

URBAN RENEWAL PLAN
FOR
GRANT-FERRY COMMERCIAL DISTRICT
NEIGHBORHOOD BUSINESS REVITALIZATION PROGRAM

TABLE OF CONTENTS

A.	INTRODUCTION	1
	1. Boundaries of the Urban Renewal Area	3
	2. Justification for the Urban Renewal Plan	5
	3. Authorization for the Urban Renewal Plan	6
	4. Urban Renewal Plan Objectives	7
	5. Types of Proposed Renewal Actions	9
B.	LAND USE PLAN	
	1. Proposed Land Use	11
	2. Land Use Provisions and Building Requirements	11
	3. Requirements Applicable to ALL Land Use and Redevelopment Areas	16
	4. Duration of Land Use Provisions	19
C.	PROGRAM PROPOSALS	
	1. Land Acquisition	20
	2. Rehabilitation and Conservation	22
	3. Redevelopers' Obligations	23
D.	OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	
	1. Proposed Time Schedule	25
	2. Proposed Program of Code Enforcement	26
	3. Provision of Community Facilities and Utilities	27
	4. Legislation Necessary to Effectuate the Plan	28
	5. Review of Redevelopment Proposals	30

E.	PROCEDURES FOR CHANGES IN APPROVED PLAN	36
F.	REHABILITATION STANDARDS	
	1. Property Rehabilitation Standards	37
	2. General Rehabilitation Standards	38
	3. Rehabilitation Standards	42
G.	DESIGN REHABILITATION STANDARDS	48
	1. Signage	49
	2. Materials	50
	3. Colors	51
	4. Windows	51
	5. Awnings	51
H	MAINTENANCE STANDARDS	52

A. INTRODUCTION

The boundaries of the Grant-Ferry Marketplace Neighborhood Business Revitalization Program area extend along Grant Street from West Delavan Avenue to Arkansas Street and along West Ferry Street from Herkimer Street to Parkdale Street.

The Grant-Ferry Marketplace is a neighborhood shopping center that contains approximately ninety businesses. A considerable portion of the shopping district's retail space is used for food sales. Large supermarkets serve as the area's major commercial draws but there are plenty of speciality food stores with a decidedly Italian-American flavor.

Most of the shoppers who patronize the Grant-Ferry Marketplace walk to the shopping area. A lack of sufficient parking is one of Grant-Ferry's most pressing problems. A recent market analysis of the shopping area estimates that the Marketplace is probably capturing only around one-third of the potential sales of its trade area. Undoubtedly, the expansion of parking facilities in the Marketplace will increase its business. The amelioration of the shopping area's parking problems is a major component of this urban renewal plan.

The City of Buffalo has continually demonstrated its faith in the viability of the Grant-Ferry Marketplace as a major commercial district. In November 1977 an Economic Development Administration program provided public improvements to the area costing more than \$600,000. The City also has commissioned two market studies of the Marketplace in the last five years. The studies were conducted by Stuart Alexander and Associates and Raymond, Parish, Pine and Weiner, Inc. A facade improvement program is also currently in place in the area.

The City has continued its commitment to insure the economic health of the Grant-Ferry Marketplace by designating the district as a target area of the Neighborhood Business Revitalization Program. This urban renewal plan will facilitate the orderly and complete revitalization and redevelopment of the Grant-Ferry Marketplace.

1. BOUNDARIES OF THE URBAN RENEWAL AREA

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

Beginning at the point of intersection of the easterly line of Grant Street with the northerly line of Arkansas Street and running thence easterly and along the northerly line of Arkansas Street fifty (50.0) feet, more or less to the point of intersection of the northerly line of Arkansas Street with the northwesterly line of Hampshire Street;

Running thence northeasterly and along the northwesterly line of Hampshire Street fifty-three (53.0) feet, more or less, to its intersection with the easterly line of lands conveyed to the Texaco Company by deed filed in Liber 5780 at page 162;

Running thence northerly and along the east line of deed liber 5780, page 162, ninety two and seventy five hundredths (92.75) feet, more or less to an angle point;

Running thence northeasterly and along the southeasterly line of deed liber 5780, page 162 and the southeasterly line of lands conveyed to the Manufacturers and Traders Trust Company, as trustee by deed liber 8735, page 453 fifty (50.0) feet, more or less to an angle point;

Running thence northerly and along the easterly line of deed liber 8735, page 453 and the easterly line of lands conveyed to Albert Zarcone by deed liber 6668, at page 277, forty six (46.0) feet, more or less to an angle point;

Running thence northeasterly and along the southeasterly line of lands conveyed to Manufacturers and Traders Trust Co. as trustee, by deed liber 8735, page 453 seventy seven and forty hundredths (77.40) feet, more or less to an angle point;

Running thence northeasterly and along the southeasterly line of deed liber 8735, page 453 one hundred six and one hundredths (106.01) feet to a point;

Running thence southeasterly and along the southwesterly line of deed liber 8735, page 453, one hundred fifteen and eighty four hundredths (115.84) feet to a point in the northwesterly line of Hampshire Street;

Running thence northeasterly and along the northwesterly line of Hampshire Street ninety six (96.0) feet, more or less, to the northeasterly corner of lands conveyed to S.M. Flickinger by deed liber 8274, at page 16;

Running thence northwesterly and along the northeasterly line of deed liber 8274, page 16, eighty seven and forty-four hundredths (87.44) feet to a point;

Running thence southwesterly along the midway line between Hampshire Street and W. Ferry Street ten (10.0) feet, more or less to its intersection with the easterly line of deed liber 8274, page 16;

Running thence northerly and along the easterly line of deed liber 8274, page 16 ninety and twenty-eight hundredths (90.28) feet, more or less to its intersection with the south line of W. Ferry Street;

Running thence easterly and along the southerly line of W. Ferry Street to its intersection with the southerly extension of the westerly line of Parkdale Avenue;

Running thence northerly, across W. Ferry Street and along the westerly line of Parkdale Avenue to a point of intersection with a line drawn parallel to and one hundred five (105.0) feet south of the southerly line of Arnold Street, as measured at right angles thereto;

Running thence westerly and parallel to Arnold Street four hundred sixty eight and sixty two hundredths (468.62) feet, more or less, to the southeast corner of lands conveyed to Alan H. Smith by deed liber 8178, page 409;

Running thence northerly and along the easterly line of deed liber 8178, page 409 one hundred five (105.0) feet to a point in the southerly line of Arnold Street;

Running thence easterly and along the southerly line of Arnold Street sixty (60.0) feet to a point;

Running thence northerly across Arnold Street, on a direct line to the southwest corner of lands conveyed to John A. Labarbara by deed liber 8367, page 592;

Running thence northerly and along the westerly line of deed liber 8367, page 592 one hundred five (105.0) feet, more or less, to the midway line between Breckenridge Street and Arnold Street;

Running thence easterly and along said midway line three (3.0) feet, more or less, to the southwest corner of lands conveyed to Casper J. Scime by deed Liber 8429, page 541;

Running thence northerly and along the westerly line of deed liber 8429, page 541, one hundred five (105.0) feet, more or less to the southerly line of Breckenridge Street;

Running thence northerly and along the northerly extension of the westerly line of deed liber 8429, page 541 sixty six (66.0) feet across Breckenridge Street to a point in the northerly line of said street;

Running thence westerly and along the northerly line of Breckenridge Street eighty three (83.0) feet, more or less, to the southeast corner of lands conveyed to Joseph D. Lockwood by deed liber 8126, page 607;

Running thence northerly and along the easterly line of deed liber 8126, page 607, one hundred (100.0) feet, more or less to the midway line between Breckenridge Street and Boyd Street;

Running thence easterly and along said midway line eighty (80.0) feet, to the southeast corner of land conveyed to Max Schaeffer by deed liber 6447, at page 457;

Running thence northerly and along the east line of deed liber 6447, page 457 one hundred (100.0) feet, more or less to the south line of Boyd Street;

Running thence northerly and across Boyd Street on a direct line to the southeast corner of lands conveyed to Manufacturers and Traders Trust Co. by deed liber 8687, at page 129;

Running thence northerly and along the east line of deed liber 8687, page 129 one hundred (100.0) feet to a point;

Running thence easterly and parallel to Boyd Street sixty seven (67.0) feet, more or less to the southeast corner of lands conveyed to Rosemary Sandarelli by deed liber 8828, at page 299;

Running thence northerly and along the easterly line of deed liber 8828, page 299 to a point, said point being one hundred twenty three (123.0) feet south of the south line of Auburn Avenue, as measured along the easterly line of liber 8828, page 299;

Running thence westerly and parallel to Auburn Avenue one hundred twenty (120.0) feet to a point in the easterly line of lands conveyed to Sun Oil Company by deed liber 7050, page 163;

Running thence northerly and along the easterly line of deed liber 7050, page 163 one hundred twenty three (123.00) feet to a point in the southerly line of Auburn Avenue;

Running thence northerly, across Auburn Avenue and along the northerly extension of the last described course to a point in the north line of Auburn Avenue;

Running thence easterly and along the north line of Auburn Avenue one hundred (100.0) feet, more or less to the southwest corner of lands conveyed to Philip S. Borden by deed liber 3707 at page 184;

Running thence northerly and along the easterly line of deed liber 3707, page 184 to the easterly line of lands conveyed to Vincent Lorigo, Jr. by deed liber 8833 at page 146 and the easterly line of lands conveyed to Leone Collucci, Inc. by deed liber 7349 at page 329, a distance of two hundred seventy two (272.0) feet, more or less to the north east corner of deed liber 7349 at page 329;

Running thence westerly and along the north line of deed liber 7349, page 329, one hundred (100.0) feet to a point;

Running thence northerly and parallel to Grant Street one hundred fifty (150.0) feet, more or less to the northeast corner of lands conveyed to Frank Falzone, Jr., and Wife, by deed liber 8540 at page 57;

Running thence westerly and parallel to Lafayette Avenue sixty one (61.0) feet, more or less, to the southeast corner of lands conveyed to Daniel F. Rubino, by deed liber 5579, at page 161;

Running thence northerly and parallel to Grant Street one hundred five and thirty-nine hundredths (105.39) feet, more or less to a point in the south line of Lafayette Avenue;

Running thence westerly and along the south line of Lafayette Avenue thirty nine (39.0) feet, more or less to the intersection of the south line of Lafayette Avenue and the easterly line of Grant Street;

Running thence northerly across Lafayette Avenue and along the easterly line of Grant Street to the southwest corner of lands conveyed to Incandela Optical Company by deed liber 8428, at page 373, said point being one hundred fifty eight (158.0) feet north of the north line of Lafayette Avenue, as measured along the easterly line of Grant Street;

Running thence easterly and along the south line of deed liber 8428, page 373, one hundred thirty five (135.0) feet, more or less to the midway line between Grant Street and Greenwood Place;

Running thence northerly and parallel to Greenwood Place three hundred (300.0) feet, more or less to a point in the southerly line of lands conveyed to John Vento & wife, by deed liber 7540, at page 263;

Running thence easterly and along the southerly line of deed liber 7540, page 263 ten and twelve hundredths (10.12) feet, more or less to the southeast corner of deed liber 7540, page 263;

Running thence northerly and along the easterly line of deed liber 7540, page 263 and its northerly extension fifty (50.0) feet, more or less, to its intersection with a line drawn parallel to ninety-nine and thirty three hundredths (99.33) feet south of Delevan Avenue, as measured at right angles thereto;

Running thence westerly and parallel to Delevan Avenue eighty eight (88.0) feet, more or less to the southeast corner of lands conveyed to Samuel J. Ciccio by deed liber 8262, page 47;

Running thence northerly and along the easterly line of deed liber 8262, page 47, one hundred (100.0) feet to a point in the south line of Delevan Avenue;

Running thence easterly, along the south line of Delevan Avenue twenty eight and twenty three hundredths (28.23) feet to a point;

Running thence northerly, across Delevan Avenue to the southeast corner of lands conveyed to Arlen L. Shepard by deed liber 8707 at page 515;

Running thence north and along the east line of deed liber 8707, page 515 two and fifty hundredths (52.50) feet to a point;

Running thence westerly and along the northerly line of deed liber 8707, page 515 eighty three and sixty four hundredths (83.64) feet to a point in the easterly line of Grant Street;

Running thence westerly and across Grant Street to a point in the westerly line of Grant Street ninety (90.0) feet north of the intersection of the northerly line of Delevan Avenue with the westerly line of Grant Street, said point being the northeast corner of lands conveyed to Carl A. Balone by deed liber 7311, at page 35;

Running thence westerly and along the northerly line of deed liber 7311, page 35 thirty two and eighty seven hundredths (32.87) feet to a point;

Running thence southerly and along the westerly line of deed liber 7311, page 35, ninety three and seventy eight hundredths (93.78) feet, more or less to a point in the northerly line of Delevan Avenue;

Running thence southerly, across Delevan Avenue on a line drawn parallel to Grant Street to a point in the southerly line of Delevan Avenue;

Running thence westerly and along the southerly line of Delevan Avenue fifty nine and forty six hundredths (59.46) feet, more or less to the northwesterly corner of lands conveyed to Mariano A. Pici and Wife by deed liber 8673, at page 557;

Running thence southerly and parallel to Grant Street ninety and fifty hundredths (90.50) feet, more or less to a point in the northerly line of deed liber 8135, page 609;

Thence westerly along the northerly line of deed liber 8135, page 609, twenty (20.0) feet, more or less, to the northwest corner of lands conveyed to Dominic J. Agnello by liber 8135, page 609;

Thence southerly a distance of thirty two and sixteen hundredths (32.16) feet, more or less, to the northerly line of lands conveyed to Albert R. Zarcone by deed liber 7338, page 141;

Running thence westerly and along the northerly line of deed liber 7338, page 141 thirty (30.0) feet, more or less to the northwesterly corner of deed liber 7338, page 141;

Running thence southerly along the westerly line of deed liber 7338, page 141 seventeen (17.0) feet, more or less to an angle point in the westerly line of deed liber 7338, page 141;

Running thence southerly, parallel to Grant Street two hundred seventy three (273.0) feet, more or less to the southwest corner of lands conveyed to Antonio C. Ippolito by deed liber 8314, at page 23;

Running thence easterly and along the southerly line of deed liber 8314, page 23 twenty five (25.0) feet to the northwest corner of lands conveyed to Salvatore Guercio by deed liber 8704, at page 245;

Running thence southerly and parallel to Grant Street sixty five (65.0) feet, to the southwest corner of lands conveyed to Vincenzo Guercio by deed liber 3932 at page 595:

Running thence easterly and along the southerly line of liber 3932, page 595 twenty (20.0) feet to a point;

Running thence southerly and parallel to Grant Street one hundred thirty six (136.0) feet, to a point in the northerly line of Lafayette Avenue;

Running thence southerly across Lafayette Avenue to a point in the southerly line of Lafayette Avenue, said point being sixty and ninety two hundredths (60.92) feet west of the westerly line of Grant Street, as measured along the southerly line of Lafayette Avenue;

Running thence southerly and parallel to Grant Street one hundred twenty five (125.0) feet, to a point;

Running thence westerly and parallel to Lafayette Avenue seventy five (75.0) feet, more or less to a point of intersection with a line drawn parallel to and one hundred thirty five (135.0) feet westerly from the westerly line of Grant Street as measured at right angles thereto;

Running thence southerly and parallel to Grant Street two hundred eighty (280.0) feet, more or less to the southwest corner of lands conveyed to Frederick Garrasi and wife by deed liber 8101, at page 313;

Running thence easterly and along the southerly line of deed liber 8101, page 313, thirty (30.0) feet to the northwest corner of lands conveyed to Cass & Bill's Superette, Inc. by deed liber 8093 at page 593;

Running thence southerly and along the westerly line of deed liber 8093, page 593 one hundred twenty four and twenty hundredths (124.20) feet to a point in the northerly line of Auburn Avenue;

Running thence southerly and across Auburn Avenue and along the southerly extension of the last described line sixty six (66.0) feet, to a point in the southerly line of Auburn Avenue;

Running thence westerly and along the southerly line of Auburn Avenue to its intersection with the easterly line of Congress Street;

Running thence southerly and along the easterly line of Congress Street and its extension southerly to its intersection with the centerline of Auchinvole Avenue;

Running thence easterly and along the centerline of Auchinvole Avenue eighty eight (88.0) feet, more or less to a point of intersection with a line drawn at right angles to Auchinvole Avenue and through a point in the southerly line of Auchinvole Avenue, said point being one hundred eighty eight and fifty hundredths (188.50) feet west of the westerly line of Grant Street, as measured along the southerly line of Auchinvole Avenue;

Running thence southerly and at right angles to Auchinvole Avenue one hundred seventy six and thirty two hundredths (176.32) feet to a point on the midway line between Auchinvole Avenue and Breckenridge Street;

Running thence westerly and along said midway line sixteen and sixty eight hundredths (16.68) feet, to a point;

Running thence southerly and at right angles to Breckenridge Street one hundred forty nine and thirty two hundredths (149.32) feet to a point in the northerly line of Breckenridge Street;

Running thence easterly and along the northerly line of Breckenridge Street ninety seven (97.0) feet to a point;

Running thence southerly across Breckenridge Street to a point in the southerly line of Breckenridge Street, said point being one hundred twenty (120.0) feet west of Grant Street, as measured along the southerly line of Breckenridge Street;

Running thence southerly and parallel to Grant Street two hundred sixty eight and eighty hundredths (268.80) feet to a point in the northerly line of Ferguson Avenue;

Running thence westerly and along the northerly line of Ferguson Avenue eighty four (84.0) feet more or less to the point of intersection of the northerly line of Ferguson Avenue with the northerly extension of the westerly line of lands conveyed to the Salvation Army, Inc. by deed Liber 8670, at page 567;

Running thence southerly along the northerly extension of the westerly line of deed liber 8670, page 567 and across Ferguson Street to a point in the southerly line of Ferguson Street;

Running thence southerly and along the westerly line of deed liber 8670, page 567 seventy five (75.0) feet to a point;

Running thence westerly and parallel to Ferguson Street two hundred forty seven (247.0) feet to a point;

Running thence northerly parallel to Herkimer Street seventy five (75.0) feet to a point in the southerly line of Ferguson Street;

Running thence westerly along the southerly line of Ferguson Street eighty (80.0) feet to a point;

Running thence southerly and parallel to Herkimer Street sixty (60.0) feet to a point;

Running thence westerly parallel to Ferguson Street one hundred twenty (120.0) feet to a point in the easterly line of Herkimer Street;

Running thence southerly and along the easterly line of Herkimer Street to the point of intersection of the easterly line of Herkimer Street with the southerly line of W. Ferry Street;

Running thence easterly and along the southerly line of W. Ferry Street two hundred thirty two and sixty six hundredths (232.66) feet to the northwest corner of lands conveyed to Paul L. Snyder by deed liber 7808 at page 57;

Running thence southerly and along the westerly line of deed liber 7808, page 57 one hundred sixty six (166.0) feet, more or less to a point;

Running thence westerly parallel to Arkansas Street and along the northerly line of deed liber 7808, page 57 and also the northerly line of lands conveyed to Paul L. Snyder by deed liber 7833 at page 494 one hundred sixteen (116.0) feet to the northwest corner of deed liber 7833, page 494;

Running thence southerly and along the westerly line of deed liber 7833, page 494 one hundred fifty (150.0) feet to a point in the northerly line of Arkansas Street;

Running thence easterly and along the northerly line of Arkansas Street six hundred eighty two (682.0) feet, more or less to the point of beginning.

2. JUSTIFICATION FOR URBAN RENEWAL PLAN

New York State General Municipal Law, Article 15

Section 501, provides that:

"In order to protect and promote the safety, health, morals and welfare of the people of the state and to promote the sound growth and development of our municipalities, it is necessary to correct . . . substandard, insanitary, blighted, deteriorating conditions, factors and characteristics by the clearance, replanning, reconstruction, redevelopment, rehabilitation, restoration or conservation of such areas, the undertaking of public and private improvement programs related thereto and the encouragement of participation in these programs by private enterprise."

3. AUTHORIZATION FOR URBAN RENEWAL PLAN

The New York State General Municipal Law, Article 15

Section 501 grants to municipalities of this State:

"The use of such rights and powers to correct ..such conditions, factors and characteristics and to eliminate or prevent the development and spread of deterioration and blight through the clearance, replanning, reconstruction, rehabilitation, conservation or renewal of such areas, for residential, commercial, industrial, community, public and other uses is a public use and public purpose essential to the public interest, and for which public funds may be expended."

4. URBAN RENEWAL PLAN OBJECTIVES

Objectives:

The primary objectives of this urban renewal plan for the Grant-Ferry Commercial Revitalization Project, in accordance with the objectives established by the area's business community and the Buffalo Community Development Block Grant Program, are to foster the revitalization and redevelopment of the Grant-Ferry Business District; and, in the course of such action to encourage the stabilization, expansion, and creation of business in the project area which will improve the quality of life of neighborhood residents by contributing to the strengthening and upgrading of the general area as a vital and indispensable component of the entire neighborhood.

The specific objectives of this plan are as follows:

- a. To eliminate blighting influences and environmental deficiencies by removing substandard and obsolete structures.
- b. To rehabilitate structures consistent with the long-range plans for commercial revitalization in the Grant-Ferry Business District.
- c. To create an area of diverse but related and mutually supportive uses.
- d. To create a safe, convenient, visually attractive, and aesthetically pleasing shopping environment.
- e. To insure and facilitate the orderly and coherent development of the Grant-Ferry Business District

by providing an ambience conducive to such development.

- f. To support, assist, and encourage redevelopment activities in the commercial strip.

5. TYPES OF PROPOSED URBAN RENEWAL ACTIONS

The Buffalo Urban Renewal Agency with the cooperation of the City of Buffalo, with the authorization of the Common Council, proposes certain urban renewal actions within the Grant-Ferry Commercial Revitalization Program which include:

- a. Acquisition of real property as delineated in Grant-Ferry Neighborhood Business Revitalization Land Acquisition Map.
- b. Consistent with all applicable rules and regulations the relocation of site occupants residing in structures which are scheduled for acquisition and clearance by the City.
- c. Rehabilitation of existing properties^{*} by owners in accordance with the objectives of this Plan, facilitated by the provision of technical expertise and financial assistance and/or incentives.
- d. Sale or lease of land owned or acquired by the City of Buffalo for uses consistent with the objectives of the Urban Renewal Plan.
- e. The construction and modification of public improvements and facilities necessary to support and facilitate the orderly and cohesive development of the Grant-Ferry Business District.

- f. Clearance and creation of parcels of land suitable for redevelopment.
- g. Assistance of property owners and merchants in the form of technical and financial aid.

B. LAND USE PLAN

1. PROPOSED LAND USE

a. The land use plan map, (Map No. 2) attached herein and made a part of this plan, identifies the general land use categories and areas which are established and permitted within the Grant-Ferry Commercial Revitalization Program:

- i. Public Parking Facilities
- ii. Residential and Related Use -
second story residential use.
- iii. Neighborhood Business and
General Commercial

Types of use permitted within the above land use categories are outlined in the following section of this plan.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The following requirements shall apply to the use and development of land within the boundaries of the Grant-Ferry Commercial Revitalization Program, and together with the Land Use Map, shall constitute the provisions of this Urban Renewal Plan that governs such use and development.

These requirements are established as basic guidelines and standards for new construction as well as rehabilitation, reflecting the public renewal objectives and intent of the Agency and the City in undertaking the Grant-Ferry Commercial Revitalization Program. It is not intended however, that such provisions inhibit exploration of valid land uses, economic concepts or other development concepts or objectives which, while varying from some aspect of these requirements, may nevertheless achieve the public objectives embodied herein.

The Commissioner of Community Development, and/or his Designee, and the City Planning Board, and/or any special Design Review Board which shall 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 appropriateness and acceptability of all redevelopment and rehabilitation proposals in terms of their conformity with the Urban Renewal Plan. The Commissioner of Community Development and/or his Designee, shall, in all cases, act on behalf of the City, as the initial authority in

the review of proposals, and shall consult with the City Planning Board, as required, prior to any recommendations to the Common Council regarding such proposals.

a. Public Use and Development

The public facilities that exist or are to be developed by the Agency or the City in the locations are identified on the Land Use Map (Map No. 2). All such existing or new public uses and developemnt shall be subject to the procedures for review and approval as cited in this Plan and otherwise to be established by the Agency and the City.

i. Public Parking Facilities

Because of a deficiency in the current level of off-street parking facilities within the boundaries of Grant-Ferry Commercial Revitalization Area, and the expectation of a substantial increase in parking demand as the commercial facilities stabilize and/or expand; and recognizing that this parking problem cannot be corrected solely through private actions, it shall be the general policy of the City, in cooperation with the Agency, and through the Parking Board of the City, to provide and construct necessary central parking facilities within the ~~Grant-Ferry Commercial~~ Revitalization Program, subject to a maintenance policy.

It is the primary objective of the Agency and the City with regard to the off-street parking requirements within the Grant-Ferry Commercial Revitalization Area to insure that through joint or individual public or private actions, the type, distribution and capacity of parking facilities adequately meet the needs of all land uses and activities.

The City will therefore evaluate and determine such aggregate parking needs as the area's renewal and redevelopment progresses. The City and Agency may, at their discretion, elect to offer for sale or lease any parcel of land identified for Public Parking to a private developer or group who will agree to maintain or construct parking facilities available to the general public and meeting the objectives of this Plan.

ii. Residential and Related Uses

Uses Permitted:

The following land uses are permitted on lands designated for Residential and Related Use:

- a.) Dwellings, including all buildings commonly used for such purposes primarily on the second stories.
- b.) Churches and accessory facilities, social or recreational buildings and facilities developed and operated either in conjunction with housing under (i) above, or by a non-profit institution or other community service organization.

- c) Retail sales, primarily limited to sales of food staples and related items of daily need, developed and operated in conjunction with housing under (i) above and located within a dwelling building or social, recreational or similar community building. The Agency reserves the right to approve any uses under this urban renewal program.

iii. Neighborhood Business and Services

Uses Permitted:

- a) Retail trade and service, office, and other establishments, which by virtue of the type, variety, quality or nature of goods or services offered, will primarily serve the daily convenience shopping, service and related needs of employees, residents, visitors and residents of nearby areas to the Program Area.
- b) Land designated for neighborhood business and general commercial use may be used by existing adjacent enterprises within the Program area which are designated as not to be acquired by the City, for activities and purposes that comply with the objectives of the Program.

In the 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 be further restricted as follows:

- (1) Such uses shall not be hazardous, noxious or offensive by reason of dust, odor, smoke, gas, fumes, noise, vibrations, refuse or any similar characteristics and shall otherwise conform to all applicable smoke and air pollution abatements and other regulations and ordinances.
- (2) Offensive uses tending to create a nuisance will not be permitted in this project area.
- (3) Existing non-conforming uses shall be allowed to exist but expansion is not permitted.
- (4) New non-conforming uses shall not be permitted.

3. REQUIREMENTS APPLICABLE TO ALL LAND USE AND REDEVELOPMENT AREAS

a. Off Street Vehicular Facilities

The objectives and requirements of this Plan regarding off street areas and facilities for vehicular parking, service, access and related uses within the Grant-Ferry Commercial Revitalization Program are as follows:

i. Off Street Parking

In accordance with this policy, the City will construct, or cause to be constructed, these facilities to help alleviate the current deficiencies in off-street parking, and in meeting future aggregate increases in demand within the Program Area. These facilities will primarily serve the general commercial uses although they will be available for other existing and future uses.

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 if feasible to use any vacant portions of such property for off-street parking, consistent with the objectives of this Plan.

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 provided with adequate drainage to collect and dispose of surface water. All parking facilities shall be landscaped and maintained. The design of all parking lots shall be subject to the approval of the Design Review Board.

Any parking lot adjacent to housing areas shall be so designed, planted and/or walled so that parking is made less perceptible to view.

All vehicular access from or egress onto any public right-of-way shall be carefully reviewed by the Commissioner of Community Development and the Commissioner of Transportation, or their designees for approval.

ii. Signage - See Design Standards Section

iii. Building Materials - see Design Standards Section

iv. Illumination - see Design Standards Section

4. DURATION AND EFFECTIVE DATE OF PROVISIONS AND BUILDING REQUIREMENTS

Except as specified hereinafter, the regulations and controls contained in this Urban Renewal Plan shall be binding and effective by deed or lease upon all purchasers or lessees of land and their heirs and assigns, in the area of the City of Buffalo, New York, covered by this Plan, from the date of approval of this Plan by the Common Council of the City of Buffalo, New York, for 40 years unless amended as provided by the Plan.

C. PROGRAM PROPOSALS

1. LAND ACQUISITION

a. Real Property to be Acquired

The real property to be acquired by the Agency in the Grant-Ferry Commercial Revitalization Program pursuant to this Plan is identified on the Land Acquisition Map (Map No. 3) attached and made a part of this Plan.

The properties to be acquired are:

10 Arnold Street

311 Breckenridge Street

45 Ferguson

47 Ferguson

49 Ferguson

51 Ferguson

All properties to be acquired will be cleared and used for redevelopment according to the Land Use Provisions and Building Requirements of this Plan.

b. Real Property Not Designated For Acquisition That May be Acquired

The real property that may be acquired by the Agency in the Grant-Ferry Commercial Revitalization

Program pursuant to this Plan is identified on the Land Acquisition Map, attached and made a part of this Plan.

The properties that may be acquired are:

142 Grant St.

152 Grant St.

30 Auchinvole

34 Auchinvole

36 Auchinvole

38 Auchinvole

42 Auchinvole

44 Auchinvole

9 Congress

11 Congress

241 Auburn

247 Auburn

249 Auburn

251 Auburn

257 Auburn

259 Auburn

Upon further investigation, any properties listed above may be designated for acquisition:

- 1) if such property does not conform with the Property Rehabilitation and Design Standards contained in this Plan.
- 2) to facilitate future Commercial Redevelopment according to the goals and objectives of this Plan.

If any property is acquired by the Agency, the property may be offered for sale by the Agency to any party agreeing to rehabilitate the property in accordance with the Standards set within this Plan, or the property may be rehabilitated by the Agency and offered for sale for use according to this Plan, or the 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 the established Standards and is unable to secure a buyer who will agree to rehabilitate the said property, and does not want to rehabilitate the property, and therefore, proposes to clear and sell the property for redevelopment, such proposed action will be subject to authorization and approval of the Agency and the Common Council.

2. REHABILITATION AND CONSERVATION

All properties not designated for acquisition on the Land Acquisition Map shall conform to the Property Rehabilitation and Design Standards attached to and made a part of this Plan.

3. REDEVELOPER'S OBLIGATION

All land held by the City of Buffalo will be disposed of subject to mutual agreement between the City and the Redeveloper. A redeveloper will be required by contractual agreement to observe the land use and rehabilitation standards of the Urban Renewal Plan. In addition, the following provisions will be included in the agreement.

To prevent speculation in land holding in the project area, all private redevelopers will be required to commence and complete all proposed improvements within a reasonable time following their acquisition of the land including the rehabilitation or restoration of any improved properties disposed of by the Buffalo Urban Renewal Agency.

- a. The Redeveloper will submit a financial capability statement and site plan for the proposed development for approval by the Commissioner of Community Development.
- b. That the land will be developed in conformity with the provisions of the Urban Renewal Plan.
- c. A Redeveloper may not sell, without prior approval of the Buffalo Urban Renewal Agency any and/or all interest in the project area prior to the completion of redevelopment activities.
- d. 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 vendors in the premises therein conveyed or any improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. PROPOSED TIME SCHEDULE

The time schedule for effectuation of the Urban Renewal Plan is dependent upon the participation and plans of developers and rehabilitation by property owners. Developers will be required to complete redevelopment activities within a reasonable and specified period of time.

Rehabilitation of existing structures will be completed within a time period determined by the City of Buffalo consistent with a policy of systematic inspection and supervision of the project area.

2. PROPOSED PROGRAM OF CODE ENFORCEMENT

The City of Buffalo will implement a policy of strict code enforcement and systematic inspection to insure the compliance with the standards and objectives of this Urban Renewal Plan and all other applicable codes and ordinances of the City of Buffalo.

3. PROVISION OF COMMUNITY FACILITIES AND UTILITIES

Community facilities and public utility systems including sewers, water lines, street lights, street improvements (street signs, traffic lights, etc.) and public open space already exist or will be provided in the event of the necessity for expansion and/or replacement of existing facilities that are either (1) inadequate due to age, condition, capacity, or (2) that must be relocated to accommodate the requirements of redevelopment.

4. LEGISLATION NECESSARY TO EFFECTUATE THE PLAN

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

- a. Adoption of legislation that would enable the Agency and the City to undertake and finance acquisition of land and construction of public facilities and to provide public improvements contemplated by the Plan.
- b. Legislation authorizing the City to begin condemnation proceedings on behalf of the Agency, and when necessary to acquire properties designated for acquisition outlined in this Plan in cases where the Agency is unable to acquire the desired property by means of negotiations with the owner(s).
- c. Adoption of a relocation program to insure an adequate method of relocating families, individual, commercial and other institutions being displaced by the Grant-Ferry Commercial Revitalization Program.
- d. Adoption or enactment of such other legislation as may be required under State or Local Law in order to implement and effectuate this Plan.

- e. An ordinance incorporating by reference the standards herein contained in the building codes and ordinances of the City of Buffalo.

5. REVIEW OF REDEVELOPMENT PROPOSALS

The Buffalo Urban Renewal Agency will invite proposals in the event of purchase, lease or redevelopment, in accordance with this Urban Renewal Plan, of the various 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 Program Area shall be directed to the Commissioner of Community Development 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 any other review required or otherwise appropriate. All findings and recommendations stemming from such reviews will be transmitted to the Redeveloper for further action and/or to the Agency who will be responsible for selection, designation and approval of all Redevelopers and redevelopment proposals at the interim agreements and final land disposition levels.

Once the Agency and Common Council approves the designation of a Redeveloper, a contract cannot be executed until review and approval by Agency and the City is given on all submission requirements. The Agency and 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.

a. Preliminary Proposal

This submission by the Redeveloper permits initial review and evaluation of the proposals in terms of appropriateness and conformity with requirements and objectives of this Plan. It is also used to secure agreement on and approval of the general design and development concept before actual work by the Redeveloper occurs.

- i. Site Plan at any appropriate scale. It should emphasize general use of the land, buildings, open spaces, walks, parking areas, driveways, and pedestrian and vehicular use.
- ii. Building plans, elevations, and sections at any appropriate scale, showing organization of building functions and spaces.
- iii. Sketches, diagrams, study model and other material as may be required to clarify or explain the design and other aspects of the proposal.

- iv. Written statement of the proposal including:
 - floor area, number of units, type of buildings,
 - size of units, number of parking spaces, principal building materials and other data which may assist in reviewing the proposal.
- v. General information regarding the Redeveloper's experience and financial ability.

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 which may be required in the course of the review. Subject to general approval of the proposal by the Commissioner, on behalf of the Agency, the Redeveloper may proceed with the following submission, if required by the Commissioner.

b. Interim Proposal

This proposal, if required, is intended to permit further review or revision of the project proposed by the Redeveloper. It is used to secure a basic agreement on and approval of the proposal in terms of size, type, scope and character of building and site development and design concept, prior to final planning by the Redeveloper.

The proposal will provide all information necessary for a thorough study of the proposal in terms of its conformity with this Plan.

- i. Complete Site Development Plan at 1" = 4' scale.
The plan will show phasing possibilities, general site grading proposals and adjacent buildings and streets. All dimensions critical to the Agency shall be indicated.
- ii. Site sections at 1" = 40' scale showing vertical relationships of all development.
- iii. General building plans, elevations, and sections, in connection with redevelopment, plans and elevations of each typical unit 1/4" - 1'0".
- iv. Study model at 1" = 20' if proposal has changed significantly as determined by Agency.
- v. Written statement of proposal including floor area, number of units, type of buildings, size of units, number of parking spaces, principal building materials, estimated costs, operating expenses and time schedule for completion.
- vi. Perspective sketches of architectural character.

Following review and approval of this Proposal, the Commissioner may, on behalf of the Agency and the City, authorize the Redeveloper to proceed with the Final Proposal.

c. Final Proposal

- i. Site Plan - conforming to the approved Interim Proposal, and including any changes that may have been required. It shall indicate all landscaping and site development details including walls, fences, plantings, 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 described and the responsible party identified.
- ii. Building plans, elevations, and sections-developed in detail and large enough scale to show all materials and assemblies that comprise the buildings.
- iii. Outline specifications-for materials and methods of construction.
- iv. Statement - including major building dimensions and gross area of buildings, size of each unit, floor area ratio, open space, proposed division of work between the Redeveloper and public agencies, proposed financial plan and time schedule for construction. The City will give final review and approval to the Proposal.

Following written approval of this proposal by the Commissioner, on behalf of the Agency and the City, the Agency and the Redeveloper may execute a Contract Land Disposition Agreement, subject to authorization by the Common Council, and in accordance with all applicable Federal, State and Local Laws and regulations and the goals and objectives of this Urban Renewal Plan.

E. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the Buffalo Urban Renewal Agency and the City of Buffalo provided, if modified after the lease or sale of real property in the Project Area, the modification must be consented to by the Redeveloper of such real property or his successor or their successors in interest adversely affected by the proposed modification, where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedures as that which governed the adoption of this Plan.

F. Rehabilitation Standards

Over and above the Codes of the City of Buffalo, the following additional standards shall be applied to all mixed-use and commercial structures in the Program Area.

1. Property Rehabilitation Standards

- a. All properties in the Grant-Ferry Business District Urban Renewal Area, herein after referred to as the "Project Area", which are not to be acquired, shall be rehabilitated by their owners. The rehabilitation of properties shall comply with the standards set forth in applicable City of Buffalo Statutes, Codes and Ordinances, as amended, relative to the use, maintenance and occupancy of such facilities, including, but not limited to the Housing and Property Code, Electrical Code, Fire Prevention Code, Flammable Liquid Ordinance and the Code for Erie County Air Pollution Control, Article 14. All such code requirements 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 General Rehabilitation Standards hereinafter outlined.

It is the intent of the City of Buffalo to preserve existing historically significant structures, where economically feasible by encouraging improvements that will improve or maintain the original architectural character of the building.

b. Design Review Board

The ~~Seneca/Cazenovia~~^{GRANT/FERRY} Development Coordination Board shall serve as the Design Review Board. The Board shall review and coordinate the exterior design proposals for all buildings and redevelopment projects in the program area. All proposals shall be subject to final approval by the Buffalo Urban Renewal Agency.

2. GENERAL REHABILITATION STANDARDS

The following standards shall apply to both mixed-use and non-residential properties.

- a. An inspection by the City of Buffalo shall be made of the interior and exterior condition, appearance and layout of all structures in the Project Area. Based on this inspection, the City of Buffalo will provide the owner of the property with a list of required structural repairs and

improvements and a list of suggested improvements for elements affecting appearance or preserving the character of the area.

- b. Yards shall be free of all debris. No subsidiary structures, fences, open incinerators or similar subsidiary items shall be permitted which:
 - i. significantly obstruct light or air from doors or windows
 - ii. obstruct a safe means of access to or egress from the building
 - iii. create fire hazards, attract or harbor rodents, or create unhealthful conditions
 - iv. are structurally unsafe, or
 - v. create objectionable odors, noises or view.

- c. An unenclosed rear yard may be used as a parking or loading area providing that it is properly paved, illuminated and maintained. A sign not exceeding six (6) square feet may be used to identify and control parking and loading. Merchants shall be responsible for the maintenance of parking areas in a neat and clean manner. No storage of trash containers shall be allowed in this area except when housed in permanent structures of acceptable design.

The parking area may terminate at the rear of the building or at an enclosed rear yard.

- d. Off-street parking, loading facilities and pedestrian access shall be separated to the maximum extent feasible so as not to create conflicting movements. All areas other than driveways, parking areas, walks and terraces shall be appropriately landscaped and provided with appropriate trees and shrubbery. Landscaping, exterior paving, parking arrangement and site layout shall be in keeping with established urban design objectives.
- e. All structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction techniques.
- f. All cornices shall be made structurally sound and rotten or weakened portions shall be removed and repaired or replaced to match as closely as possible the original patterns. All exposed wood shall be painted to present a clean and homogeneous surface.
- g. All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color bond and joining.

- h. Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.
- i. Any mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets and to be as inconspicuous as possible from other view points.

Equipment shall be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where such screening is impossible or impractical, equipment shall be painted in such a manner as to minimize its visibility.
- j. Television and radio antennae shall be located so as to be as inconspicuous as possible.
- k. Roofs shall be kept free of trash. Debris or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.
- l. Structures at the rear of buildings attached or unattached to the principal commercial structure, which are found by the City of Buffalo to be structurally deficient, shall be properly repaired or demolished.

3. REHABILITATION STANDARDS

It is the intent of the City of Buffalo to spur orderly and lasting rehabilitation, redevelopment and revitalization of the Grant-Ferry Business District. In order to insure this, the following rehabilitation standards shall apply to commercial and mixed use (commercial residential, professional-residential) structures in the program area:

- a. Every mixed use and commercial building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.
- b. Access to each living unit shall be provided without passing through any other living unit.
- c. Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90^o door swing. Wall space shall be available for a mirror or a medicine cabinet and for towel bars.
- d. Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness

and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed.

- e. Exterior doors shall have safe locks.
- f. A door shall be provided for each opening to a bedroom, bathroom, or toilet compartment; together with a locking device on bath and toilet compartment doors.
- g. Exterior ~~appurtenances~~ or ~~accessory structures~~ which are in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.
- h. Every dwelling and multi-family building shall be supplied with a means of disposal or removal of trash and garbage.
- i. Where disposal will not take place promptly there shall be a convenient-and appropriate temporary and sanitary storage for trash and garbage provided, which is inaccessible to rodents.
- j. All materials and products used as replacements or additions in rehabilitation shall be of good quality conforming to generally accepted good practice. Second hand materials which meet the standards for new materials may be used when approved by the City. The suitability of special materials and products not conforming to a national standard shall be determined by the building

inspector, after an evaluation of its properties and performance characteristics.

- k. All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partitions or stairs and bulging exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.
- l. Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed.
- m. Basement and foundation walls shall prevent the entrance of water or moisture into the basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Mortar shall match the existing color and texture. When necessary, the interior and exterior face of the walls shall be damp-proofed by bituminous coating and cementing parging.

- n. Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from the basement walls.
- o. Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling and other defects.
- p. An inspection shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels for infestation. Existing buildings that are found to have defects that will permit the entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structures shall be replaced.
- q. Where interior or exterior rot, rust, or decay, damage or other hazards exist, or where structural damage is found to exist, correction shall be provided.
- r. Each building shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property and to avoid unsightly staining of walls and windows where adequate roof overhangs are not provided.

- s. Existing windows and doors, including their hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or repaired.
- t. All interior walls and ceilings shall provide:
 - 1. a finished surface without noticeable irregularities or cracking,
 - 2. a waterproof and hard surface in spaces subject to moisture.
 - 3. suitable base for painting or other decoration, and
 - 4. reasonable durability and economy of maintenance.
- u. Finished floors shall be appropriate to the use of the space, shall be in good condition and shall provide reasonable ease of maintenance and an extended service life.
- v. Protective and decorative finish coating or surfacing shall provide:
 - 1. adequate resistance to weathering
 - 2. protection of finished surfaces from moisture or corrosion
 - 3. an attractive appearance, and
 - 4. reasonable durability.

- w. All alterations, repairs and other improvements shall harmonize with existing material as long as the architectural and design integrity of the building is maintained.
- x. When a rear access is provided from a public parking lot or right-of-way, adequate lighting and entrance signs shall be provided; the design shall be in keeping with the design standards and objectives of this plan.
- y. Entrance and exits shall be maintained in such a manner as to encourage customer safety.
- x. All refuse shall be kept in rodent-proof and odor-proof containers placed behind the store in temporary sanitary storage.
- aa. Any worn or deteriorating display cabinets shall be refinished or new cabinets shall be installed.

G. DESIGN STANDARDS - GRANT/FERRY

The creation of an aesthetically pleasing, visually stimulating retail environment in the Grant-Ferry Business District is a major objective of the City of Buffalo's Neighborhood Business Revitalization Program. In order to create an ambience conducive to revitalization of business and continuing economic health the following design standards shall be mandatory in the program area.

The Design Review Board shall have final approval on all design elements of commercial and mixed use structures and redevelopment proposals. The Design Review Board shall have sole power to authorize a variance from the design standards established in this plan.

1. SIGNAGE

No sign, billboard, advertising display or structure poster, or device, shall be erected, hung, affixed moved, altered, enlarged, reconstructed or displayed except as expressly permitted herein.

All signs shall conform to the following standards:

- a. Signs may be affixed to each facade of the main building. Permanent window signs shall be painted on glass or plexi-glass. The area of each sign shall not exceed 10% of the storefront area, excluding upper story surface area.
- b. Signs shall relate solely to the business conducted on the premises and its address. National trademarks, brand names, or symbols shall not be allowed as elements of signs, unless approval is given by the Design Review Board.
- c. The number of signs shall be limited to 1 on the mid-block store and 2 per corner store location.
- d. Sources of light directed toward the illumination of all exterior signs shall be a steady, non-flashing light and of one color, white. Electric conduits are to be recessed in the wall or sign and not be attached to the surface of the sign. When a sign features illumination from the interior of the sign itself, that illumination shall be steady, non-flashing and of one color.

- e. Signs may be affixed above the first floor windows and below the second floor windows or roof-line and are to be aligned with adjacent signs of other businesses.
- f. Signs must be constructed with light colored letters on a dark background.
- g. The following type of signs or artificial lighting are prohibited.
 - i. billboards
 - ii. signs projecting above the roof line
 - iii. movable sidewalk flashing signs, including any sign or device in which the artificial light is not maintained stationary and constant in intensity and color at all times when in use.
 - iv. Beacons and flashing lights except where such lighting devices are deemed necessary for the public safety and welfare.
 - v. Signs made of cardboard, paper, canvass or similar impermanent material are restricted to commercial display windows and may cover no more than 25% of the surface area of the display window.
- 9. Where possible, the Grant-Ferry logo may be used in the business store windows.

2. MATERIALS

Materials used in repairs, reconstruction and rehabilitation of commercial and mixed-use structures in the program area will match and preserve the original architectural and design integrity of the structure. The use of simulated wood, stone

or brick is prohibited.

3. COLORS

a. The colors to be used for background areas will be painted earth tone colors such as brown, beiges, golds, ocher, green-browns and grey-browns.

b. Accent colors will be limited to lettering and trim only. They will be warm colors such as reds, oranges and yellows.

4. AWNINGS

Awnings will align with adjacent awnings in height and depth and will be one color. The logo of the business establishment may be incorporated into the awning but may not cover more than 25% of the surface area of the awning excluding the underside. Each awning shall have a minimum clearance of 7'0" feet at its lowest point.

H. MAINTENANCE STANDARDS

The following standards will apply to all property owners and merchants in the Grant-Ferry Commercial Revitalization Program Area.

1. Any front yards and/or sidewalks shall be kept free of debris and litter and shall be maintained by the property owner. In winter, sidewalks shall be kept free of snow and ice.
2. It is the duty of each merchant and/or property owner to keep his display windows clean.
3. Window displays must be arranged in a neat, aesthetically appealing manner. Stacked items, messy displays or cluttered store windows are prohibited. Property owners and/or merchants using such displays will be required to redesign the display in accordance with the design objectives and spirit of this plan.
4. Broken windows will be replaced within 10 days.
5. Building facades that are defaced will be cleaned within 30 days.