

JEFFERSON AVENUE

COMMERCIAL URBAN REVITALIZATION AREA

URBAN RENEWAL PLAN

May, 1979

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## INTRODUCTION

The City of Buffalo through its Division of Neighborhood Revitalization in the Department of Community Development, has prepared the following Urban renewal strategy for the Jefferson Avenue commercial context in the City's Masten District. The proposed plan, known as Jefferson Avenue Commercial Urban Revitalization Area or C.U.R.A., is based upon the general recommendations of the National Urban Development Services, Incorporated, and the Hammer Siler, George Associates, marketing consultants.

The City's intent to exercise urban renewal controls over a segment of eleven (11) blocks along Jefferson Avenue, is to implement the strategy of concentrating the redevelopment activities consistent with the Community Development Block Grant. The main objective of any Neighborhood Commercial Revitalization (i.e., NCR) program is to stabilize and there by guarantee the City's neighborhood tax base. Thus, the proposed CURA strategy seeks to begin such activities in the general phase one area with a new commercial mall development, on 4-1/2 acres, at the Jefferson and Utica Street location, while subsequently instituting major rehabilitation and/or facade restoration programs for existing, viable business operation...

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## I JEFFERSON AVENUE C.U.R.A. PROJECT

### A. BACKGROUND STATEMENT

The Commercial district located on Jefferson Avenue has experienced severe physical deterioration and losses of commercial activity, thus a subsequent decline as a viable commercial district. The district is bounded by Best Street on the south and Brunswick Street on the north.

Whereas, this commercial zone has been identified as a target area for Neighborhood Commercial Revitalization, the Department of Community Development has determined that it would be desirable to extend control over this land by designation of the above identified area as non-federally assisted urban renewal project (hereinafter referred to as the Jefferson Avenue "Commercial Urban Revitalization Area" or C.U.R.A.)

This proposed project would facilitate the revitalization of commercial activities within the project area and would ensure the orderly development of compatible uses and the elimination of blighting influences.

A recent marketing study has been used as the basis for the formation of a revitalization strategy for this Commercial Urban Revitalization Area. This extensive study was conducted by the National Urban Development Service Corporation and Hammer, Siler, George Associates both of Washington, D.C. and both with experience in Neighborhood Commercial Revitalization. The findings of this study were:

"There is no clear focus for retailing along the strips and little interactive support in the presently dispersed retail complement...In terms of market penetration, Jefferson Avenue retail establishments tapped only 15% of the retail expenditure potential among primary trade households".

Among the recommendations set forth were:

- " Add new stores and merchandise lines in which there is a current void and for which continued market support is likely. . . . .  
Relocate and upgrade selected existing retail and service operations to better meet their market potential. . . .  
The creation of a viable retailing node centered on Jefferson and Utica, the addition of new space and merchandise lines and provision of supplementary physical improvements will increase the attractiveness of Jefferson Avenue to primary trade area consumers.

More specific recommendations were:

- " Expanded drugstore space, merchandise lines such as convalescent needs, small housewares, other household accessories. . . .  
The trade area could support a competitive well-managed supermarket of approximately 15,000 square feet G.A.L...Another 2,200 square feet of new convenience store space...A specialty grocery or package liquor store could also be supported in the new center....A store offering stylish clothing for the younger generation in a boutique setting....  
In sum, 4,000 square feet of space could be supported in new stores offering speciality clothing and family shoes. An additional 3,5000 square feet could be supported by the expansion and upgrading of existing operations.....  
Other relocations and upgrading among existing store types would also be warranted to enhance the complement of establishments at the Jefferson/Utica node and strengthen this market position.....

The three-phase Jefferson Avenue C.U.R.A. approach (see Exhibit No. 1) seeks to treat the objectives of this plan in an orderly and pragmatic fashion. Thus the first and second phases (see Exhibit No. 2) are immediate actions to be performed most consistently with the aforementioned National Urban Development Service Corporation and the Hammer, Siler, & George marketing studies; but revitalization the third phase, however, lies in a much greater state of transition due to the eminent needs created by a complete alternative study/land-use. At this moment, there is both a strong need and likelyhood for new residential, and/or converted light industrial Title 9 developments on parcels of land to be cleared and assembled in the phase three project area.

B. Project Boundaries

The Boundaries of the Commercial Urban Revitalization Area (i.e. CURA) are indicated on the General Boundary Map attached to and made a part of this plan as Exhibit I.

In order that the objectives of this plan may be met in an orderly fashion, the project has been approached in three consecutive phases. These phases have also been indicated on the Project Boundary map. The narrative description which follows is therefore a description of Phase I of this project. (see Exhibit No. 2)

GENERAL PHASE ONE BOUNDARY AREA

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

Beginning at a point of intersection of the south R.O.W. line of Woodlawn Avenue and the west R.O.W. line of Jefferson Avenue with all generally bounding R.O.W. areas included; thence proceeding westerly along the south R.O.W. line of Woodlawn Avenue for approximately 100 feet at which point proceed southerly and parallel to intersect with 1415 Jefferson Avenue; thence continue southerly from that intersection to generally include the western-most property lines of 1414, 1412, 1410, 1408, 1400, 1392, 1390, 1388, 1384, 1382, 1380, 1376, 1374, and 1370 Jefferson Avenue, thus including all properties fronting on Jefferson Avenue's west side from Woodlawn Avenue to Glenwood Avenue.

Proceeding next from the point of intersection of the south R.O.W. line of Glenwood Avenue and the east R.O.W. line of Welker Street with all generally bounding R.O.W. areas included, thence proceeding southerly along the east R.O.W. line of Welker Street to generally include all such fronting properties namely 23, 27, 31, 33 Welker Street; thence from the intersection of the south R.O.W. line of Glenwood Avenue and the east R.O.W. line of Welker Street proceed easterly along the south R.O.W. line of Glenwood Avenue to generally include all such street fronting properties namely 283 and 289 Glenwood; at the Westernmost property line of 1360-62 Jefferson Avenue proceed southerly to generally include the western most property lines of 1346, 1344, 1342, 1340, 1338, 1336, 1332, 1338, 1371, 1374, Jefferson Avenue, thus including all properties fronting on Jefferson Avenue's west side from Glenwood Avenue to East Utica Street.

Crossing the R.O.W. at East Utica, proceed from the point of intersection of the South R.O.W. line of East Utica Street and the West R.O.W. line of Jefferson Avenue with all generally bounding R.O.W. areas included; thence proceeding westerly along the South R.O.W. Line of East Utica Street for approximately 85 feet to the western most property line of 1316 Jefferson Avenue; proceed southerly from that intersection to generally include the western-most property lines of 1314, 1312, 1308, 1304 Jefferson Avenue; from the intersection of the northern R.O.W. line of Memphis Alley and the western R.O.W. line of Jefferson Avenue proceed westerly along the north R.O.W. line of Memphis Alley for approximately 125 feet at which point proceed southerly and parallel to intersect the western-most boundary of 1300 Jefferson Avenue: continuing southerly from that intersection to generally include the western-most property lines of 1298, 1296, 1294, 1292, and 1288 Jefferson Avenue, thus including all properties fronting on Jefferson Avenue's west side from East Utica Street to Laurel Street.

Crossing the R.O.W. at Laurel Street, proceed from the point of intersection of the south R.O.W. line of Laurel Street and the west R.O.W. line of Jefferson Avenue with all generally bounding R.O.W. areas included; thence proceeding westerly along the south R.O.W. line of Laurel Street for approximately 100 feet at which point proceed southerly and parallel to intersect with the western-most property line of 1264 Jefferson, thus including all properties fronting of Jefferson Avenue's west-side from Laurel Street to Riley Street.

Thence proceeding easterly along the north R.O.W. line of Riley Street for approximately 336 - feet, to the eastern-most property line of 368 Riley Street, generally including the southern property lines 350, 352, 354, 358, 360, 364 and 368 Riley Street; from the intersection of the southern-most and eastern-most property lines of 368 Riley Street, proceed northerly along the eastern-most property line to its intersection with the eastern property line of 31 Landon Street and continue parallel and northerly to the northern-most property line of the same property; thence proceeding westerly along this property line and parallel to Landon Street proceed approximately 336 feet to the eastern R.O.W. line of Jefferson Avenue, generally including the northern property lines of 31, 29, 27, 23, 21 and 19 Landon Street; thus all the properties fronting onto Jefferson Avenue's eastside from Riley Street to Landon Street, namely 1269, 1271, 1273, 1275, 1279 and 1285 Jefferson Avenue shall also be included.

Crossing the R.O.W. at Jefferson Avenue, proceed from the point of intersection of the north R.O.W. line of Landon Street and the east R.O.W. line of Jefferson Avenue with all generally bounding R.O.W. areas included; thence proceeding easterly along the north R.O.W. line of Landon Street for approximately 336-feet, to the eastern-most property line of 32 Landon Street, the entire R.O.W. area of Landon Street shall also be included to this point, accounting for approximately 22,968 square feet.

Having already crossed the Landon Street R.O.W. with all generally bounding R.O.W. areas included proceed northerly along the eastern-most boundary of 32 Landon Street to the intersection point with the southeastern corner of the property at 351 East Utica Street; thence continue northerly along the eastern-most property line of 351 East Utica Street to the point of intersection with the southern R.O.W. line of East Utica Street, with all generally bounding R.O.W. areas included; thence proceed westerly along the southern R.O.W. line of East Utica Street for approximately 336 feet to the intersection with the eastern R.O.W. line of Jefferson Avenue; thus all properties fronting onto the eastern R.O.W. line of Jefferson Avenue from the Landon Street to East Utica Street intersections namely 1289, 1291, 1293, 1295, 1297, 1301, thru 1311, 1313, and 1315 Jefferson Avenue are inclusive.

Crossing the R.O.W. at East Utica Street proceed from the point of intersection of the north R.O.W. line of East Utica Street and the east R.O.W. line of Jefferson Avenue with all generally bounding R.O.W. areas included; thence proceeding easterly along the north R.O.W. line of East Utica Street for approximately 75 feet to the eastern-most property line of 1323 Jefferson Avenue; proceed northerly from that intersection to generally include the eastern-most property lines of 1325, 1327, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, and 1361 Jefferson Avenue; thus all properties fronting onto the eastern R.O.W. line of Jefferson Avenue from East Utica Street to Glenwood Avenue shall be included; at the intersection of the south R.O.W. line of Glenwood Avenue and the east R.O.W. of Jefferson Avenue, proceed easterly to include all such streets fronting properties, namely 315, 317, 319, 321 thru 327 Glenwood Avenue all inclusive.

Crossing the R.O.W. at Glenwood Avenue, proceed from the point of intersection of the north R.O.W. line of Glenwood Avenue and the east R.O.W. line of Jefferson Avenue with all generally bounding R.O.W. areas included; thence proceeding easterly along the north R.O.W. line of Glenwood Avenue for approximately 70 feet to the eastern most property line of 316 Glenwood Avenue; proceed northerly from that intersection to generally include the eastern most property lines of 1369, 1371, 1375, 1377 thru 1387, 1389, 1391, 1393, 1395, 1397 1399, 1407, 1409, 1411, 1413, 1417, and 1419 Jefferson Avenue; thus all properties fronting onto the eastern R.O.W. line of Jefferson Avenue from Glenwood Avenue to Woodlawn Avenue all inclusive.

The first major project of the Phase One CURA plan shall comprise a new commercial mall to be located generally at an assembled site bounded by East Utica Street, Jefferson Avenue, Riley Street, and a new service street to be constructed as an extension of DuPont Street. This site is approximately 4-1/2 acres in area and more accurately depicted on the Disposition Map I-A, also included in this plan. Activities to acquire, demolish, and assemble the said parcel, shall begin concurrent with the submission of this urban renewal designation narrative to the Buffalo Common Council on Thursday, March 15, 1979.

C. PROJECT OBJECTIVES

The primary objectives of this Urban Renewal Plan for the Jefferson Avenue Commercial Urban Revitalization Area hereinafter referred to as "CURA", in accordance with objectives heretofore established by the Buffalo Community Development Block Grant Program, are to foster the renewal and redevelopment of area commercial and marketing resources of the community; and in the course of such action, to create new business and other facilities which will support and serve not only the central business zone, but contribute to the strengthening and upgrading of the general area as a continuing major element in the community's residential neighborhood structure. Specific Revitalization objectives to be achieved through the actions and commitments of the Buffalo Urban Renewal Agency and the City of Buffalo embodied in this Plan, and with the cooperation of other public agencies, institutions, and private enterprise are as follows:

1. The removal of structurally substandard buildings, the elimination of blighting influences, and the prevention of the recurrence of such conditions, particularly the adverse relationships between institutional, housing and commercial activities, due to a lack of adequate open space and related public facilities.
2. The provisions of safe, efficient and attractive vehicular access and circulation systems, with separation of conflicting traffic patterns and movements; of adequate off-street parking; and of convenient areas and conditions for pedestrian movement and activity. Action in provision of major parking facilities is of critical importance in re-directing and alleviating vehicular congestion, as well as encouraging general comparison shopping.
3. To protect and conserve the existing concentrations of moderate commercial buildings and other sound existing uses and facilities which are compatible with such enterprises and have related neighborhood functions and objectives.
4. To achieve a change in land use in accordance with the Buffalo Master Plan, and establish patterns and relationships of land use and activity which are stable, efficient, compatible, and provide ; attractive and functional settings for the important social and economic role of the project as the community's marketplace.

5. To improve cleared land, consistent with such desired patterns of land use, for the development of a neighborhood business and service center, which will provide convenience shopping and other services for neighborhood residents in the Hamlin Park, Masten Park, Kingsley, Fruitbelt and Cold Springs neighborhoods.
6. To promote the highest possible standards in building and environmental design, in terms of both individual and collective redevelopment efforts, particularly in terms of signage. The Department of Community Development shall either prepare or commission a demonstration project to finalize signage and Property Rehabilitation Standards (i.e., P.R.S.) as CURA guidelines in this regard.
7. To significantly emphasize pedestrian amenities, with distinct continuity and linkage of pedestrian corridors between uses, not only to safely accommodate current and anticipated intensive pedestrian activity, but to create environmental qualities consistent with related residential areas. One existing public right-of-way within the project shall be closed to public vehicular use and shall be modified and improved for pedestrian and related leisure shopping and recreation use. Adjacent uses shall be encouraged to coordinate major building entry and other pedestrian movement areas into this public system, with separation of vehicular and pedestrian traffic to the extent feasible, and thereby extend and enhance such pedestrian opportunities.
8. In the process of implementing the above objectives in the plan, it is significant to note that traditional urban renewal type activities - i.e., acquisition and demolition - will be overwhelmingly supplanted by substantial rehabilitation utilizing long term/low interest financing mechanisms, such as LDC/502; 312; and direct low interest programs directly through CDBG funds. This approach has been designed to effect when a modification in the use of funds under an urban renewal plan, specifically investment rather than direct non-recoverable costs.
9. To identify additional technical services, and entrepreneurial training/assistance to Jefferson Avenue businessmen; and likewise hold to accountability the various City of Buffalo, and Erie County Civic, Social, and legal agencies to provide satellite and/or more efficient service delivery to the Jefferson Avenue context. The CURA strategy is a comprehensive program seeking to alleviate the disenfranchisement otherwise typical of inner city neighborhoods. All services of this nature will be contingent upon available funds and/or identifying additional (e.g., demonstration projects, UDAG, etc.) sources in the future.
10. To actively pursue the development of a new shopping mall development to act as the anchor of the condensed/concentrated commercial zone planned along Jefferson Avenue from East Utica Street, north to East Ferry Street. The proposed development sites constitutes/ approximately 4-1/2 acres (see the Disposition Map I-A).

## II. TYPES OF PROPOSED URBAN REVITALIZATION ACTIVITIES

The Buffalo Urban Renewal Agency, hereinafter referred to as the "Agency", with the cooperation of 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 Jefferson Avenue Commercial Zone which include clearance and redevelopment, rehabilitation and conservation of viable building stock and improvement and provision of public facilities, as follows:

### A. Clearance and Redevelopment

Depending upon the economic and physical feasibility, either the rehabilitation or the clearance of all blighted structures located therein, as noted in Exhibit No. 5, "General Condition Map". Acquisition of all real property identified for such action on Exhibit No. 8, "General Acquisition Map."

Assembly or reassembly of portions of such cleared land into parcels whose size, shape, location and relationship to other areas and facilities will: (a) achieve and allow new private development meeting the objectives of this Plan and the projected market demands for such new development; (b) provide opportunities for the orderly expansion and improvements of existing public improvement and provisions; and (c) permit public improvement and provision of street, utility, parking, open space, and other facilities which are required to support other activity, in accordance with established locational and design objectives and criteria for such facilities. The urban renewal strategy will also provide guidelines for the sale, lease, or dedication of such parcels (e.g., parking areas) for public or private use and development in accordance with this plan, as may be required.

### B. Rehabilitation and Conservation

Protection and conservation of all lands and properties not to be acquired is paramount to the implementation of the CURA strategy. Thus, rehabilitation of all properties not to be acquired by owners to meet the Property Rehabilitation Standards of this plan, will be required, unless deemed otherwise by the Commissioner of Community Development.

### C. Public Improvements

Modification, development, and construction by the Agency or the City of public improvements required to adequately support and service existing and proposed land uses and activities within CURA, including streets, utilities, parking facilities, passive recreation areas, open spaces, and pedestrian features and facilities as funds become available.

### III. LAND USE PLAN

#### A. Proposed Land Use

The General Land Use Map (Exhibit No. 3), 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 CURA Project:

1. Public Street Right-of-Way, (Landon Street at the intersection of Jefferson Avenue where vehicular use will be prohibited or curtailed).
2. Residential and Related Use, (second story residential use and the conversion of underutilized commercial space to residential use).
3. Neighborhood Business and General Commercial
4. Public Parking Facilities

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

#### B. Land Use Provisions and Building Requirements

The following requirements shall apply to the use and development of land within the CURA Project, and with the General Land Use Map, shall constitute the provisions of this CURA 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 Agency and the City in undertaking the CURA Project. It is not intended, however, that such provisions unduly inhibit exploration of land use, design, economic, or other development concepts or objectives which, while varying from some aspect of these requirements, may nevertheless achieve the public objectives embodied herein.

Consistent with this policy, and as part of, and subject to, the comprehensive amendment of the Buffalo Zoning Ordinance, The CURA Project will be established and classified as a "Planned Commercial Use District" under said Zoning Ordinance. Said "District" shall provide and permit, subject to

special procedures for review and approval of development plans by the City, substantial flexibility in the planning, design, and the use, type, location, design, relationship, diversity, or density of buildings and other improvements may vary from specific standards and requirements heretofore generally employed, provided that such development ensures, in the opinion of the City, adequate standards for public health, safety, and general welfare, and is in accord with the Community Development Block Grant Plan of the City of Buffalo. Notwithstanding any basic adherence to such standards, the proposed development of any such "District," or portion thereof, shall furthermore reflect sensitivity in the design of each and all facilities and improvements in terms of their function, setting, and architectural and spatial relationship within the "District" and adjoining areas, and shall contribute to visual integration and continuity within the entire "District".

The Commissioner of Community Development, the City Planning Board, and any special Review Boards which may be appointed and authorized by the Agency and the City, shall be responsible for review of all redevelopment proposals, and for interpretations of the terminology and intent of this Plan, and shall determine the proposals in terms of their conformity with this Plan and with the requirements of the above said "Planned Commercial Use District". The Commissioner of Community Development shall, in all cases, act, on behalf of the Agency and the City, as the initial authority in review of proposals, and shall consult with the City Planning Board and any special Review Boards as required prior to any recommendations to the Agency and the City regarding such proposals.

An Illustrative Plan - Phase 1 (Exhibit No. 10) is also attached to, and made a part of this Plan. Although this Illustrative Redevelopment Plan shall not be applicable in governing or controlling the specific type, character, or pattern of redevelopment which may be permitted, it, and Section III-G, Design and Development Objectives, of this Plan are intended to further illustrate and guide in the interpretation of the Land Use Provisions and Building Requirements, and public objectives of this CURA Plan.

#### C. Public Use and Development

In addition to Public Street Right-of-Way, the following public facilities are to be developed by the Agency or the

City in the locations identified on the Land Use Map. All such public use and development shall be subject to the procedures for review and approval of all new use and development within the Project, as cited in this plan and otherwise to be established by the Agency and the city.

(1) Recreation and Open Space Area

Outdoor recreation and open space areas will be developed to serve projects residents. These spaces shall be planned and located as a conveniently accessible and major focus for the surrounding housing and commercial redevelopment areas; or as a land bank improvement till future development

(2) Public Parking Facilities

Because of a deficiency in the current level of off-street parking facilities within the CURA Project, and the expectation of substantial increase in parking demand as the commercial facilities stablize and/or expand; and recognizing that this parking problem cannot be corrected solely through institutional or other private action, despite substantial current or programmed efforts to this end, it shall be the general policy of the city, incooperation with the Agency, and through the Parking Board of the city, to provide and construct necessary central parking facilities within the CURA Project, subject to maintenance policy.

The locations of these potential parking facilities upon vacant and/or unimproved parcels, each serving significant portions of the project, are identified on the Occupancy and Parking Disposition Map Exhibit 7, the size of each of these structures, and the nature and capacity of parking facilities to be developed therein, are subject to future determinations as to the type intensity, and distribution of new development and existing currently programmed institutional and private off-street parking facilities. It is the intent of this plan that these facilities supplement such currently existing and private facilities, and such other facilities as are required to be provided in connection with redevelopment under this plan.

The City will therefore evaluate and determine such aggregate parking needs as Project renewal and redevelopment progresses. All such accessory off-street Vehicular Facilities of this plan, will be programmed according to the city policy for off-street parking.

The Agency and the city may, at their discretion, elect to offer for sale or lease all such parcels identified for Public Parking Facilities, to a private developer or body who will agree to maintain or construct parking facilities of adequate size and design, available to the general public, and otherwise meeting the objectives of this plan.

#### D. Residential and Related Use

##### Uses Permitted

In addition to proposed public uses heretofore established and permitted, the following land uses are hereby permitted on lands designated for Residential and Related Use:

1. Dwellings, including all building types commonly utilized for such purposes primarily on the second stories.
2. Churches and accessory facilities, and social or recreational buildings and facilities developed and operated either in conjunction with housing under (1) above, or by a church, non-profit institution, or other community service organization.
3. Retail sales, primarily limited to sales of food staples and related items of daily need, developed and operated in conjunction with housing under (1) above, intended for the convenience of residents thereof, and located with-in a dwelling building or a social, recreational, or similar community building. The Agency expressly reserves the right to approve any such uses under this urban renewal program.

The City hereby reserves certain permanent underground utility easement. Said easement areas shall be deemed to be part of the adjacent commercial or housing redevelopment areas, but construction there in shall be limited to such paving, curbing, planting, or similar improvements necessary to meet parking or open-space requirements, and no building construction, including overhanging appurtenances, shall be permitted in conflict with utility easements.

E. Neighborhood Business and General Commercial

(1) Uses permitted include, but are not limited to:

Retail trade and service establishments such as, supermarket, grocery, fruit and vegetable stores, meat market, delicatessen, restaurant, liquor store, travel bureau, bakery, confectionery store, drug store, shoe store or shoe repair shop, custom dressmaking or millinery shop, tailor shop, clothing store, clothes cleaning pick-up station, self-service laundrette, florist or gift shop, book or stationery store, dry goods or notions store, hardware or household appliance store, jewelry store, barber shop or beauty parlor, photographer, and enterprises dealing in any goods, devices, or aids for corrective, therapeutic, convalescing or other health purposes such as hearing aids, eye glasses, artificial limbs, braces, or similar items, including any substantial manufacture of fabrication thereof.

(2) Lands designated for neighborhood business and general commercial use may be used by existing adjacent enterprises within the Project which are designated as not to be acquired by the City, for activities and purposes related to such existing uses, and which were heretofore permitted as of right under the Zoning Ordinance of the City of Buffalo. In event that such enterprises do not elect to acquire such lands, the City may permit redevelopment of any general retail, wholesale, warehousing or similar commercial uses which are considered appropriate within this area under the objectives of this Plan provided that such uses shall be further restricted as follows:

Such uses shall not be hazardous, noxious, or offensive by reason of dust, odor, smoke, gas,

fumes, noise, vibration, refuse or any similar characteristics, and shall otherwise conform to all applicable smoke and air pollution abatement and other regulation and ordinances.

F. Requirements Applicable To All Land Use And Redevelopment Areas

(1) Off-Street Vehicular Facilities

The objectives and the requirements of this Plan regarding off-street areas and facilities for vehicular parking, service, access and related use within the Jefferson Avenue C.U.R.A. are as follows:

a. Off-Street Parking

In accordance with this policy, the City will construct, or cause to be constructed, these major facilities to assist in alleviating current deficiencies in off-street parking, and in meeting future aggregate increases in demand within the Project following redevelopment. In terms of location and relative parking demand generation, these facilities will primarily serve the general commercial uses, although such parking facilities will also serve other existing and future uses.

- (i) Except where exceptions may be permitted, as hereafter specified, all new development within the Project shall provide a minimum number of off-street parking spaces in accordance with the following schedule:

Retail Stores, and personal service shops or similar establishments, including banks, theaters, restaurants, and all other general commercial activities	1 space for each 600 square foot of floor area.
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-Also-

General Commercial Uses (within areas so identified in this Plan)	1 space for each 3 employees at peak shift
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- (ii) As stated elsewhere in this plan, the Agency and the City will continue to evaluate, as Project renewal and redevelopment progresses, the aggregate supply and demand of parking being, or to be, generated through both public and private action, and will plan and program the parking facilities in accordance with such evaluation. In the event that such aggregate supply and related locational factors

permit a reduction in off-street parking supply required in connection with any new development, or where centralized parking facilities are available to two or more uses, and joint use thereof will not conflict, in the judgement of the Agency and City, such requirements may be reduced accordingly.

The primary objective of the Agency and the City in connection with such off-street parking requirements within the Jefferson Avenue C.U.R.A. Plan is to insure that through joint or individual public and private action, the type, distribution and capacity of parking facilities adequately meet the needs of all land uses and activities.

All uses and properties not to be acquired by the Agency shall be obligated under this Plan to preserve and maintain any existing off-street parking facilities, and in so far as feasible, to efficiently utilize any vacant portions of such property for off-street parking facilities, consistent with general environmental and other objectives of this Plan.

- (iii) Open parking lots 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. Unpaved portions of such areas shall be permanently planted and maintained with appropriate plant materials. Any parking lots adjacent to housing areas shall be so designed, planted, and/or walled so that the parking areas are made less perceptible to view, and so that uninterrupted and severe linear parking patterns are minimized.
- (iv) All parking facilities shall be located on the same parcel as the use for which they are intended, except where centralized or common facilities may serve two or more uses and are permitted by the Agency and the City as provided elsewhere herein.
- (v) All parking facilities shall be designed, arranged, and marked for orderly and safe movement of vehicles, and for safe entrance from, and exit to adjacent streets.
- (vi) All parking facilities are expressly subject to review and approval of the Agency as to locational and design features, with specific emphasis upon the adequacy of entrances and exits in permitting safe and efficient

vehicular movement and minimum interference with adjacent street traffic movements.

(b) Off-Street Loading

It is the intent of this plan that all new uses and activities within the Jefferson CURA Area have off-street facilities or areas for receipt, loading, and distribution of material or merchandise, or other servicing by vehicle.

All existing uses and establishments not to be acquired by the Agency shall be obligated under this plan to preserve and maintain any existing off-street loading facilities.

Loading and other service areas shall be subject to requirements cited under section (a) Off-Street Parking, as to surfacing, screening, safety of access to and from public streets.

(2) Sidewalk Coverings

Subject to approval of the Agency and 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 two (2) feet to the face of any street curb, except that shelters designed primarily for public bus patrons may extend to within one foot of the curb line. 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.

(3) Signs

- (a) A sign program, describing the location, nature, character and size of signs shall be presented to the Agency as part of all redevelopment or rehabilitation proposals.
- (b) All signs within the Jefferson CURA 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.
- (c) One sign pertaining to, or identifying and located on each separate use or establishment may be permitted for each separate frontage of such use of establishment on a public street right-of-way. In addition, one sign may be permitted on each street frontage to identify the building or over-all development area in which such uses or establishments are located.

- (d) In the case of sidewalk coverings or similar structures in connection with businesses, a second sign for each use of establishment may be permitted under the covering roof, provided that such second sign shall not be larger in area than four square feet. The second sign may be installed flat against, or perpendicular to the building, or may be hung from the roof of the covered walkway provided that the lowest projection of such sign shall be not less than eight (8) feet above the surface of the sidewalk.
- (e) All signs shall be attached to or upon the building facade or canopy, parallel thereto, projecting not more than one foot from the facade. No sign shall project above the roof line of any building.
- Free standing signs, except so-called "A-frame" signs, may be permitted when required to properly identify or provide direction to an from uses and activities, sculpture, and similar structures which enhance pedestian use and activity shall be encouraged.
- (f) All signs to be installed and constructed in connection with any redevelopment area shall be subject to special review and approval by the Agency, which shall have the final approval of any such signs and appurtenances. The objectives of such review will be to insure that the size, location and design of signs and similar structures are harmonious with the architectural and environmental character of the site and surrounding areas, and do not obstruct or limit sight distance requirements of vehicular and pedestrian traffic, or otherwise constitute a hazard to traffic flow. No signs shall be permitted which have not clearly been designed as integral architectural elements of buildings and site, or which do not present a unified an consistent appearance throughout the total redevelopment area for parcel.

#### 4. 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.

Building masses should preserve the spatial integrity of street and other defined open spaces, and sensitivity in the design, scale, and rhythm of wall-openings, roof-lines and roof-top structures, and external mechanical facilities, should be particularly considered.

Architectural values should be consistently established on all building facades, and so-called "back-door" treatment of any facade with inferior materials shall not be permitted.

#### G. Design and Development Objectives

The following objectives of the Agency and the City, supplementing the Illustrative Plan - Phase I (Exhibit No. 10) are set forth as a further guide in interpreting the intent of the General Land Use Map, and the Land Use Provisions and Building Requirements of this Plan, in the design and development of the Jefferson Avenue C.U.R.A..

##### a. General

The basic objectives of this Plan have been stated under Section I-C, Urban Renewal Plan Objectives. These public objectives are directed primarily at the functional or utilitarian restoration and strengthening of the Project Area as the current and continuing location of Neighborhood Commercial, housing and related uses, and other social and economic resources of the community.

The urgency of this goal shall not, however, dispel other more intangible concerns with the long-range contributions of renewal efforts in restoring community values and attesting to the attraction of the center city as a dwelling place, by establishing a sub-community within the neighborhood where divergent uses and activities may be environmentally integrated and related, in encouraging the highest possible urbane

level of expression in architectural and related design efforts, and in creating a focus of community pride and achievement.

Jefferson Avenue is considered to be the central corridor and focal point of visitor and pedestrian activity generated within this area, and although accommodating vehicular traffic, it should be improved and emphasized for pedestrian movement. Such improvements will also effect a continuity of pedestrian character and convenience between the east/west pedestrian corridors traversing this area and connecting residential use areas within the Project.

These pedestrian context improvements are intended to substantially enhance the safety and attractiveness of daily walking and leisure routines of employees, students, shoppers, and visitors, and also provide convenient passive recreation areas for area residents. Preservation of these public right-of-way will furthermore insure a degree of openness and visual penetration into and through high-intensity building areas. Wherever appropriate, adjacent uses should provide private connections to effectively extend the system and the resulting pedestrian opportunities throughout the area.

#### H. Duration of Land Use Provisions and Building Requirements

1. This Urban Renewal Plan, and all provisions contained herein governing the use and redevelopment of lands in the Jefferson Avenue C.U.R.A., including any modifications thereof, shall be in full force and effect for a minimum period of 10 years following the date of the Ordinance of the Common Council of the City of Buffalo approving and adopting this Urban Renewal Plan.
2. No portions of this area should be committed to any speculative initial development which may hamper or weaken the greatest potential use of the overall area, or which disregards functional planning, visual relationships to adjacent areas.
3. New and existing development within this area should be integrated into a unified design with visual continuity in respective open space areas and treatment.
4. The Facade Treatment Program within this area should be encouraged to provide covered arcades, canopies, or other features to enhance and protect pedestrian movements and decorative features, kiosks and similar outdoor displays and other types of open space attractions should be considered, not only as sound economic

investments but to enhance the open space functions of this area as a community meeting place in the daily routines and activities of persons from the supporting residential context.

5. All properties to be acquired are to be cleared or redeveloped in accordance with the Land Use Provisions and Building Requirements of this Plan.

## IV. REDEVELOPMENT PROVISIONS

A. Redeveloper's Obligation

A. The Agency shall, prior to conveyance of the Property and without expense to the Redeveloper, prepare the Property for redevelopment by the Redeveloper in accordance with the Urban Renewal Plan and the Agreement. Such Agreement shall consist of the following (unless the Agency and the Redeveloper hereafter agree in writing that any of such preparation shall not be done, or that it shall be done subsequent to the conveyance of the Property):

1. All Redevelopers shall be obligated to execute a Contract with the Agency for Disposition of Land For Private Redevelopment or Lease Agreement, in a form to be approved by the Common Council of the City of Buffalo.

The term, "Redeveloper", as contained herein, shall be construed to mean any party who acquires or leases real property, or an interest therein, from the Agency for the purposes of redevelopment or rehabilitation in accordance with the provisions of this plan.

2. The Redeveloper, or any of his successors, assignees, and grantees shall be obligated by the Contract, related instruments of conveyance executed pursuant thereto Lease Agreement, any by appropriate covenants running with the Land, to devote the land to the uses specified in this Urban Renewal Plan, and to no other uses, until such time as the provisions imposed by this Plan shall terminate.
3. Prior to the lease or disposition of real property or any interest therein, the Redeveloper shall submit all proposals for the development of said property to the Agency for review and approval. No building permit shall be issued to a Redeveloper under Contract with the Agency prior to said written approval of the Agency.
4. The Redeveloper shall be further obligated to begin and complete the redevelopment or rehabilitation of the of the property in conformity with the Plan within a reasonable time, as set forth in the contract or lease agreement.

5. All Redevelopers, their assignees, grantees, or successors in interest shall be further obligated, by the contract or lease, and deed, to covenant, without limitation as to time, that they will not discriminate upon the basis of race, color, or national origin in the sale, lease or rental of use of occupancy of properties acquired from the Agency or any of the improvements erected or to be erected thereon.
6. Redevelopers of land allocated under future phases of this Plan for new housing of low to moderate costs, and intended for use for such housing as shown on any Redeveloper's plans and proposals and approved by the Agency, shall furthermore be obligated by the Contract or Lease Agreement to make available all or portions of said housing at sales prices or rentals which, in so far as feasible, are within the then prevailing ability of low and moderate income persons and families within the community.

B. Legislation to Effectuate the C.U.R.A. Plan

The Agency proposes the following legislation for enacting by the Common Council of the City of Buffalo, the Planning Board thereof, and/or Agency, as may be required, in order to effectuate this Urban Renewal Plan.

1. Enactment of Amendments to the existing Zoning Ordinance of the City of Buffalo with respect to the area within the Jefferson Avenue C.U.R.A. Project, in order to more effectively implement the Land Use Provisions and Building Requirements of this Plan, specifically including designation of the Project Area as a "Planned Mixed Use District".
2. Adoption of the legislation required to legally abandon or restrict the use of public streets, and to dedicate land for public improvements such as street rights-of-way, recreation and open space areas, and other public uses as proposed by the Plan.

- 3 . Adoption of legislation required to enable the Agency and the City to undertake and finance the acquisition of land and construction of the public facilities and to provide public improvements contemplated by the Plan.
- 4 . Enactment of legislation authorizing the City to institute condemnation proceedings on behalf of the Agency, whenever necessary, to acquire properties designated for acquisition under the provisions of this Plan in cases where the Agency is unable to acquire said properties by means of negotiations with the owner or owners thereof.
- 5 . Adoption of adequate Relocation Program to insure a feasible method of relocation of families, individuals, commercial and other institutions being displaced from the Jefferson Avenue C.U.R.A. Project.
- 6 . Adoption or enactment of such other legislation as may be required under State or Local law in order to implement and effectuate this Plan.

C. Scheduling Provision

1. It is the intent of the Agency to commence the urban renewal actions specified herein concurrently, or immediately following the approval of this Plan by the Common Council of the City of Buffalo, and in accordance with all applicable Federal, State and Local Laws.
2. The Agency shall continually review other redevelopment priorities in scheduling and determining the most appropriate sequence of such actions throughout the project area, and shall make every effort to expedite all actions as they may be required in connection with the expansion, development, or redevelopment of existing and new uses.
3. Street, utility, parking facility, pedestrian and other open space areas and other public improvements as outlined herein will be coordinated and undertaken by the Agency and the City in logical sequence throughout the course of project execution, and will generally be staged, as appropriate and feasible, to coincide with construction schedules of private Redevelopers. Wherever practical, any public improvements which will be of distinct benefit to existing uses and activities to remain will be expedited.

It is estimated that these proposed actions will generally be scheduled as follows:

PRELIMINARY SCHEDULE

	Actions	Start	Complete
1.	Land Acquisition	March 1, 1979	January 1, 1980
2.	Relocation of Occupants	April 15, 1979	January 30, 1980
3.	Clearance	March 30, 1979	February 15, 1980
4.	Availability of Land for Disposition of Redevelopers	June 1, 1979	March 30, 1980
5.	Rehabilitation of Property	June 1, 1979	1981-1982 (Phase One)

D. Special Conditions: Non-Acquisition Properties

1. Any properties not designated for acquisition may be acquired by the Agency if such property is not made to substantially conform to, and maintained in accordance with the Property Rehabilitation Standards contained herein and to all other applicable local codes and ordinances. The Agency may furthermore acquire such properties if necessary in order to carry out rehabilitation. Rehabilitation on a structure-by-structure basis may be feasible, however, assembly of a group of properties may be required to carry out the objectives of the C.U.R.A.

If any such property is acquired by the Agency, such property may be offered for sale by the Agency, at a sale price below the Agency's acquisition cost, if necessary, to any party agreeing to rehabilitate the property in accordance with such standards. Property rehabilitation Standards (Exhibit 9).

2. The foregoing Land Use Provisions and Building Requirements, General Acquisition Plan (Exhibit No. 8), and any amendments thereto, shall apply to real property not to be acquired by the Agency under the following circumstances:
  - a. When the owner of such property acquires real property from the Agency within the Jefferson Avenue C.U.R.A.
  - b. Except as otherwise specified, all uses of land or buildings on property not to be acquired by the City, in existence at the date of the adoption of this plan, which were heretofore permitted as of right under the Zoning Ordinance of the City of Buffalo, will not be affected by the Land Use Provisions and Building Requirements herein. Such properties may be continued for such purposes as they are used as of the date of adoption of this plan, or for any other purpose determined by the Agency as being not more objectionable than the purpose for which they are

used as of said date of this Plan. In addition, any such buildings or structures may be altered, repaired or remodeled for the same purpose for which they are used as of the date of adoption of this plan, or other purposes in accordance with the above.

V. PROJECT PROPOSALS

A. Land Acquisition

The Real Property to be acquired by the Agency in the Jefferson Avenue C.U.R.A. pursuant to this Plan is identified on the General Acquisition Plan (Exhibit No. 18) attached to and made part of this Plan. If any such property is acquired by the Agency, such property may be offered for sale by the Agency, at a sale price below the Agency's acquisition cost, if necessary, to any party agreeing to rehabilitate the property in accordance with such Standards and to use the property in accordance with this Plan, or any such property may be rehabilitated by the Agency and offered for sale for use in accordance with this Plan, or any such property may be cleared by the Agency and offered for sale for redevelopment in accordance with this Plan. In the event that the Agency elects to acquire any such property because of the failure of the owner to conform to such standards, is unable to secure a purchaser who will agree to rehabilitate said property, and therefore, proposes to clear and sell the property for redevelopment, such proposed action shall be expressly subject to authorization and approval of the Agency and City Council.

B. Rehabilitation and Conservation

All properties not designated for acquisition on the Project Boundary and Proposed Land Acquisition Map (Exhibit No. 2) shall conform substantially to the Property Rehabili-

tation Standards as set forth in Exhibit No. II, attached to and made a part of this Plan.

C. Public Improvements

A conceptual design for all future public improvements proposed as a part of this plan have been indicated on Exhibit No. 10-Illustrative Plan - PHASE I and made a part of this C.U.R.A. Plan.

VI. REVIEW OF REDEVELOPMENT PROPOSALS

The Buffalo Urban Renewal Agency will invite proposals for the purchase or lease, and redevelopment, in accordance with this Urban Renewal Plan, of the various assembled and cleared areas and sites in the Project Area, in accordance with all applicable Federal, State, and Local Laws, rules, and regulations relating to urban renewal projects.

Inquiries and proposals for such purchase or lease of land within the Project shall be directed to the Commissioner of Urban Renewal of the City of Buffalo, hereinafter referred to as the "Commissioner". The Commissioner and his staff, on behalf of the Agency, shall advise and guide prospective Redevelopers as to the requirements and procedures for submission of proposals; shall receive and review all proposals, and initiate and secure review by the City Planning Board, and such other review as is required by local law or is otherwise appropriate; and shall subsequently transmit findings and recommendations stemming from such review to the Redeveloper for further action and/or to the Agency and the City Council, who shall be responsible for selection, designation, and approval of all Redevelopers and redevelopment proposals, for interim execution of such

agreements with Redevelopers as may be required and permitted by Federal, State, and local law, and for final execution of a Contract for Disposition of Land with such Redevelopers.

Execution of such a contract between the Agency and the Redeveloper, following designation of a Redeveloper by the Agency, and subject to approval by the Common Council, shall not occur prior to review and approval by the Agency and the City of all following submission requirements. The Agency and the City shall furthermore retain the right to review and approve all final construction drawings and specifications to determine whether they are in accordance with the prior approved proposal submissions. No building permit will be issued by the City without such final review and approval. Proposals shall generally be submitted and reviewed in three stages, as follows:

A. Preliminary Proposal

Supplementing other preliminary information which the Redeveloper may have submitted to the Commissioner, this submission is intended to permit initial review and evaluation of the proposal in terms of its appropriateness and conformity with the requirements and objectives of this Urban Renewal Plan, and to secure agreement on and approval of the general design and development concept, prior to extensive work by the Redeveloper and his architect. Submission of the following type of information is required:

1. Site Plan at any appropriate scale (1" = 100', 1" = 40', 1" = 40' are preferred scales), emphasizing general use and relationships of proposed buildings and open spaces. The general location of walks, driveways, parking service areas, open space, and major landscape features in addition to the buildings should be shown. Pedestrian and vehicular use on the parcel shall be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings may be provided.

NOT FOLLOWED  
BY J. JACOB

2. Building plans, elevations, and sections at any appropriate scale, showing organization of building functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and materials.
3. Sketches, diagrams, study model, and other materials as may be required to clarify or explain the design and other aspects of the proposal, including relationships to adjacent areas.
4. Written statement of proposal including: Tentative floor area and/or number of units, type of building, size and distribution of units, number of parking spaces; accessory or supporting facilities provided, principal building materials, estimating rents, and other pertinent data which may assist in review and understanding of the proposal.
5. General information regarding the Redeveloper's experience and financial ability to undertake the contemplated redevelopment.

Submission of more than the above is not encouraged. The redeveloper may furthermore elect, prior to preparation of the above submission, to review this Plan and other aspects of the project in detail with the Commissioner, in order to fully understand the requirements and objective of the Agency and the City, and to determine whether the type of proposal which the Redeveloper contemplates is likely to be in accord with such requirements and objectives.

Following review of the proposal, the Commissioner will advise the Redeveloper as to the general acceptability of the proposal and will inform the Redeveloper of any additional information or clarification which may be required and/or any modifications which have been suggested in the course of the review. Subject to general approval of the proposal by the Commissioner, on behalf of the Agency, and agreement by the Redeveloper as to any above modifications which may be required, the Redeveloper may proceed with the following submission, if required by the Commissioner.

B. Interim Proposal

This proposal, or portions thereof, if required, is intended to permit further reviews, including any revisions based upon prior review or otherwise proposed by the Redeveloper, and to secure basic agreement on, and approval of the proposal in terms of the type, scope, size and character of building and site development, and of the related design and/or design concept, prior to final design and planning by the Redeveloper. The proposal shall, in all cases, provide all information which will permit thorough study of the proposal in terms of its conformity with this Plan. This submission, or portions thereof, may not be required, if, in the opinion of the Commissioner, the Preliminary Proposal adequately establishes and meets such requirements, or if due to the nature of the development, such requirements are not entirely applicable.

1. Complete Site Development Plan at 1" = 40' scale, or as mutually determined to be acceptable. Phasing possibilities, if any, shall be shown. General site grading proposals shall be shown. All dimensions which may become critical from the point of view of this Urban Renewal Plan shall be indicated. Adjacent buildings, streets, and buildings across streets must be indicated.
2. Site sections at 1" = 40' scale, or as mutually determined to be acceptable showing vertical relationships of all development.
3. General building plans, elevations, and sections and in addition, in connection with housing, redevelopment, plans and elevations of each typical living unit at 1/4" = 1'0".

4. Study model, at 1" = 20' (minimum, if proposal has significantly changed as determined by Agency).
5. Written statement of proposal including identification of all uses; building floor area; number of living units; type of buildings; size and distribution of dwelling units by number of bedrooms; number of parking spaces; accessory or supporting facilities provided; structural system and principal building materials; estimated costs, rents, and operating expenses, time schedule for completion including staging.
6. Perspective sketch or sketches showing general architectural character.
7. In the case of proposed housing redevelopment under FHA or NYS housing programs, this submission may be adapted to correspond to and serve as the required Application to such agencies under such programs.

Following review and approval of this proposal, including any further clarifications which may be required in the course of such review and approval, the Redeveloper may be authorized by the Commissioner, on behalf of The Agency and the City, to proceed with the Final Proposal, which, utilizing materials from the above submissions, and supplemented as may be required, shall conform to the following:

C. Final Proposal

1. Site Plan(s), conforming to the approved Interim Proposal, including any modifications which may have been required, developed in sufficient detail to describe the character and scope of the proposal completely. Without limiting the generality of this requirement, the site plan shall indicate all landscaping and site development details including walls, fences, planting, outdoor lighting and furniture, and ground surface materials; bounding streets; points of vehicular and pedestrian access; number and type of parking facilities; utility lines and connections; existing and proposed grading and draining; and public easements to remain. Work to be done by others should be fully described and the responsible party properly identified.
2. Building plans, elevations, and sections developed in sufficient detail and at large enough scale to show all materials and assemblies comprising the building.
3. Outline specifications for materials and methods of construction.

4. Statement, including the following; Major building dimensions and gross area of buildings, size of each unit or element in square feet, floor area ratio; open space, proposed division of work between Redeveloper and public agencies; proposed financial plan, staging and time schedule for the construction, and all related information helpful to the Agency and the City in final review and approval of the Proposal.

Following written approval of the Commissioner, on behalf of the Agency and the City, of this Proposal, the Agency and the Redeveloper may execute a Contract for Disposition of Land, subject to authorization by the Common Council and in accordance with all applicable Federal, State, and Local laws and regulations.

#### VII. PROCEDURE FOR CHANGES IN APPROVED PLAN

This plan may be modified or amended under the same procedure required for its initial approval and adoption, and in accordance with all applicable requirements of Federal, State and local laws, specifically including, but not limited to, provisions for a public hearing or hearings.

Changes deemed not to be changes in a basic element of this plan, and approved by said Department of Housing and Urban Development, shall not require approval by resolution of the City of Buffalo, but rather by resolution of the Agency.

In the event financial assistance is to be provided by the State of New York with respect to the Jefferson Avenue C.U.R.A. Project No. N.Y. \_\_\_\_\_, all changes to this Urban Renewal Development Plan must receive prior approval from the Commissioner of the New York State Division of Housing and Community Renewal.

In the event that any land has been disposed of for redevelopment within the Jefferson Avenue Project area, affected Redevelopers shall be duly notified of such proposed change and written consent to said change must be obtained from said Redevelopers prior to approval thereof by the Buffalo Common Council and by resolution of the Agency. Such actions leading to review, consideration, and approval of all proposed changes in this Plan shall be initiated by the Commissioner of Community Development.

STANDARDS OF THE URBAN RENEWAL PLAN FOR THE JEFFERSON AVENUE CURA  
PROJECT NO. \_\_\_\_\_

PROPERTY REHABILITATION STANDARDS - PRELIMINARY

All properties in the Jefferson Avenue C.U.R.A. Project No. \_\_\_\_\_ shall comply with the standards set forth in all applicable City of Buffalo or other statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy, including but not limited to the Housing and Property code, building code, plumbing code, electrical code, fire prevention code, flammable liquid ordinance, and the code for Erie County Air Pollution Control, Article XIV.

All such code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with such statutes, codes and ordinances, properties shall furthermore comply with the applicable Other Requirements hereafter outlined or adopted.

It is also the intent of the Buffalo Urban Renewal Agency to promote and encourage other improvements in the architectural design and character of buildings and properties to remain within the Jefferson Avenue C.U.R.A. ,so that such properties will contribute to the visual attractiveness and environmental quality of the Project Area. Design improvements of residential properties enhance the livability and social value of the property as a dwelling place, and also contribute to the long-range economic value and stability of the property. Such design improvements of commercial and other non-residential properties are also clearly of long-range economic benefit to owners and businesses. The Agency therefore urges each property owner to review the Design Objectives outlined below, and to voluntarily undertake such additional improvements as may be required to substantially achieve these objectives. The Agency and the City of Buffalo intend to provide substantial improvements of streets, pedestrian facilities, parking, recreation and open space and other public facilities within the Project, in order to remain as well as new development, and such private property improvement efforts will in turn increase the long-range benefit and value of the Project to each property and to the community.

(1) Non-Residential Properties

(a) Other Requirements

In addition to compliance with all applicable statutes, code ordinances, and regulations, all non-residential properties to remain in the Project shall furthermore conform to the following requirements:

1. Public Walks, Steps, Drives, and Parking Areas

Public walks, steps, drives, and parking areas shall be constructed so as to assure safety, reasonable durability, and economy of maintenance. Materials and methods of construction shall meet applicable City specifications. All such areas shall be restored to a proper state of repair.

2. Enclosure of Storage

No outdoor storage of material, equipment, or supplies shall be permitted, and any such existing storage shall be relocated within a structure.

3. Building Surfaces

Facing or surfacing materials shall be durable and impervious to the weather and installed so as not to lessen impervious qualities; and they shall be capable of keeping the interior of the building dry and preventing exterior moisture from damaging or weakening the structural elements. All exposed surfaces shall be treated to retard deterioration and improve appearance. The fire resistance and weather resistance of all surfacing materials shall be as prescribed in the Buffalo Building Code.

4. Signs, Marquees, Awnings, and Similar Appurtenances and Structures

Such appurtenances and structures shall conform to the requirements of said intentions for the CU.R.A. Project.

5. Windows

All windows exposed to public view shall be kept clean and in a state of good repair. No storage of materials, stock, or inventory shall be permitted in window areas (other than show windows) ordinarily exposed to public view unless such areas are first screened or obscured from public view.

All show window glass shall be clear and not painted or otherwise obscured by mounting signs on the exterior of buildings below the tops of show windows.

All windows and other openings in exterior walls with a fire resistance rating of three-quarter (3/4) hour or more shall be protected with labeled fire windows, and shall not exceed the opening limitations and distance separation requirements specified in the Buffalo Building Code.

6. Air Conditioners and Heating Units - Outside Elements

All outside elements of air conditioning and heating units shall be so constructed, located, and maintained as not to constitute a safety, noise or vibration hazard to adjacent properties.

Such equipment which is installed and operated directly over a public sidewalk shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk, and any exhaust fumes from such equipment shall be expelled above a height of eight (8) feet.

7. Miscellaneous Site Improvements

Open space on property shall be so designed and located as to provide for the immediate diversion of water away from buildings and from the lot, and to prevent soil saturation detrimental to structure and lot use.

All portions of the property not occupied by buildings shall be paved, or planted with suitable vegetation, and adequately maintained to present an attractive appearance.

All fences and retaining walls shall be restored to good repair, removed or replaced, and all fences shall be treated with chemicals or paint so as to retard deterioration and improve appearance.

8. Off Street Parking

Open parking spaces shall be surfaced with a dustless all-weather material capable of bearing all vehicular loads to be imposed thereon.

Parking areas shall be effectively screened or obscured from general public view by a wall, fence, and tree and other plantings.

Lighting used to illuminate off-street parking areas shall be directed away from other properties and public streets in such a way as not to create a nuisance.

9. Off-street Loading

Insofar as feasible, loading berths or other vehicular service facilities shall be completely enclosed within a building or screened by a solid wall or fence. No new loading berths or facilities are to be located within fifty (50) feet of the nearest point of intersection of any two streets.

Open loading berths or areas shall be surfaced with a dustless all-weather material capable of bearing all vehicular loads to be imposed on them.

Lighting used to illuminate off-street loading areas shall be directed away from other properties and public streets in such a way as not to create a nuisance.

10. Air pollution control throughout the Project Area shall comply with the code for Erie County Air Pollution Control, Article XIV.

(b) Design Objectives

1. Building Features and Surfaces

Building surfaces, windows, and other visible features should be repaired to a sound, neat and reasonably attractive conditions. Exterior walls that are crudely finished or that have been defaced by adjacent demolition should be reasonably refinished.

2. Genuine Surfaces

To the extent possible, the original materials and surfaces of buildings should be preserved. The introduction of new materials should assure maintenance or improvement of the building's architectural character. The use of materials or finishes that are "veneered" must meet high standards of design, construction and durability. Materials or finishes that conceal hazardous conditions of deterioration and decay, or inferior structural materials beneath them, should be avoided.

3. Building Design

To the extent possible, features that maintain some unity with the appearance of adjacent or nearby buildings should be provided and maintained. Although variety is needed and desired, materials and other features should be carefully selected to avoid severe clashing contrast.

Unity in appearance should be obtained by maintaining compatibility in one or more of such features as:

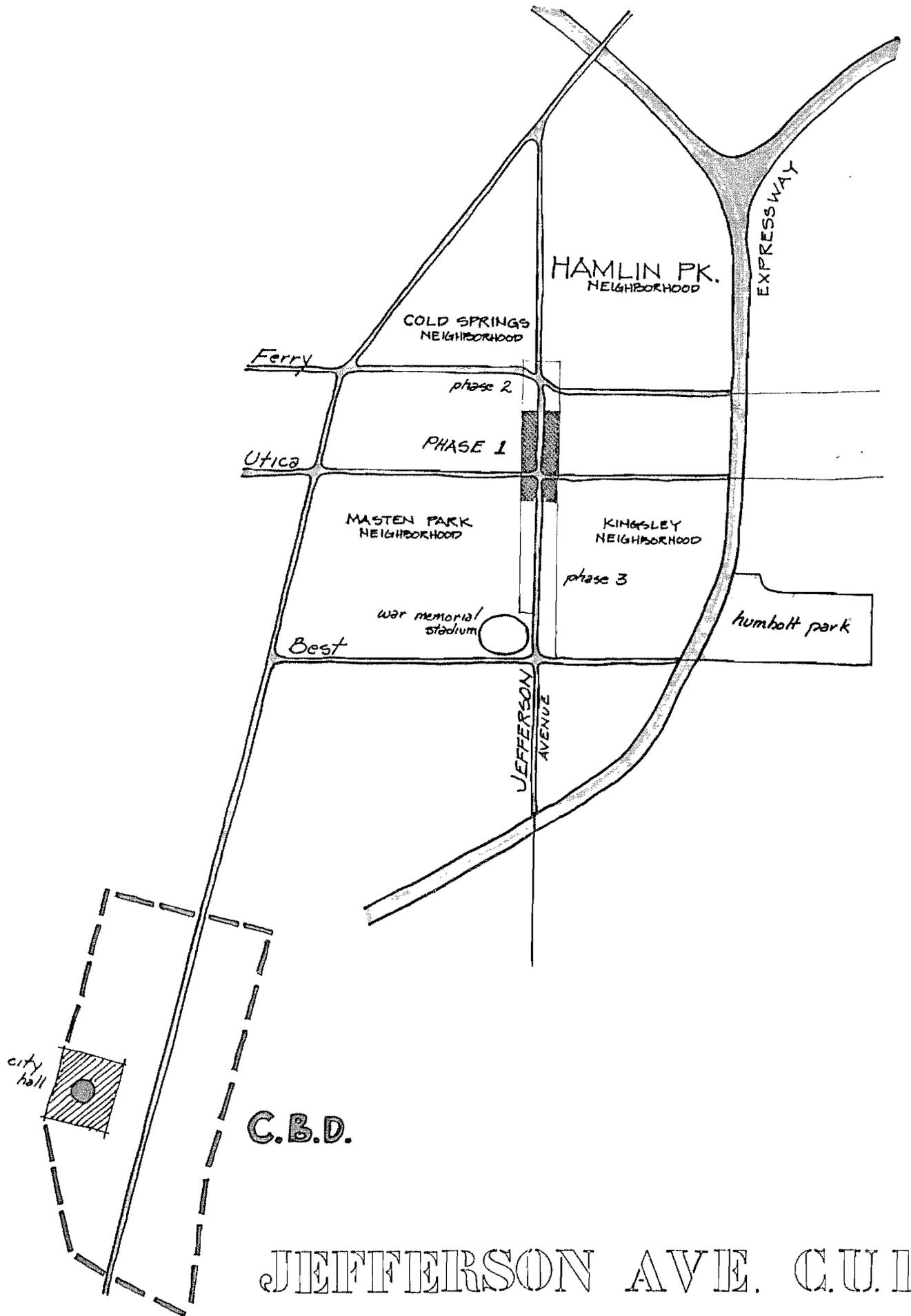
- a. Height of cornices, windows, floors, and other building features.
- b. Spacing and proportions of columns, floors, and basic structural grids.
- c. Color, texture, and general nature of surfacing materials.

#### 4. Signs

Signs and other devices for the identification of businesses or buildings should be designed so that they are compatible with or, if possible, become an integral part of, building design. Signs that clash drastically with the materials, color, or basic forms of the building, or adjacent buildings, should be avoided or replaced.

#### 5. Building Facades

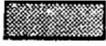
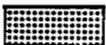
Facades fronting on major pedestrian routes should be pedestrian oriented. So far as possible, no extensive sections of blank wall should abut a major pedestrian route; show window display, interior views, variety and detail in landscape planting or other sidewalk features of small scale and of human interest should be provided.

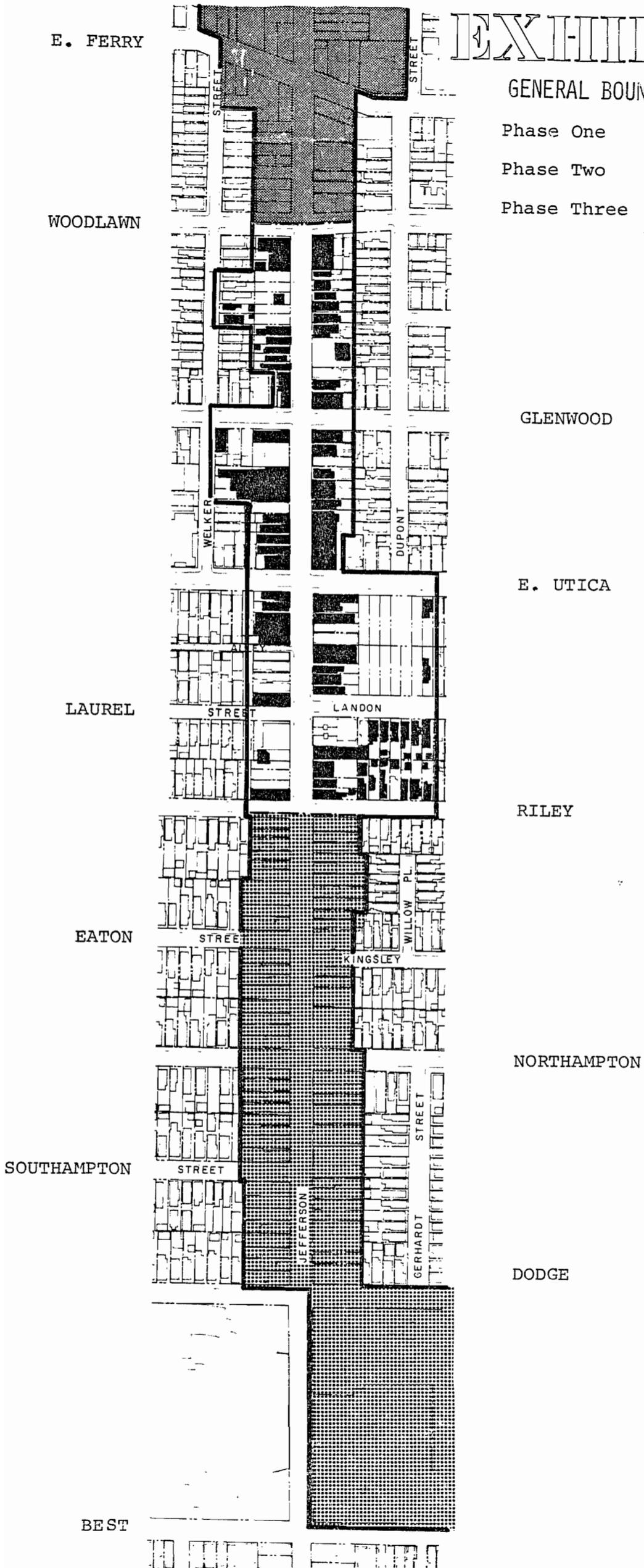


JEFFERSON AVE. C.U.R.A

# EXHIBIT 1

## GENERAL BOUNDARY MAP

- Phase One 
- Phase Two 
- Phase Three 



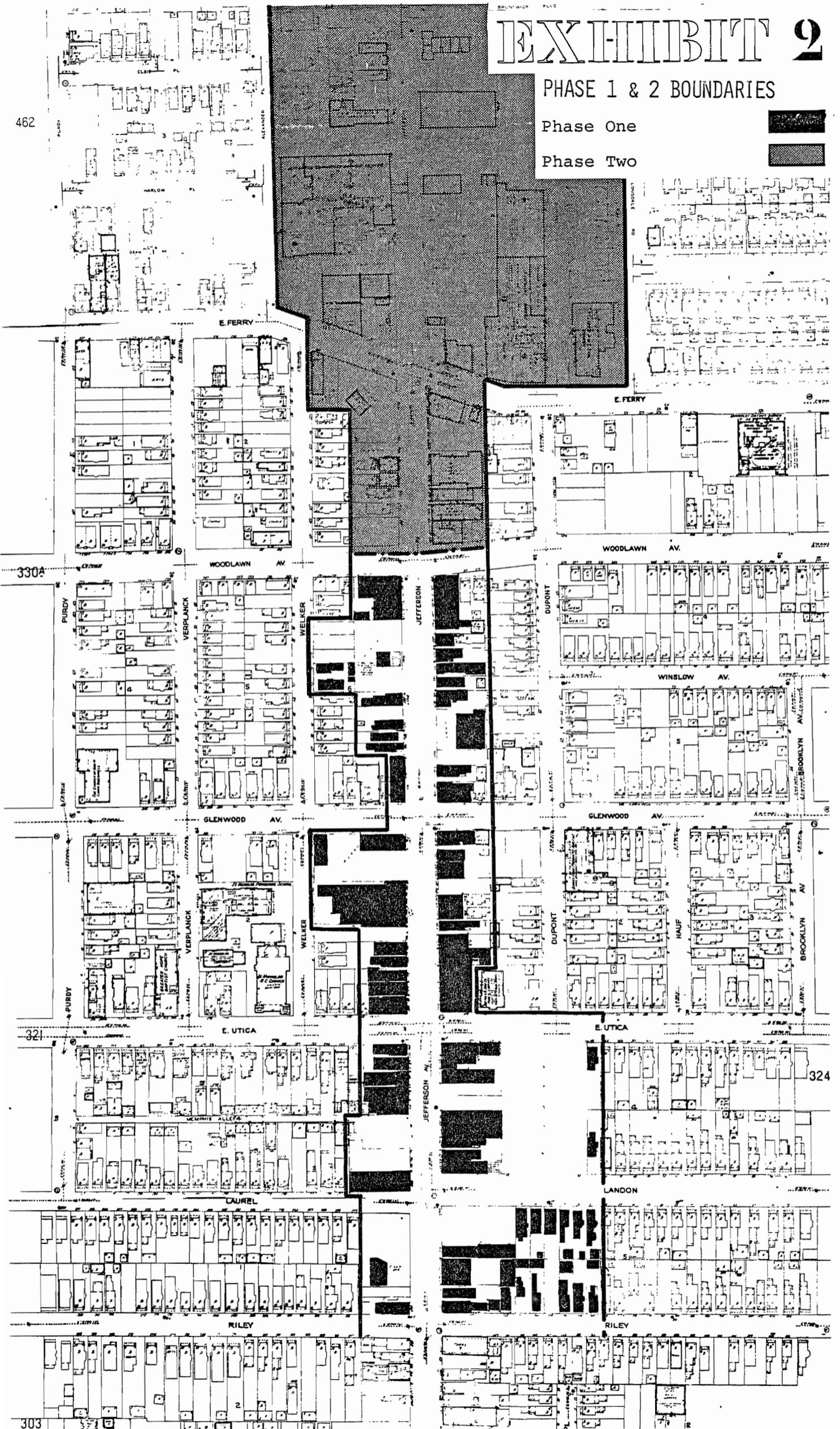
# EXHIBIT 2

## PHASE 1 & 2 BOUNDARIES

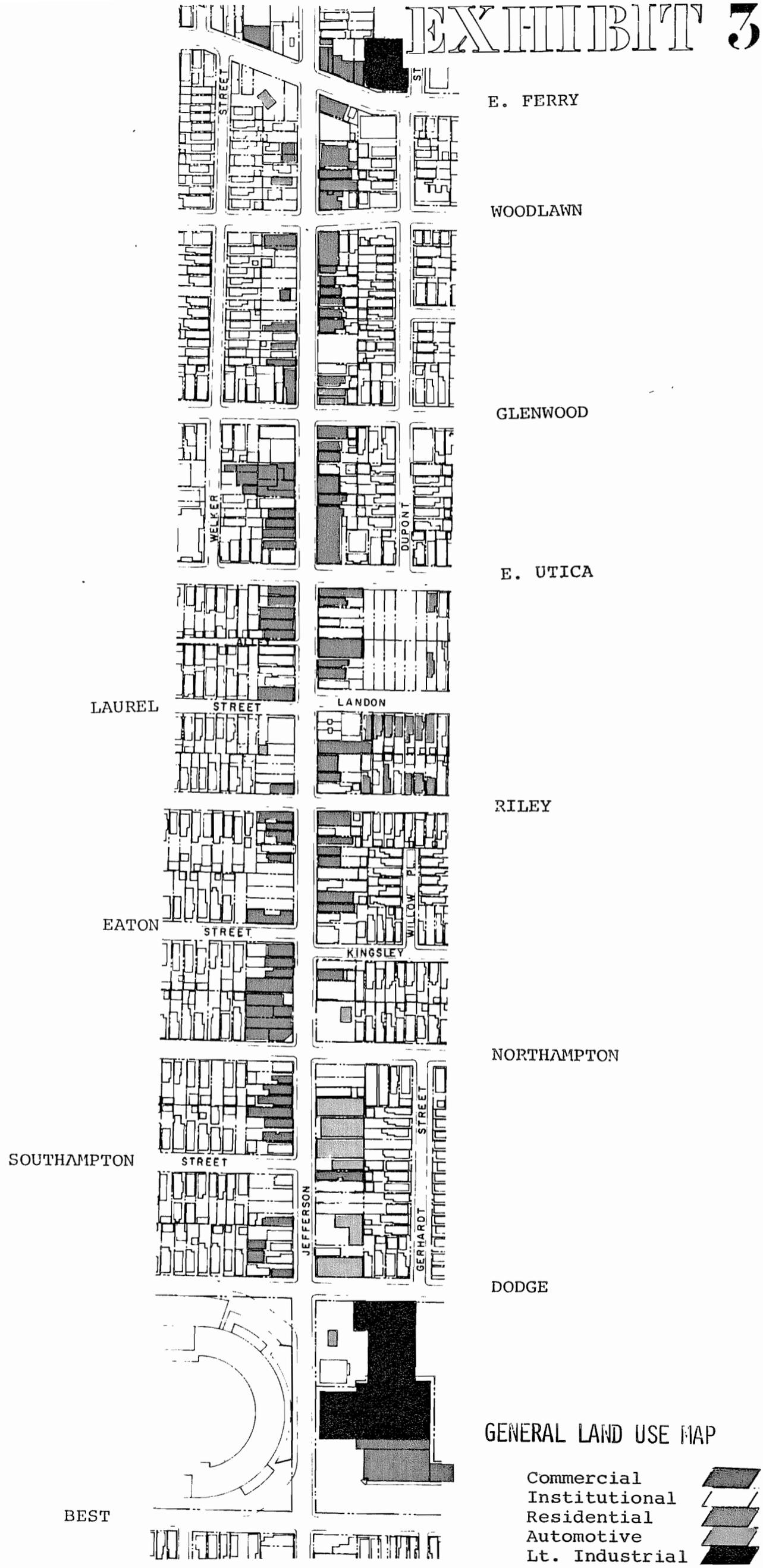
Phase One



Phase Two



# EXHIBIT 3



# EXHIBIT 4

## PHASE 1 & 2 LAND USES

Retail

Office

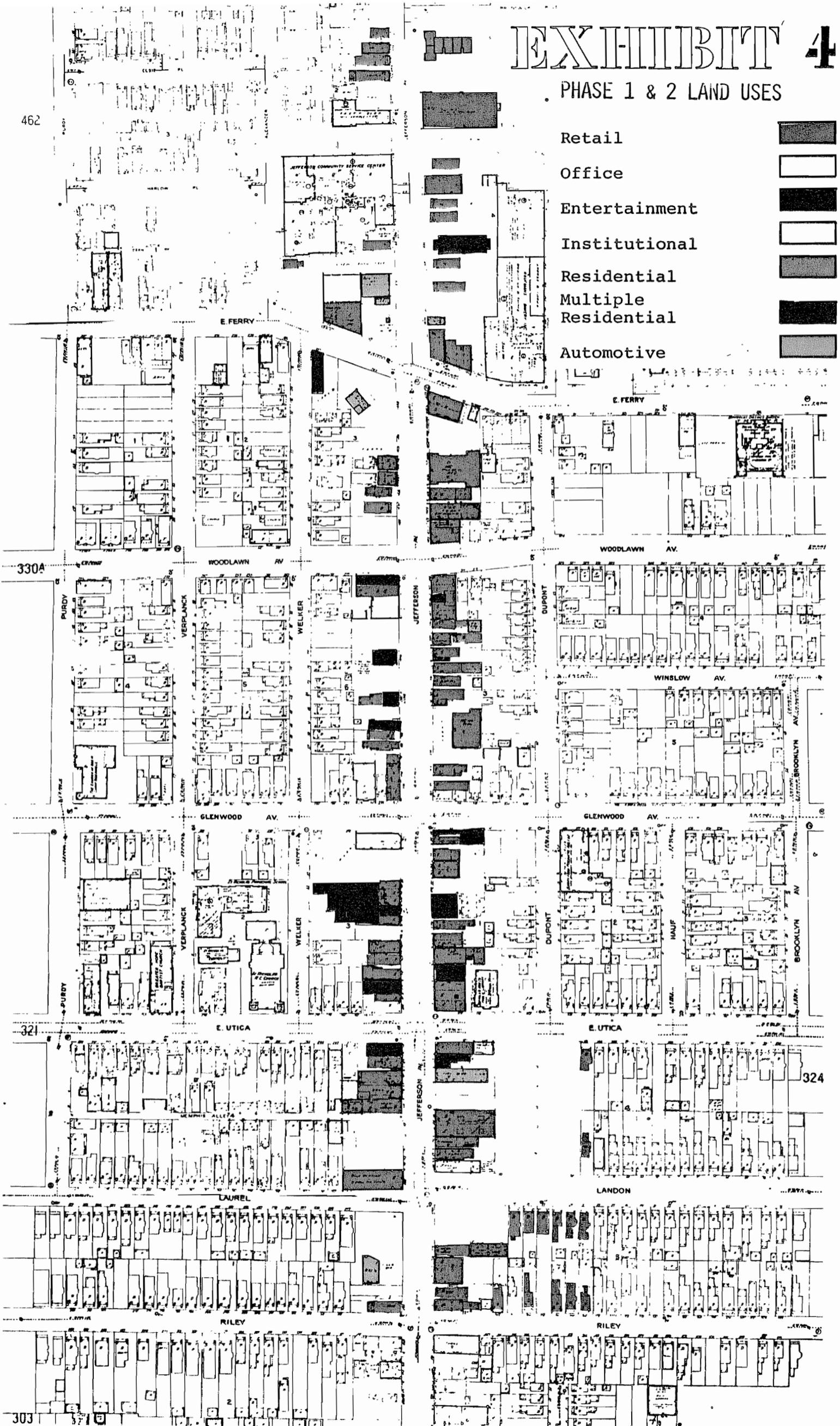
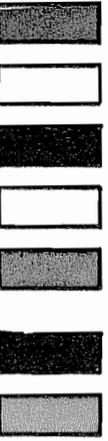
Entertainment

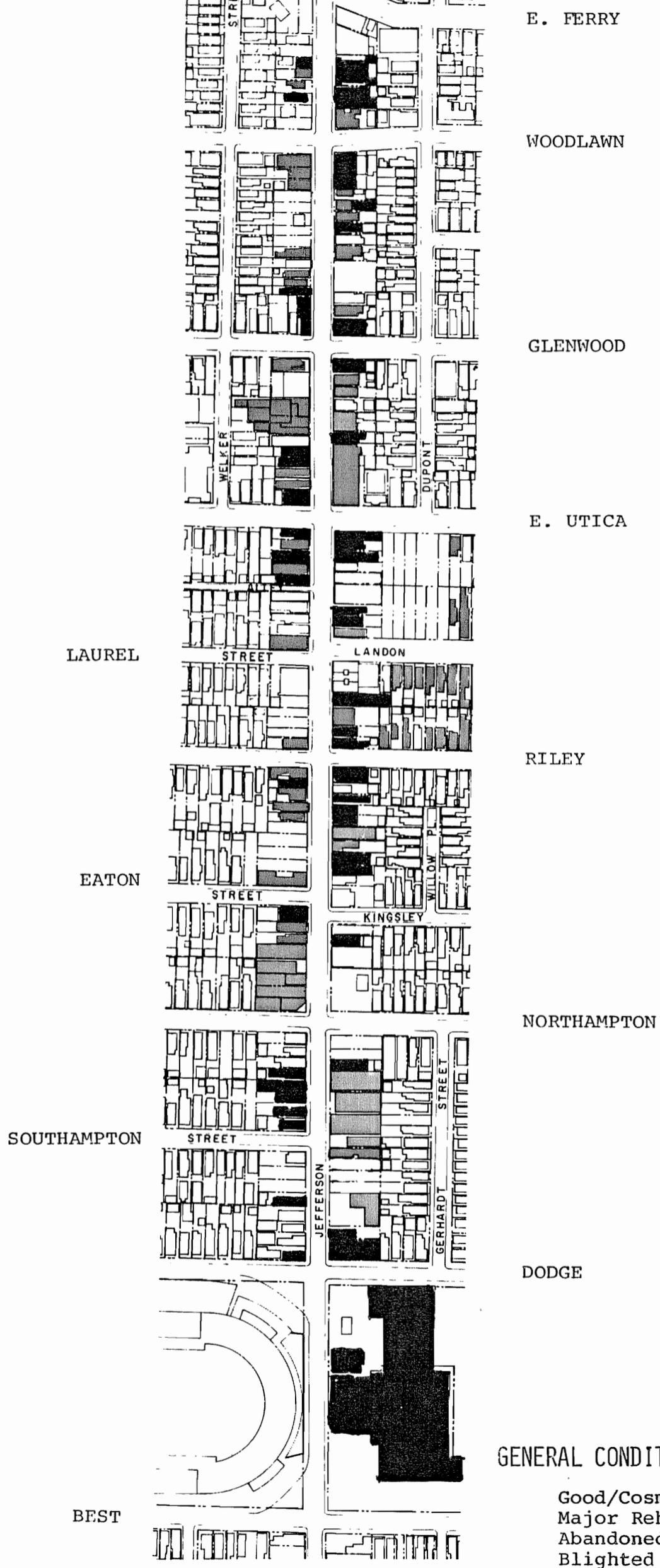
Institutional

Residential

Multiple Residential

Automotive





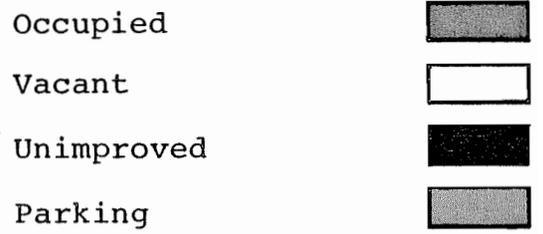
## GENERAL CONDITION MAP

Good/Cosmetic  
Major Rehab  
Abandoned/  
Blighted

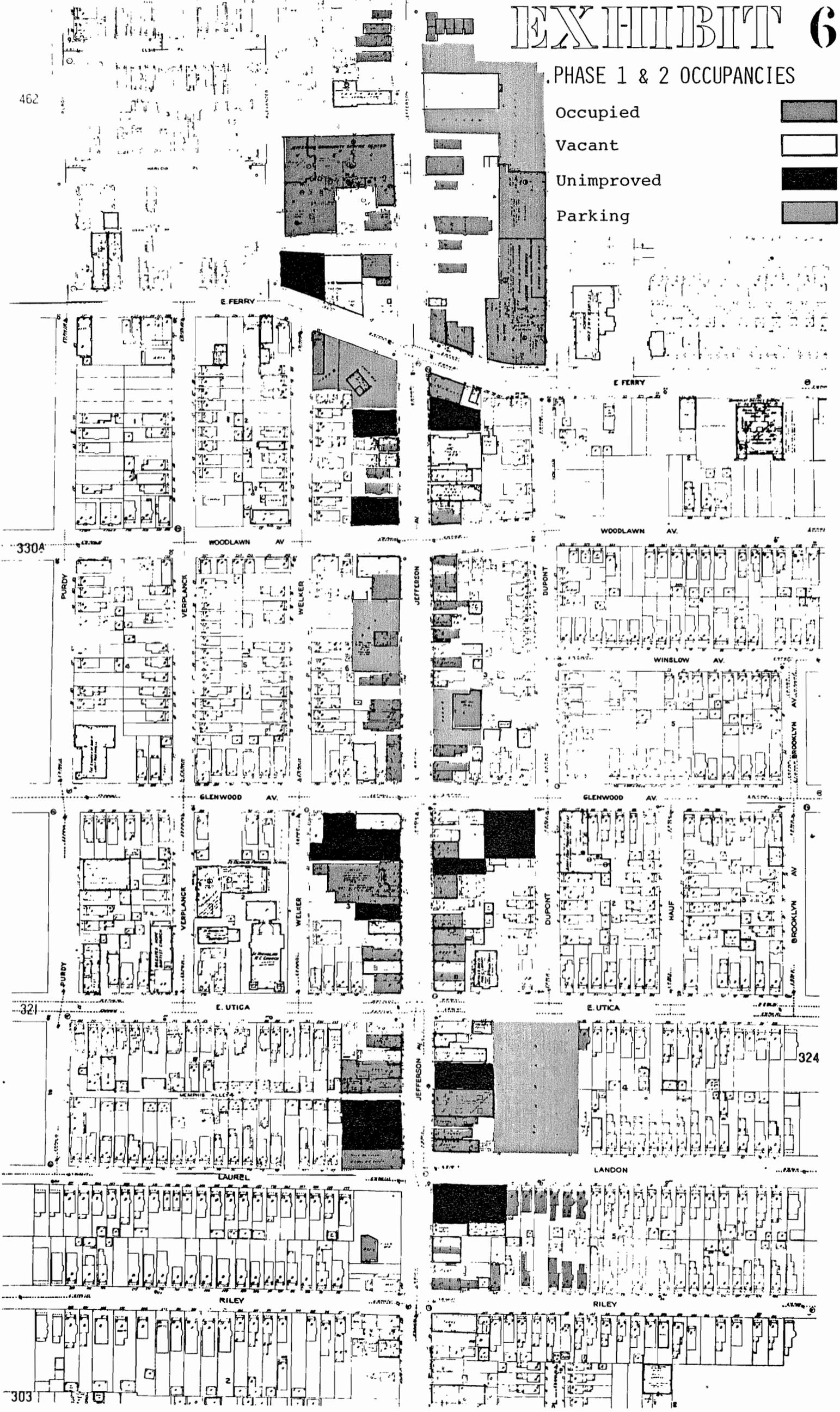


# EXHIBIT 6

## PHASE 1 & 2 OCCUPANCIES



462



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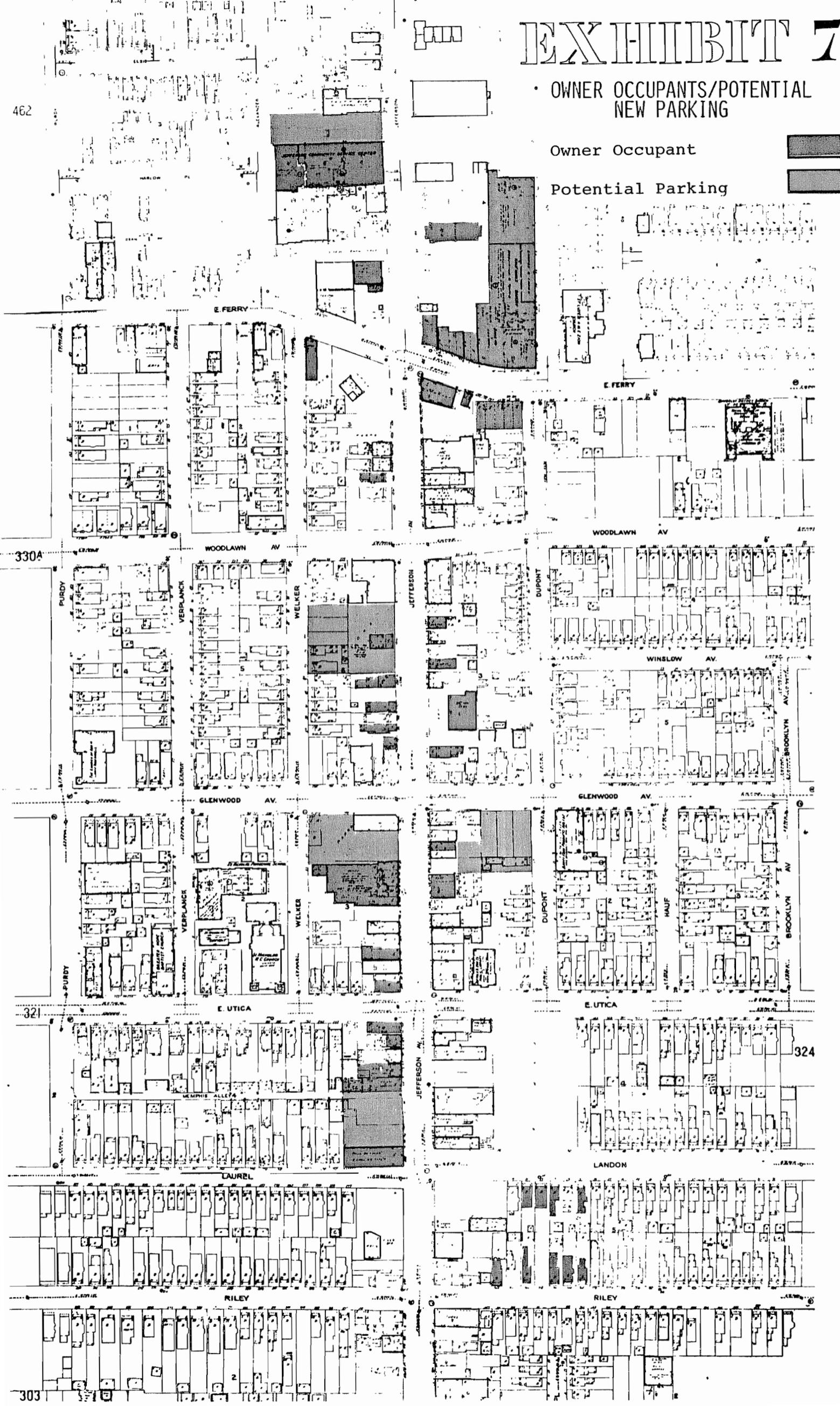
324

# EXHIBIT 7

OWNER OCCUPANTS/POTENTIAL NEW PARKING

Owner Occupant

Potential Parking





# EXHIBIT 9

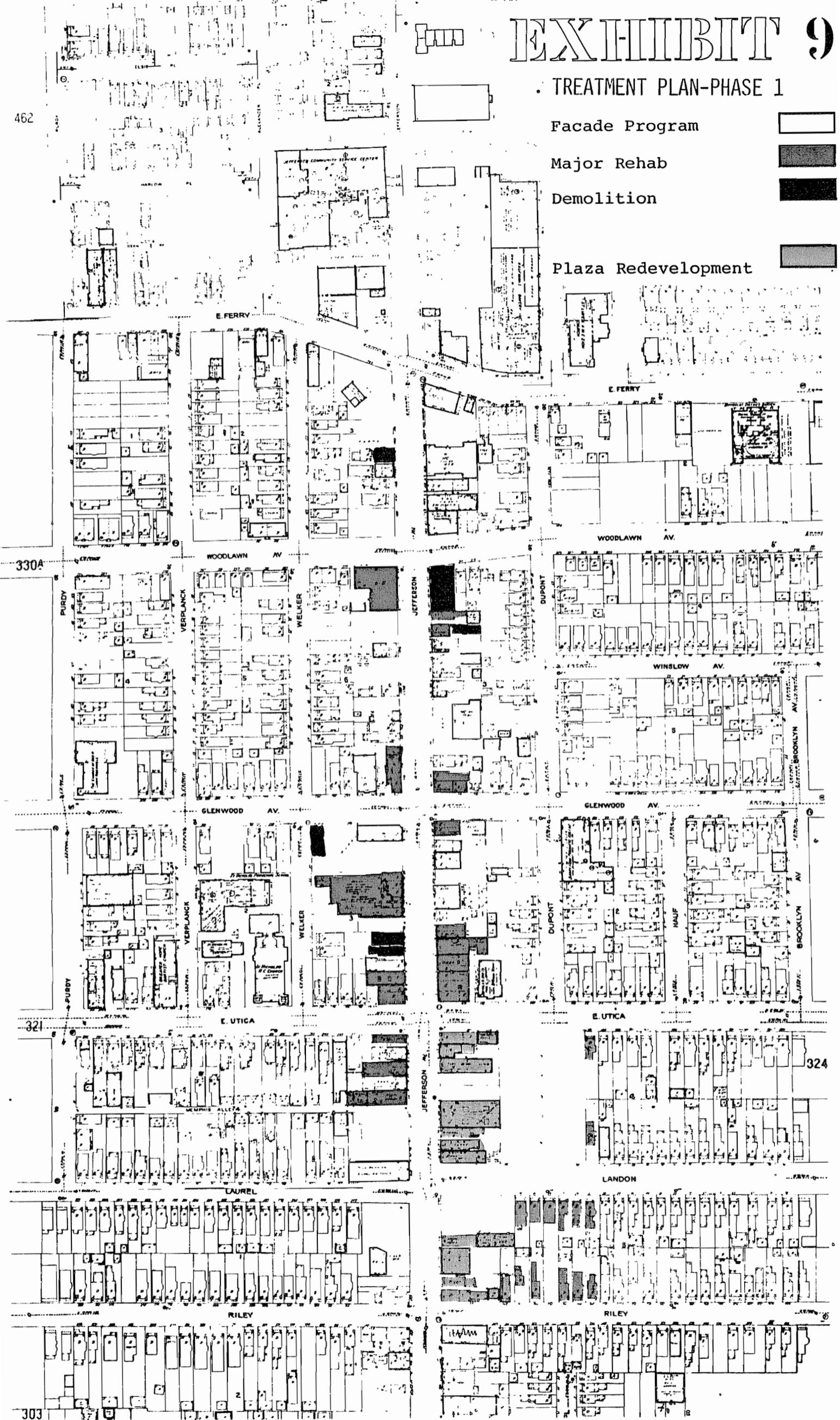
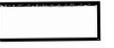
## TREATMENT PLAN-PHASE 1

Facade Program

Major Rehab

Demolition

Plaza Redevelopment

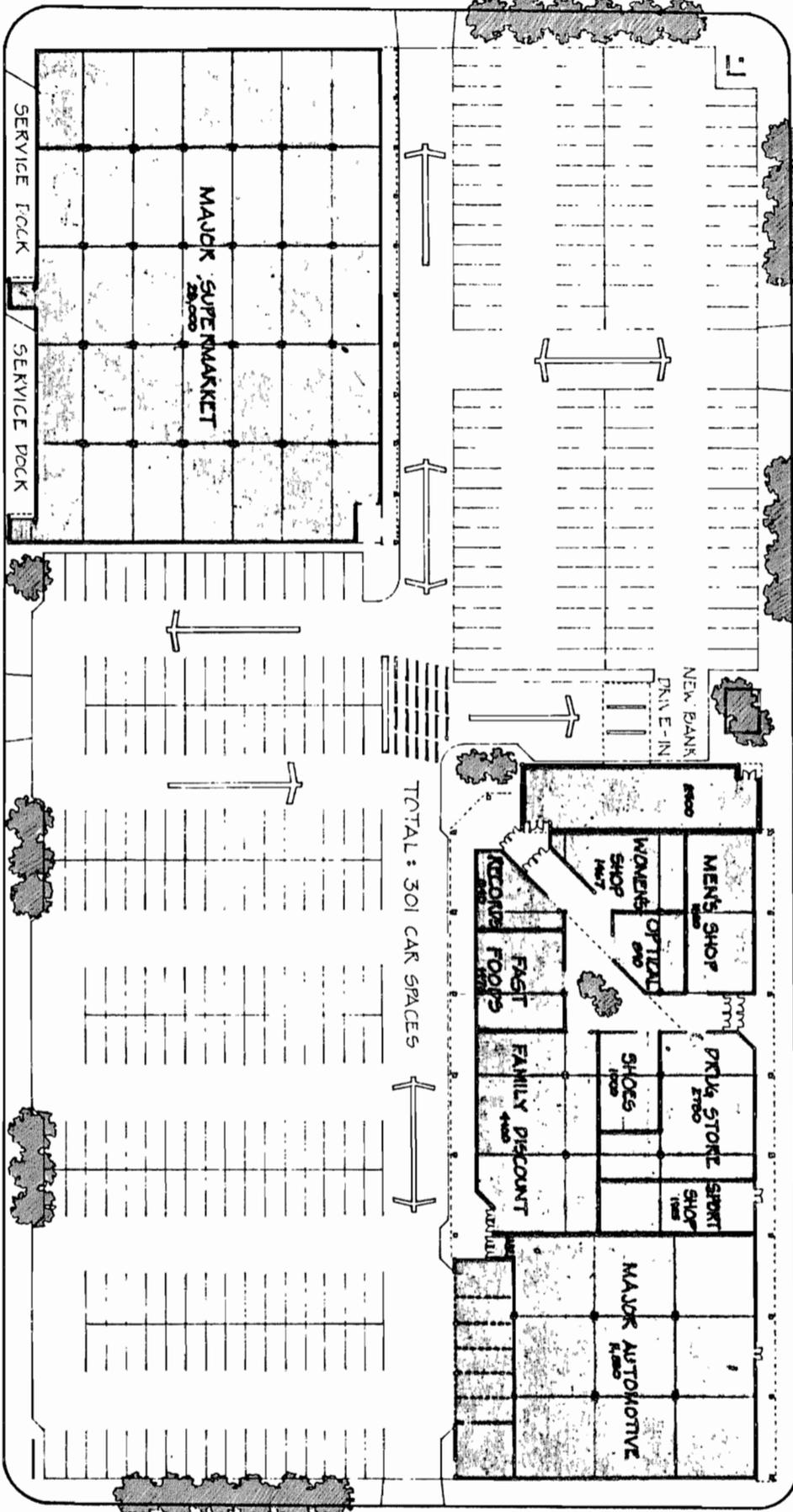


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303

KILEY STREET



JEFFERSON AVENUE

NEW RIGHT-OF-WAY

TOTAL: 301 CAR SPACES

EAST UTICA

EXHIBIT  
NO. 10 - A  
(REVISED)

# JEFFERSON AVE.

C.U.R.A. PLAN: PLAZA SITE STRATEGY

