning or dedication of public rights-of-way.

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, Exhibit 5.



PHASE I
PARCEL A

LAND DISPOSITION
PLAN

PHASE I

EXHIBIT 5

- b. The land shall be delivered in phases in accordance with the land disposition map. The development of Phase II shall commence upon availability of funds and upon completion of improvements in Phase I or upon relocation of all project site occupants, whichever occurs earlier. The developer shall give preference in sale or lease of dwelling units in Phase I to residents of the Cold Spring Neighborhood Project and the adjacent area.

3. Redeveloper's 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 Provisions and Controls of the Urban Renewal Plan. In addition, the following provisions shall be included in the agreement:

- a. That the redeveloper will submit to the City a plan and construction schedule of the proposed development for 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 construction and 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.

E. OTHER PROVISIONS NECESSARY TO MEET LOCAL AND NEW YORK STATE 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, including street signs, traffic lights, etc.
 - e. Public open space

f. The demolition and/or removal of existing buildings and other improvements, including the removal or breaking up of all basements and including foundations to permit proper drainage.

2. Underground Utility Lines

Relocation and provisions for private and public utility systems will be made as required to adequately serve the redevelopment undertaken in accordance with this Plan.

Such utility line relocation as required will be coordinated with other private and public construction, and will include elimination of all overhead utility lines, and the underground installation of all new lines and systems. The cost of relocating underground utility lines shall be borne by the utility companies unless other agreements are made.

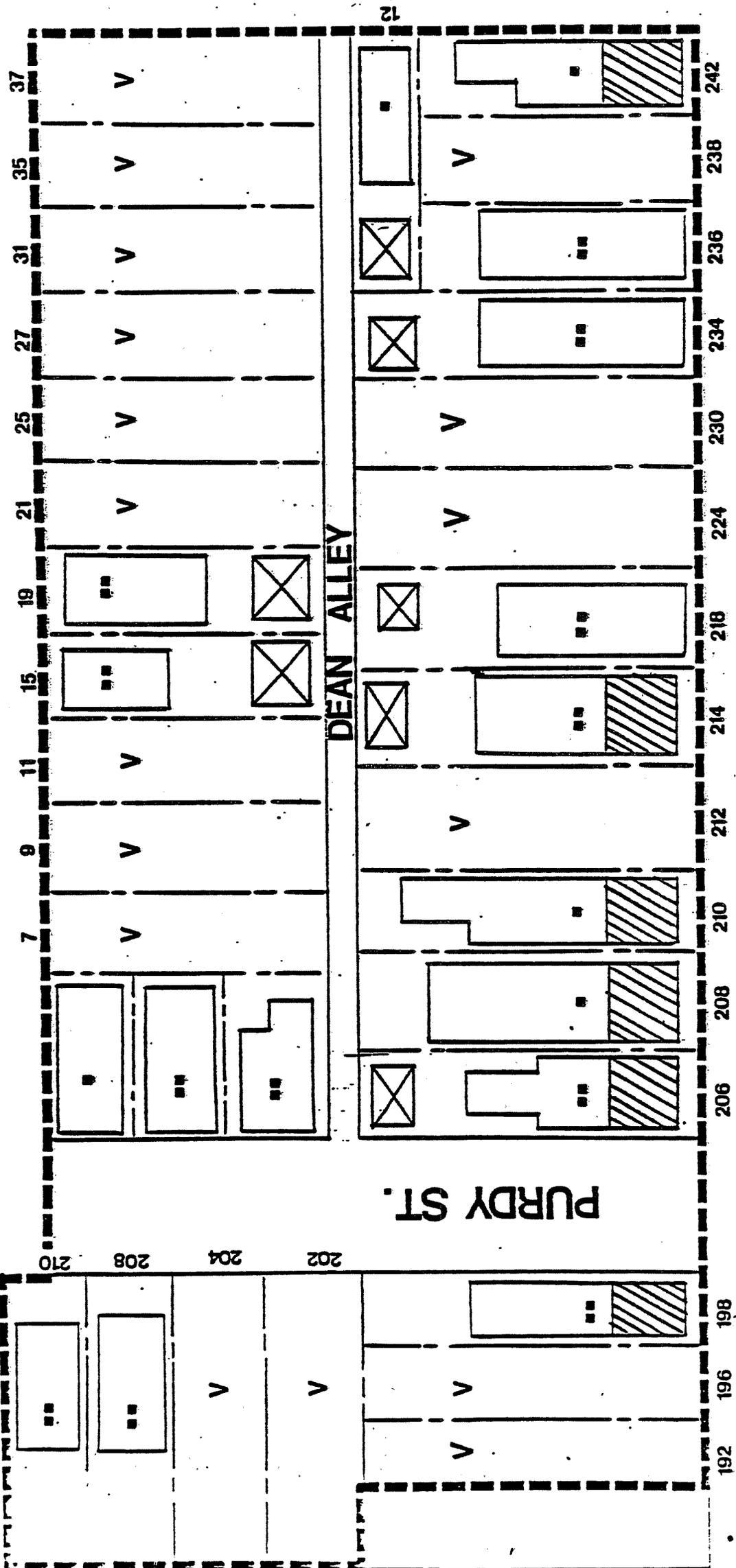
3. No additions or alterations to the local codes or ordinances are necessary to effectuate the urban renewal plan.
4. The schedule for effectuation of the urban renewal plan is contingent upon the development plans of the proposed re-developers.
5. The Common Council shall take any actions upon the initiation of the responsible department of the City necessary to effectuate the Urban Renewal Plan by utilizing the existing, or providing new, public utilities and/or public improvement programs.

F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The provisions of the Urban Renewal Plan may be modified or amended or additions made thereto at any time, by the Common Council of the City of Buffalo.

HANLOW PL.

ALEXANDER PL.



E. FERRY ST.

COLD SPRING EXISTING LAND USE - PHASE 1



- ONE FAMILY
- ■ TWO FAMILY
- ■ ■ MULTI - FAMILY
- ▨ COMMERCIAL
- ▨ MIXED USE
- V VACANT

SCALE: 1" = 50'-0"