

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

OAK-MICHIGAN INDUSTRIAL CORRIDOR

PHASE I

FEBRUARY 1980

Buffalo, New York
James D. Griffin, Mayor

Prepared by:
Department of
Community Development
Bruce C. Baird, Commissioner

OAK-MICHIGAN INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

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SECTION I

INTRODUCTION

OAK-MICHIGAN INDUSTRIAL CORRIDOR RENEWAL
URBAN RENEWAL PLAN - PHASE I

INTRODUCTION:

The Oak-Michigan Industrial Corridor is an area two blocks wide and eleven blocks long just east of the Buffalo Central Business District. It is bounded by Goodell Street to the north, Seneca Street to the south, Oak Street to the west and Michigan Avenue to the east. Much of the area was cleared in anticipation of the construction of a depressed highway which was later changed to two at-grade arterial streets - now largely completed.

The combination of available land, proximity to Downtown and the highway network make this corridor a prime candidate for the development of high technology and Downtown service industries. This reuse has been identified as a high priority in a series of studies performed by Fry Consultants and Arthur D. Little Inc. and embraced by the Buffalo Department of Community Development.

Several projects have already been initiated to implement the objectives articulated in these plans including the location of Nanodata in the Weed building and the construction of a new building to be tenanted by Comptek. These first steps led the Department of Community Development to hire Building Science Inc. to prepare a detailed comprehensive plan for the entire corridor to be completed during February 1980. This overall

plan will result in a phased redevelopment effort which will impact the entire corridor. Meanwhile, the rapid completion of the Comptek project mandated that a small portion of the corridor receive immediate urban renewal action and hence the presentation of this plan as Phase I of the corridor plan.

SECTION II

PROJECT AREA REPORT

II. PROJECT AREA REPORT

A. URBAN RENEWAL PLAN

State General Municipal Law requires an urban renewal plan to be submitted to the local legislative body prior to engaging in Urban Renewal Activities. Section 502.7 of the Urban Renewal Law states in part "Such urban renewal plan shall include, but shall not be limited to: a statement of proposed land uses; proposed land acquisition, demolition and removal of structures; proposed acquisition of air rights and concomitant easements or other rights of user necessary for the use and development of such air rights".

This document fulfills the requirements for an Urban Renewal Plan for Phase I of the Oak-Michigan Industrial Corridor Renewal Area. This Plan and other reference material available in its preparation will specifically serve to provide the documentation necessary to: define the project area; demonstrate its eligibility for Urban Renewal, and propose methods and means for eliminating blight.

1. Project Area - The Phase I project area is located in the southern portion of the corridor. It is the block immediately adjacent to the new Comptek building which in turn abuts the Nanodata redevelopment. Therefore, Phase I will complete the first four block sequence of the corridor plan.
2. Existing Blighting Conditions - The Urban Renewal Plan will show that conditions of economic blight exist, (as defined in the "Urban Renewal Law", Article 15,

Section 500-504 of the General Minicipal Law), that there are certain permitted remedial actions that may be taken by the City to remove such blighted conditions and finally that there are certain proposed uses and developments that may be constructed which will insure that the blighted conditions are permanently removed.

3. Proposed Redevelopment Activities will Eliminate Blight - The proposed parking reuse is an integral element in the development of the corridor's first new project.

B. PROJECT BOUNDARY

1. General Description:

The boundaries of the project area are shown on the Project Boundary Map on Exhibit A, and are generally described as follows:

BOUNDED BY:

Eagle Street on the North
North Division Street on the South
Oak Street on the West
Elm Street on the East

The total Phase I area is a single city block containing approximately 77,000 square feet. There are 21 parcels of which 11 are already in public ownership. is also one interior street (Akron Alley) scheduled for abandonment.

2. Technical Description:

ALL THAT TRACT OR PARCEL of land situated in the City of Buffalo, County of Erie, State of New York, and described as follows:

BEGINNING at a point of intersection of the south right-of-way line of Eagle Street and the west right-of-way line of Elm Street; thence southerly along said line to its intersection with the north r.o.w. line of North Division Street; thence westerly along said line to its intersection with the east r.o.w. line of Oak Street; thence northerly along said line to its intersection with the south r.o.w. line of Eagle Street; thence east along said line to the place and point of BEGINNING.

C. PROJECT ELIGIBILITY

The State General Municipal Law defines areas which are eligible for Urban Renewal to be residential, nonresidential, commercial, industrial or vacant areas "which are slum or blighted, or which are becoming slum or blighted areas because of substandard, insanitary, deteriorated or deteriorating conditions, factors, and characteristics, with or without tangible physical blight. The existence of such areas constitutes a serious and growing menace, is injurious to the public safety, health, morals and welfare, contributes increasingly to the spread of crime, juvenile delinquency and disease, necessitates excessive and disproportionate expenditures of public funds for all forms of public service and constitutes a negative influence on adjacent properties impairing their economic soundness and stability, thereby threatening the source of public revenues".

This plan establishes that the area is eligible for Urban Renewal by demonstrating that blight and conditions of blight exist in this area through a building conditions survey.

1. Building Condition Survey:

- a. Survey Form - Construction was broken down into the three overall categories of major elements, minor elements and mechanical systems.

Each of these was further reduced into sub-categories resulting in 17 distinct components. Each of these components was assigned a weighted value totaling 100 points per building. The lowest point total being the most acceptable.

This information was then charted on a SURVEY FORM and the building placed into one of the four categories as described under Item d. and shown on the Project Area Map "Exhibit B".

See sample of Survey Form "Exhibit H".

- b. Inspection - Interior and exterior inspections of all buildings in the project area were conducted during December 1979 and January 1980, by a Rehabilitation Construction Analyst employed by the Department of Community Development, with background in all building types and ages, and by architectural personnel from Cannon Design Inc.

The most critical elements of a structure, and consequently the most costly to repair, replace or restore were assigned the highest weighted value. The condition of this element was then examined and assigned a "score" within its total point value (the higher the number the more deteriorated its condition). For example, a "score" of 3 on an element with a total point value of 5 meant that the element presently contained only 40% of its original quality (100% less 3/5 or 60% = 40%).

- c. Qualifications of the Inspector - The Inspector employed to survey the buildings has a wide variety of experience in many phases of building construction, administration and maintenance. Knowledge of cost estimating involved in rehabilitation is a prime requirement since a judgement must be made for each building to justify rehabilitation. See EXHIBIT J.

- d. Rating System - The criteria was then used to classify buildings as to physical quality and each building was placed into one of the following four categories:
1. Structures deemed to be sound.
 2. Structures requiring extensive minor repair which create a deteriorating influence.
 3. Structures with deteriorating conditions which are not correctable by normal maintenance, classified as being in need of major repair.
 4. Structures having defects to a point warranting clearance.

This information is charted on the PROJECT AREA MAP - EXHIBIT B.

2. Vacant Land:

The balance of the block is vacant, underutilized land.

3. Conclusions:

- a. Building Conditions - By these investigations, it is proven that real factors of blight exist, showing a tendency to affect other properties in the area. This will lead to a general weakening of public health and safety.
- b. Vacant land which comprises the balance of the block is unpaved, unlandscaped and poorly maintained.
- c. The area within this block must be upgraded and devoted to parking in order to make possible the significant Comptek development which abuts it to the south.

The existence of the combination of these factors constitutes a blight. This area is therefore an eligible Urban Renewal Area.

SECTION III

URBAN RENEWAL PLAN

III. URBAN RENEWAL PLAN

A. URBAN RENEWAL PLAN OBJECTIVES

1. Authority:

The State General Municipal Law states that the undertaking of Urban Renewal: "it is necessary to correct such sub-standard, insanitary, blighted, deteriorated 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".

2. Objectives:

The primary objective of this Plan is to insure the continuing, orderly and expeditious development of the Oak-Michigan Industrial Corridor. It is consistent with the goals of the Buffalo Master Plan, the Regional Center Plan, and the Oak-Michigan Industrial Corridor Development Plan. The Plan outlines project objectives, standards for development, procedures for acquisition and disposition, as well as preferred courses of action.

The Oak-Michigan Industrial Corridor Phase I Urban Renewal Plan seeks to accomplish the general goals and objectives

set forth in the State General Municipal Law and the overall corridor plan being concurrently developed. The Phase I Plan also seeks to accomplish the following objectives included in the overall Plan, to be achieved through public and private action as follows:

- a. To remove substandard structures, incompatible uses, obsolete structures and blighting influences.
- b. To provide sites for new development which will generate jobs, improved tax base and be compatible with the Ellicott neighborhood to the East, the Central Business District to the West and residential development to the North.
- c. To develop an attractive visual impact on people entering the City through the corridor.
- d. To maintain efficient traffic circulation.
- e. To enhance pedestrian access within and through the project and to maximize pedestrian safety.
- f. To provide adequate off-street parking while minimizing the amount of valuable land devoted to surface parking.

3. TYPES OF PROPOSED URBAN RENEWAL ACTIONS

The City of Buffalo, in concert with the Urban Renewal Agency, with the authorization of the governing body

thereof, proposes certain Urban Renewal actions within the Oak-Michigan Industrial Corridor Renewal Plan - Phase I, which include:

a. Clearance and Redevelopment

- I. Acquisition of all real property, as identified for such action on the "Land Acquisition Plan Map", bound herein.
- II. Clearance of all structures and improvements thereon.
- III. Assembly of such cleared land into parcels whose size, shape and location will allow for economically feasible redevelopment in accordance with the objectives of this Plan, and the projected market demands for such new development.
- IV. Sale or lease of all land acquired by the City for reuse in accordance with the goals and objectives as established in the Urban Renewal Plan.

b. Public Improvements and Facilities

- I. The modification, development and construction of necessary public improvements and facilities required to adequately support and service the existing and proposed land uses and activities in the Oak-Michigan Industrial Corridor Renewal

Project, Phase I, including streets, utilities, open spaces and pedestrian facilities.

II. The underground placement of all new utilities, and of existing utilities where deemed necessary.

B. LAND USE PLAN

1. PROPOSED LAND USE

The Land Use Plan Map, bound herein and made a part of this Plan, identifies the general land use categories and areas which are established and permitted within the Oak-Michigan Industrial Corridor Project, Phase I.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS FOR PHASE I

The following requirements shall apply to the use and development of land within the Oak-Michigan Industrial Corridor Renewal Project, Phase I and together with the Land Use Plan Map, shall constitute the provisions of this Urban Renewal Plan that govern such use and development.

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

The Commissioner of Community Development and/or his Designee, and the City Planning Board, shall be responsible for review of all redevelopment proposals, and for interpretations of the terminology and intent of this Plan, and shall determine the appropriateness and acceptability of all redevelopment 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 corridor-wide Design Plan is also being developed to guide development through the corridor. Developers will submit site plans, elevations and other drawings depicting their proposals clearly and with adequate detail to allow for thorough review and comment.

The initial reuse of the entire Phase I block will be surface parking; primarily to serve the Comptek building. However, it is anticipated that over time a more intensive use for the land will evolve and be permitted. In that regard both short term and long term controls have been devised:

Short Term Controls for Immediate Development:

- a. Surface parking and associated support structures shall be carefully planned, landscaped and lighted to enhance the appearance of the area.
- b. In anticipation of heavy pedestrian volumes on North Division Street, special attention should be paid to enhancing the edge of the lot abutting North Division Street and emphasizing safe vehicular access.
- c. No curb cuts will be permitted on Oak or Elm Streets.
- d. Signs will be limited to one per user and will not exceed 50 square feet. Flashing, moving, or intermittently illuminated signs are prohibited as are signs which may be mistaken for traffic control devices. All sign proposals shall be submitted to the Department of Community Development for review and approval.

Long Term Controls for Future Development:

- a. New buildings should be compatible with the urban environment in terms of their massing, materials, relationship to the surrounding street, planning of surface parking and accommodation of adjacent pedestrian activity.

- b. New buildings should respect the uses west of Oak Street and develop an attractive building edge along Oak Street.
- c. New buildings abutting North Division Street should be sensitive to heavy pedestrian traffic and develop an attractive facade, landscaping and safe vehicular access.
- d. All surface parking shall be carefully planned, landscaped and lighted to enhance the appearance of the area.
- e. Uses within the project area will be limited to those permitted under zoning classification "CM" of the Buffalo Zoning Ordinance except that no building shall be designed or used primarily as living quarters.
- f. No use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable feature so as to be detrimental to the public health, safety or general welfare.
- g. All permitted activities including storage, other than off-street parking and loading shall take place in fully enclosed structures.
- h. Servicing of all buildings shall be entirely within

the site. Developers shall demonstrate that sufficient off-street loading will be provided to meet the needs of the specific reuse proposed, but in any event at least one loading space shall be provided for each 50,000 square feet of net floor area or major fraction thereof.

Each loading space shall be at least 50 feet long, 12 feet wide and 14 feet high. Off-street loading facilities shall be so designed as to discourage vehicles from backing into and servicing in public streets and across sidewalks, and shall be screened from adjacent streets.

- i. All required parking shall be provided in off-street spaces. Floor area cited for parking requirements shall be net area. Where provision of parking is required, each off-street parking space shall contain, exclusive of required access lanes, not less than 160 square feet and shall be at least 9 feet wide. All parking areas shall be graded, paved with a durable dust free surface, adequately drained, well landscaped, and all access points shall be defined and limited.
- j. Parking shall be provided at the rate of one space for each 1,000 square feet of gross floor area or one space for each four persons working on the premises on the greatest shift, whichever is less.
- k. Parking spaces will be provided on the same parcel

with the development or on another site within 1,000 feet.

- l. Where a combination of uses is permitted on a parcel, the combined total of required parking spaces shall be provided unless it can be demonstrated to the satisfaction of the Buffalo CD Department that the nature of the proposed uses will permit mutual use of a lesser number of spaces. In no event shall the number of parking spaces provided be less than that required by the use generating the largest number of spaces.
- m. Unless paved, all open areas shall be landscaped and maintained in an attractive condition.
- n. All signs shall be incidental, customary to, and commonly associated with the principal use. Rooftop, flashing, moving, or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices. No free standing signs shall be permitted. Total area of all signs on any building facade shall not exceed 100 square feet.
Signs shall be attached to and parallel to a building and shall not extend above or beyond the building facade and shall project no more than 12 inches from the wall to which it is attached. Signs may be

perpendicular to a building facade if suspended beneath a marquee, covered walkway, or arcade. The bottom of such signs shall be at least 10 feet above the sidewalk and shall not extend beyond the building line established for the parcel on which it is situated. All sign proposals shall be submitted to the Department for review and approval.

- o. Building height will not exceed 50 feet except where specified. Structured parking will be exempted from this limitation when part of a larger building.
- p. Building coverage will be at least 60%.
- q. The exterior facing of any building constructed within 25 feet of Elm or Oak Streets shall be of brick or other durable materials of equal attractiveness as determined by the Department.
- r. Parking areas shall be screened or landscaped along any street edge.
- s. Any new building will not be built within 10 feet of the property line on Oak or North Division Streets.
- t: Sound:

The volume of sound inherently and recurrently generated shall not exceed the standards as set forth below at any point along the boundaries of the project.

- 1) Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to the most recent standards prescribed by the American Standards Association.
- 2) Objectionable sounds of an intermittent nature shall be controlled so as not to become a nuisance to adjacent uses.
- 3) Maximum sound pressure levels shall conform with the following:

Octave band in cycles per second	Maximum sound pressure level in decibles (0.0002 dynes per square centimeter)
0 - 74	79
75 - 149	74
150 - 299	66
300 - 599	59
600 - 1,199	53
1,200 - 2,399	47
2,400 - 4,800	41
Above 4,800	39

u. Smoke:

The emission of any smoke from any source whatever to a density greater than that density described as No. 3 in the Ringlemann Chart as published and used by the Bureau of Mines, United States Department of the Interior is prohibited.

v. Odorous Gases, Fumes, Dust:

The emission of any odorous gases or other odorous matter or steam in such quantities as to be offensive or noisome at any point along the boundaries of the

project is prohibited.

No noxious, toxic, or corrosive fumes or gases shall be permitted to escape or be discharged from any building or other structure housing any use permitted in the project.

No objectionable amounts of cinders, dust, or fly-ash shall be permitted to escape or be discharged from any building or other structure housing any use permitted in the project.

w. Glare or Heat:

No direct or reflected glare of heat from any source shall be detectable beyond the boundaries of the project.

x. Disposal of objectionable liquid, gas, or other material:

No connection with any public sewer or appurtenance shall be made or maintained in such manner that there may be conveyed to or created in the same any hot, suffocating, corrosive, flammable, poisonous, or explosive liquid, gas, vapor, substance, or material of any kind. No wastes conveyed to or permitted, caused to enter, or allowed to flow into any public sewer or appurtenance shall contain any materials which may contain or create deposits obstructing the flow in and through the sewer. All drainage permitted to discharge into a street gutter or permitted, caused

to enter, or allowed to flow into any pond, lake, estuary, stream or other natural water course shall be limited to surface waters or waters having similar characteristics. No dry weather flows shall be discharged into any gutter or permitted to flow across the surface of public space.

y. Vibration:

Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, as any point along any boundary of the project.

3. DURATION OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

This Urban Renewal Plan, and all provisions contained herein, governing the use and redevelopment of lands in the Oak-Michigan Industrial Corridor Renewal Area, including any modifications thereof, shall be in full force and effect for a period of forty (40) years following the date of the Resolution of the Common Council of the City of Buffalo approving and adopting this Urban Renewal Plan.

C. DEVELOPMENT OPPORTUNITIES

The underlying purpose of urban renewal is to remove the blighting influences which threaten the City's source of revenue and

replace them with permanent income producing alternatives which in turn strengthen the job and tax base.

Market studies indicate the Oak-Michigan Industrial Corridor is a prime location for high technology and downtown service industries. The Comptek development is one of the first examples of this demand and must be supported through necessary off-street parking.

D. PROJECT PROPOSALS

1. LAND ACQUISITION

The real property to be acquired by the City pursuant to this Plan, is identified on the Land Acquisition Plan Map attached to and made a part of this Plan.

2. LAND DISPOSITION

Real property will be disposed of almost immediately subject to the provisions as set forth in No. 3 below, and shown in the Land Disposition Plan (EXHIBIT F).

3. REDEVELOPERS OBLIGATIONS

Land held by the City of Buffalo will be disposed of subject to a mutual agreement between the City and the Redeveloper. The Redeveloper will be required by the Contractual Agreement, to observe the Land Use and Building Requirement Provisions of the Urban Renewal Plan. In addition, the following provisions will be included in the agreement:

- a. That the Redeveloper will submit a Financial Capability Statement and Site Plan for the proposed development for approval by the Commissioner of Community Development.
- b. That the purchase of the land is for the purposes of redevelopment and not for speculation.

- c. That the land will be developed in conformity with the Provisions of the Urban Renewal Plan.
- d. That the building or improvements will be commenced and completed within a reasonable time.
- e. That the Redevelopers, their Successors or Assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed or any improvements erected or to be erected thereon, nor will the Redeveloper himself, or any other person, claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, leasees, or vendees 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.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statements are made to conform with State and Local Laws:

1. PROVISION OF COMMUNITY FACILITIES AND UTILITIES

The following community facilities and utilities are existing or will be provided:

- a. Sewers
- b. Water Lines
- c. Street Lights
- d. Street Improvements, Including Street Signs, Traffic Lights, Etc.
- e. Public Open Space

2. LOCAL CODES OR ORDINANCES

No additions or alterations to the Local Codes or Ordinances are necessary now to effectuate the Urban Renewal Plan. Later modification in the zoning classification from M-1 to CM may be considered.

3. SCHEDULE FOR EFFECTUATION OF URBAN RENEWAL PLAN

The Urban Renewal Plan will be implemented immediately upon adoption by the Common Council. Short term redevelopment as surface parking will be implemented as soon as possible. Long term redevelopment in a more intensive use may be implemented as the entire corridor plan evolves on some or all of the block.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS (CONTINUED)

4. UNDERGROUND UTILITY LINES

Relocation and provisions for private and public utility systems will be made as needed to adequately serve the redevelopment undertaken in accordance with this Plan. Such relocation as required, will be coordinated with other private and public construction, and will include elimination of all overhead utility lines, and the underground installations of any new lines and systems. The cost of relocating the underground utility lines will be borne by the utility companies, pursuant to the appropriate laws and ordinances concerned with the redevelopment of the Area.

5. HISTORIC PRESERVATION REVIEW ANALYSIS

The Buffalo Urban Renewal Agency, in cooperation with the Department of Community Development, has conducted a historic preservation review analysis of the plan and finds that the Urban Renewal Plan will have no adverse effect on any properties which are listed on the National Register of Historic Places.

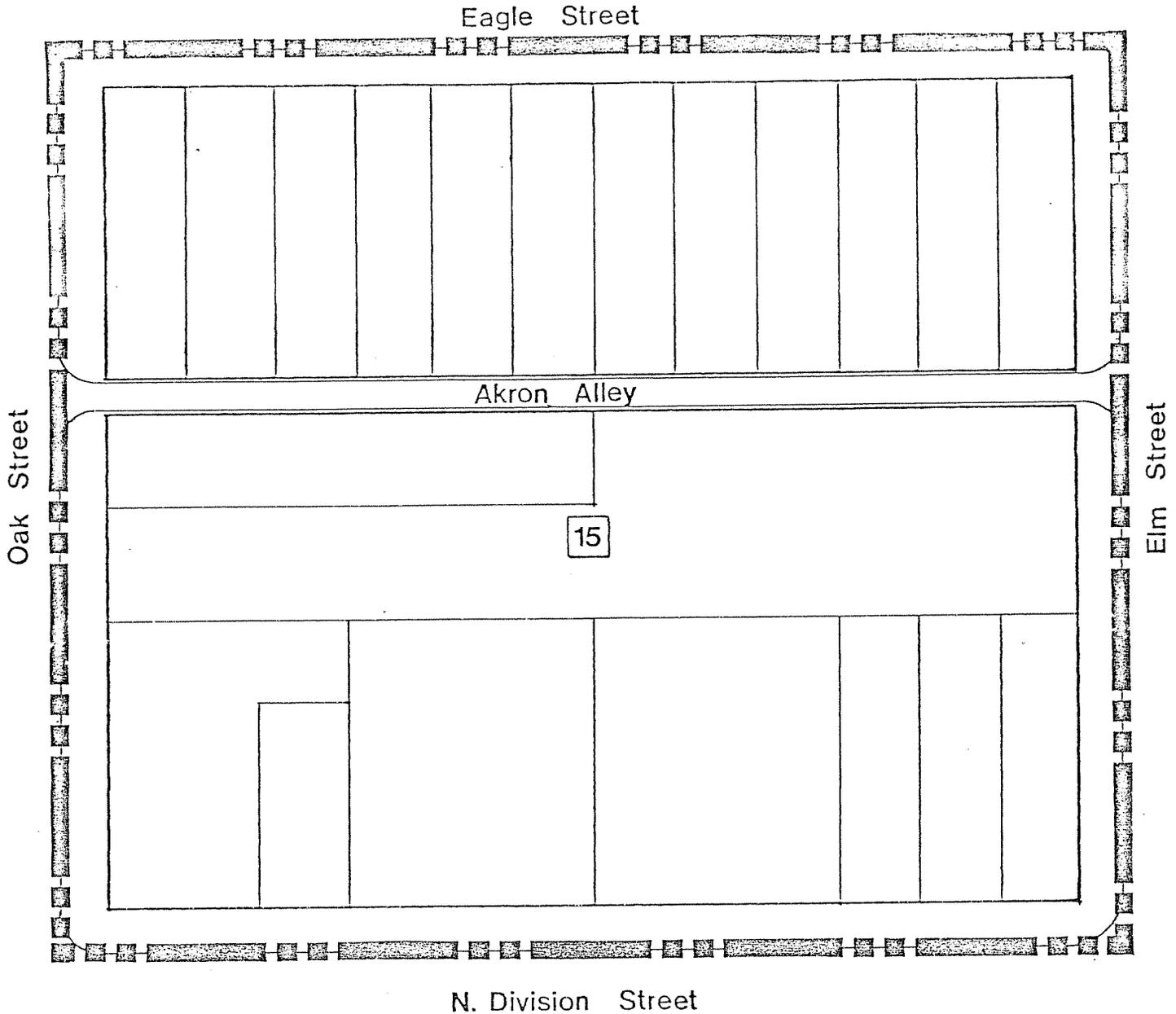
F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto, at any time, by the Common Council of the City of Buffalo, provided that any such changes, amendments, or additions made subsequent to the sale or lease of land in the Project Area by the City of Buffalo, shall be concurred in by the Owners or Leasees of the Project Land abutting such land.

Information to be obtained during the execution stage may indicate the need for minor revisions in property lines, thus making unnecessary the acquisition of property that is currently designated to be acquired.

OAK - MICHIGAN INDUSTRIAL CORRIDOR. / PHASE I

PROJECT BOUNDARY MAP



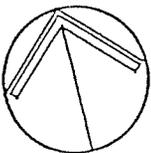
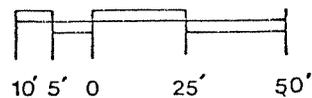
LEGEND



Project Boundary

15

Block Number



OAK-MICHIGAN INDUSTRIAL CORRIDOR
RENEWAL PROJECT

BUFFALO, N.Y.

JAMES D. GRIFFIN MAYOR

DEPARTMENT OF COMMUNITY DEVELOPMENT

BRUCE C. BAIRD
LAWRENCE QUINN

COMMISSIONER
DEPUTY COMMISSIONER

Prepared By:

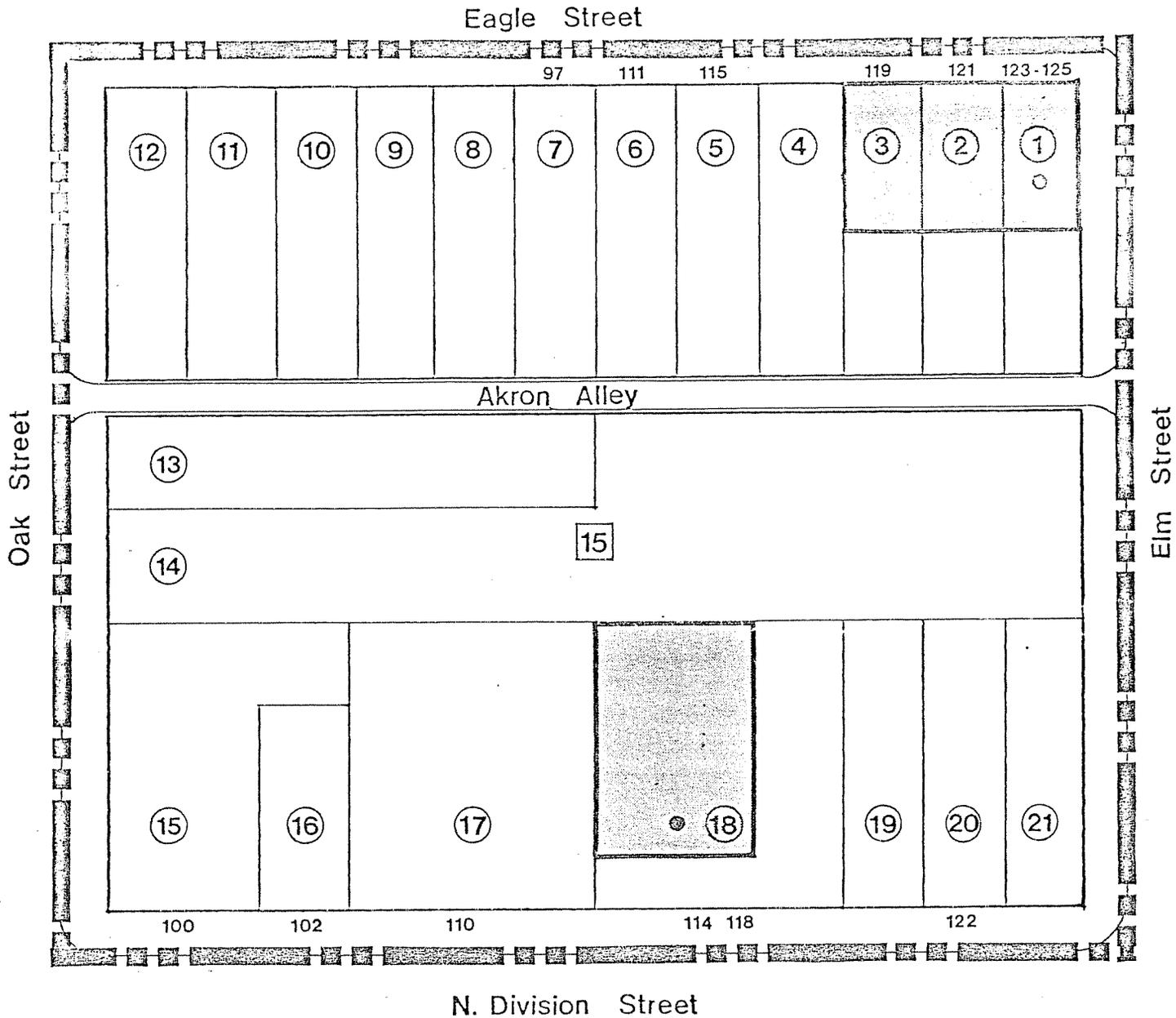
Cannon Planning and
Development, Inc.

DATE: 4/21/80

EXHIBIT A

OAK - MICHIGAN INDUSTRIAL CORRIDOR / PHASE I

PROJECT AREA MAP

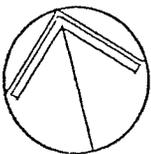
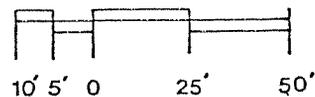


LEGEND

-  Project Boundary
-  Improved
-  Vacant
-  Block Number
-  Parcel Number
-  Street Address

STRUCTURAL CONDITIONS

-  STRUCTURE - SOUND
-  STRUCTURE WITH MINOR DEFICIENCIES
-  STRUCTURE WITH MAJOR DEFICIENCIES
-  STRUCTURE SUBSTANDARD TO A DEGREE REQUIRING CLEARANCE



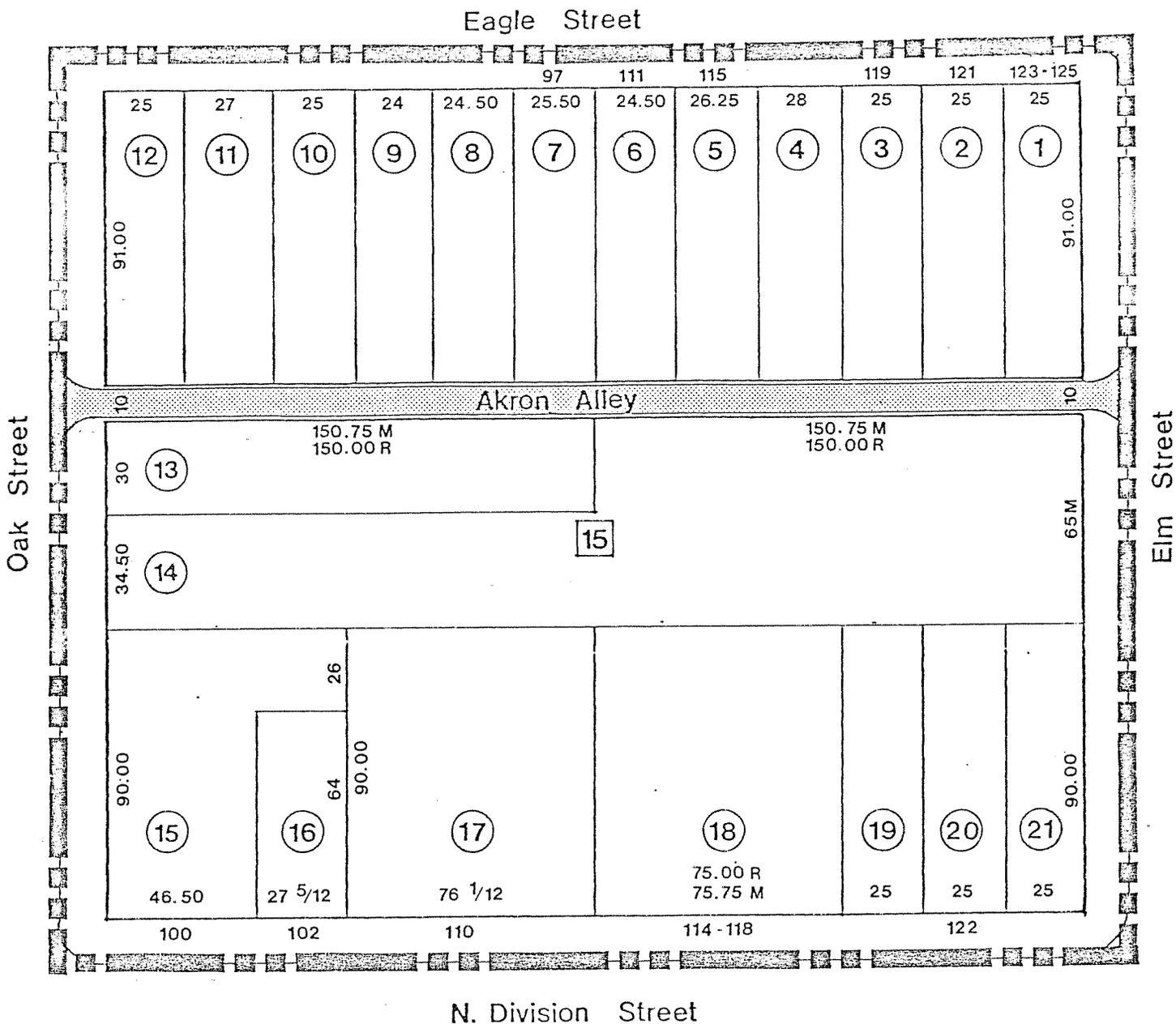
OAK-MICHIGAN INDUSTRIAL CORRIDOR RENEWAL PROJECT

BUFFALO, N.Y. JAMES D. GRIFFIN MAYOR
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 BRUCE C BAIRD COMMISSIONER
 LAWRENCE GUINN DEPUTY COMMISSIONER

Prepared By: Cannon Planning and Development, Inc.

OAK - MICHIGAN INDUSTRIAL CORRIDOR / PHASE I

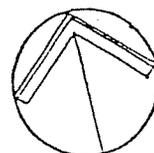
LAND ACQUISITION MAP



PARCEL	OWNER	ADDRESS	TO BE ACQUIRED (SF)
15.1	E. Kubik	123-125 Eagle	2,275
2	E. Kubik	121 Eagle	2,275
3	E. Kubik	119 Eagle	2,275
4	State of New York	---	2,275
5	E. Kubik	115 Eagle	2,389
6	State of New York	111 Eagle	2,230
7	State of New York	---	2,321
8	State of New York	---	2,230
9	State of New York	---	2,184
10	State of New York	---	2,275
11	State of New York	---	2,457
12	State of New York	97 Eagle	2,275
13	State of New York	---	4,523
14	State of New York	---	15,000
15	Frontier Linen Supply	100 North Division	4,900
16	Frontier Linen Supply	102 North Division	1,760
17	Frontier Linen Supply	110 North Division	6,345
18	Frontier Linen Supply	114-118 North Division	6,815
19	State of New York	---	2,250
20	A. Pinta Bona	122 Eagle	2,250
21	State of New York	---	2,250
Total Land			74,054
Total Street R/W			3,015
Grand Total			77,069 (1.77a)

LEGEND

-  Project Boundary
-  Block Number
-  Parcel Number
-  Street Address
-  Parcel Dimension
-  Streets to be Vacated



OAK-MICHIGAN INDUSTRIAL CORRIDOR RENEWAL PROJECT

BUFFALO, N.Y.

JAMES D. GRIFFIN MAYOR

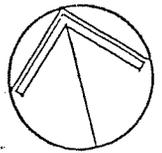
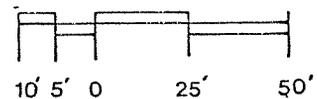
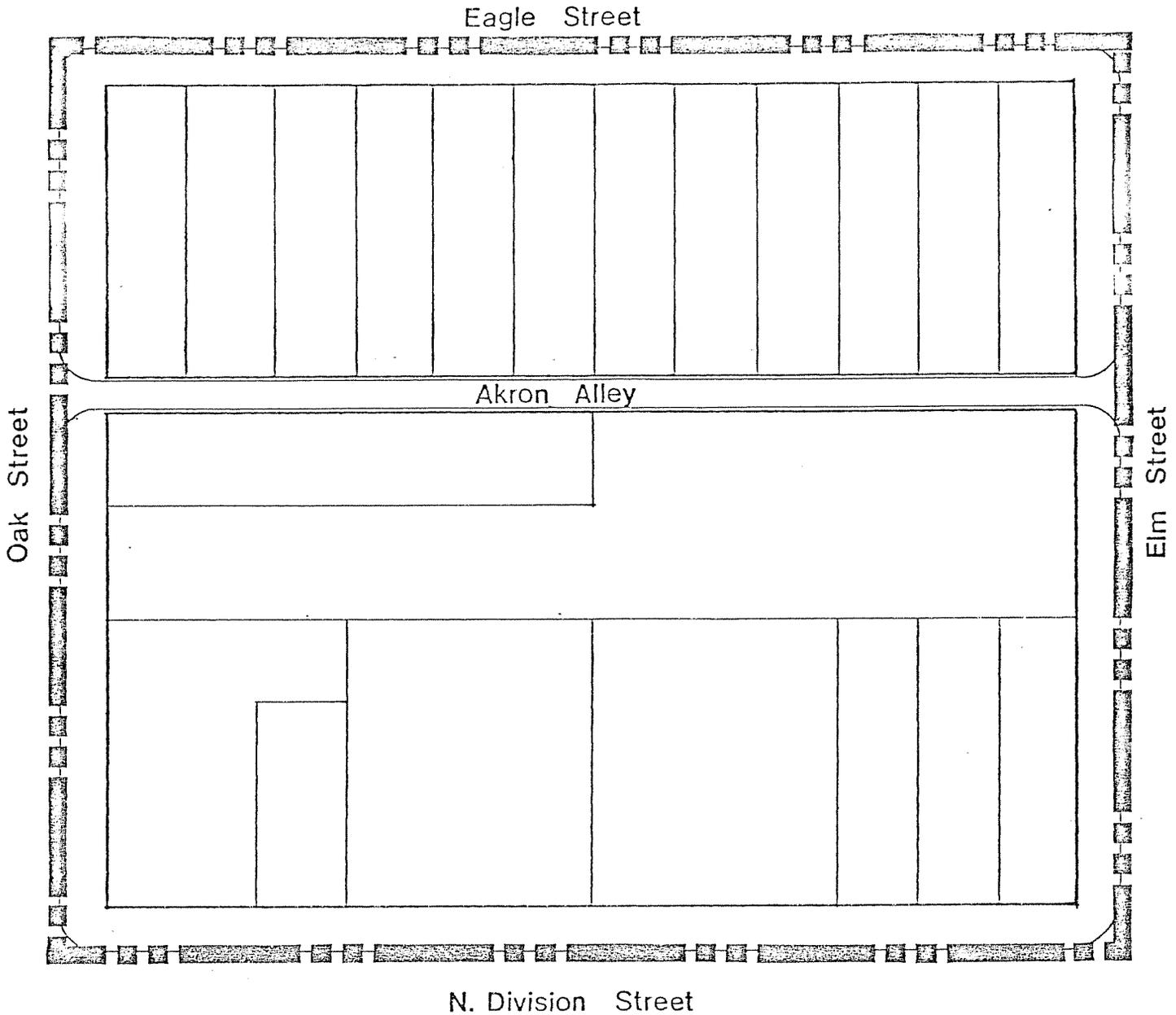
DEPARTMENT OF COMMUNITY DEVELOPMENT
 BRUCE C. BAIRD COMMISSIONER
 LAWRENCE QUINN DEPUTY COMMISSIONER

Prepared By:

Central Planning and Development, Inc.

OAK - MICHIGAN INDUSTRIAL CORRIDOR / PHASE I

LAND USE PLAN



LEGEND

-  Project Boundary
-  Parking / Future Light Industrial

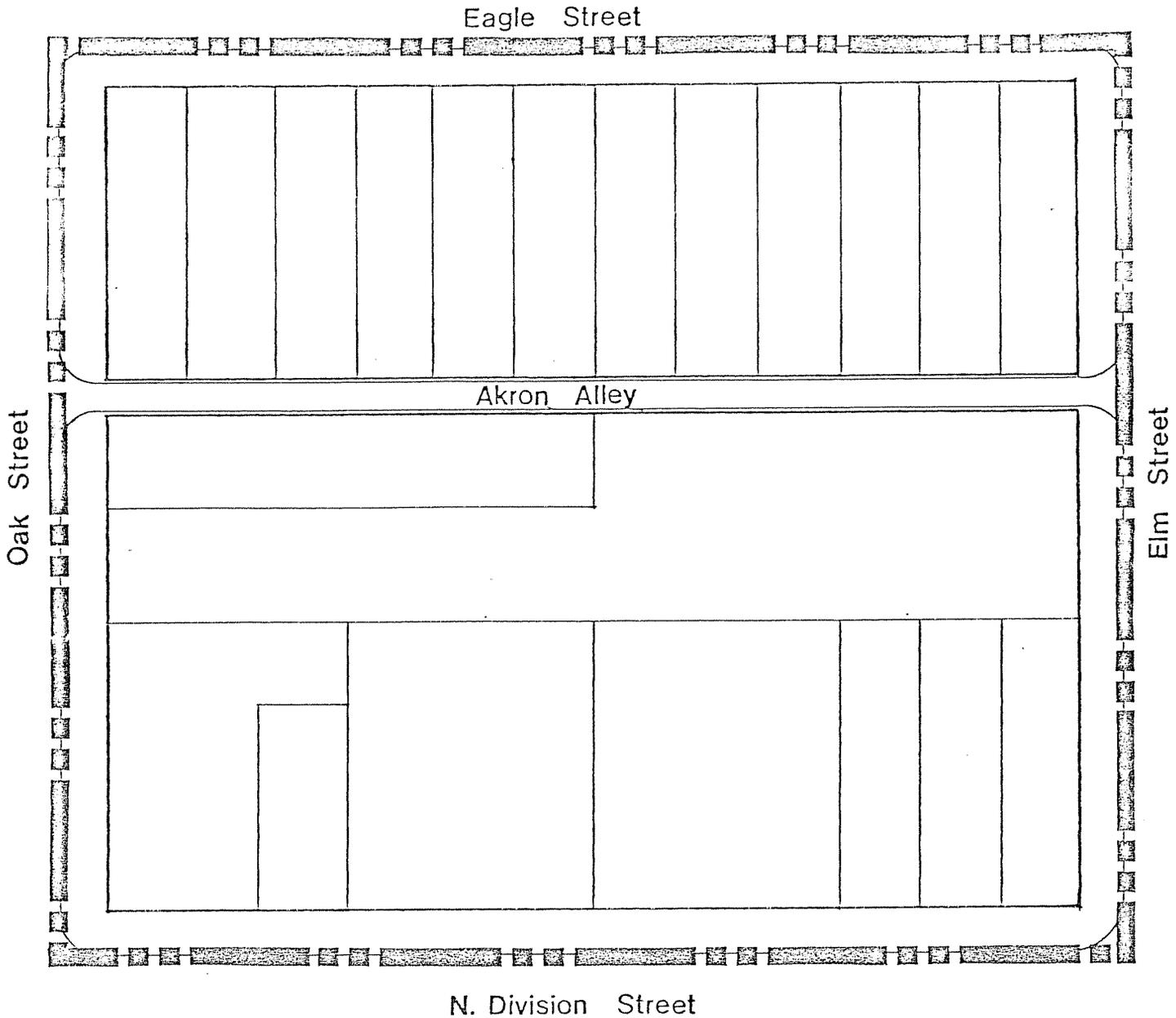
OAK - MICHIGAN INDUSTRIAL CORRIDOR RENEWAL PROJECT

BUFFALO, N.Y. JAMES D. GRIFFIN MAYOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
BRUCE C. BAIRD COMMISSIONER
LAWRENCE QUINN DEPUTY COMMISSIONER

Prepared By: Cannon Planning and Development, Inc.

OAK - MICHIGAN INDUSTRIAL CORRIDOR. / PHASE I

PROJECT ZONING MAP
EXISTING AND PROPOSED



Oak Street

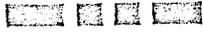
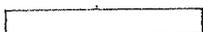
Eagle Street

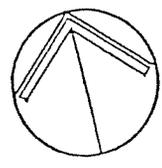
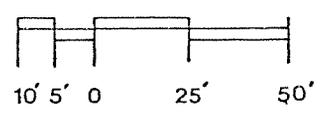
Akron Alley

Elm Street

N. Division Street

LEGEND

-  Project Boundary
-  M-1 Light Industrial District



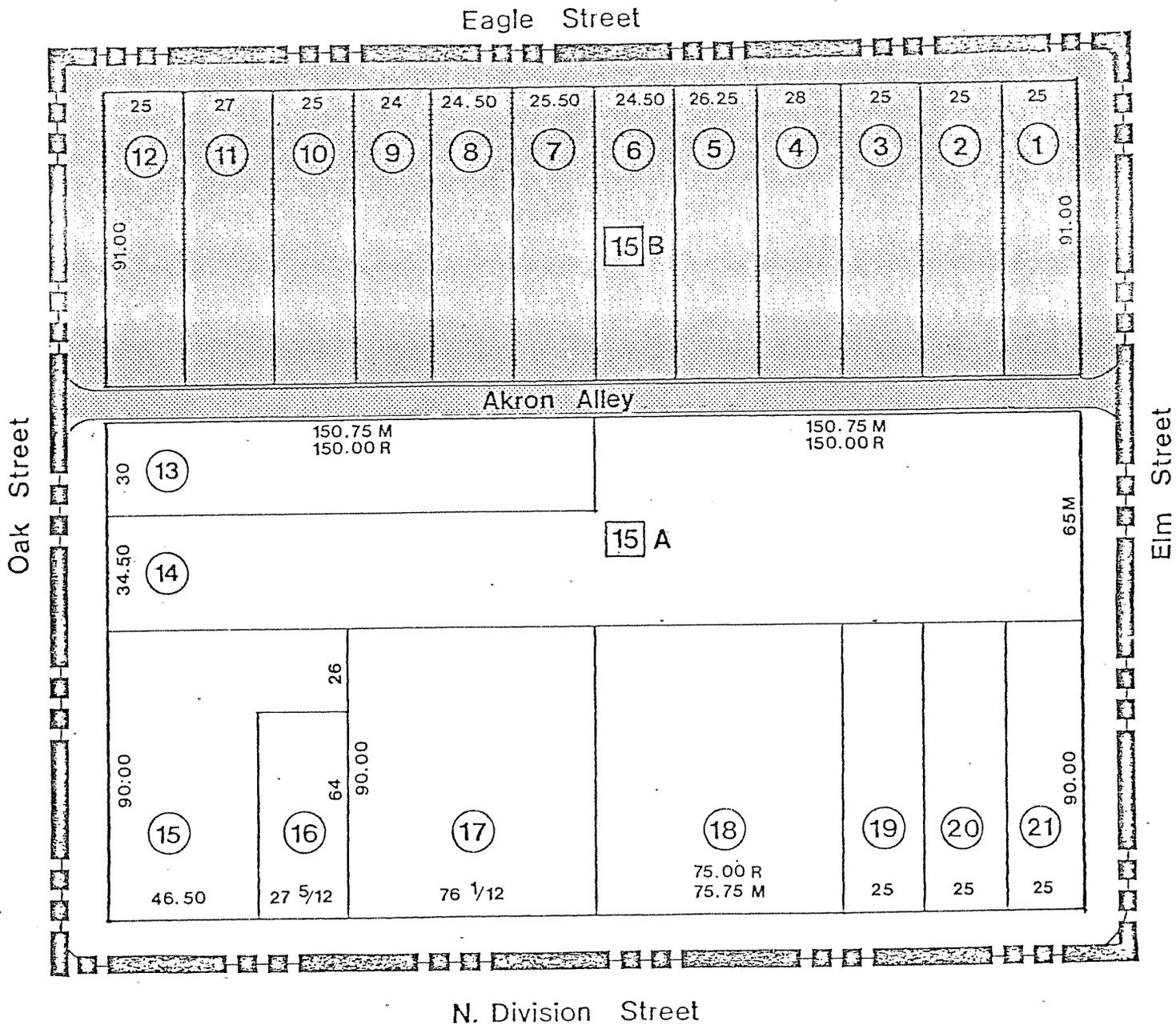
OAK - MICHIGAN INDUSTRIAL CORRIDOR RENEWAL PROJECT

BUFFALO, N.Y. JAMES D. GRIFFIN MAYOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
BRUCE C. BAIRD COMMISSIONER
LAWRENCE QUINN DEPUTY COMMISSIONER

Prepared By: Cannon Planning and Development, Inc.
EXHIBIT E

OAK - MICHIGAN INDUSTRIAL CORRIDOR / PHASE I

LAND DISPOSITION PLAN



PARCEL	PROPOSED LAND USE	TO BE DISPOSED (SF)
15A	Parking, Future Light Industrial	46,592 (1.07a)
15B	Parking, Future Light Industrial	30,477 (.7a)
Total Area to be Disposed		77,068 (1.77a)

LEGEND



Project Boundary



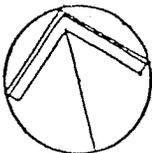
Disposition Parcel



Parcel Number

26.75

Parcel Dimension



OAK - MICHIGAN INDUSTRIAL CORRIDOR RENEWAL PROJECT

BUFFALO, N.Y.

JAMES D. GRIFFIN MAYOR

DEPARTMENT OF COMMUNITY DEVELOPMENT

BRUCE C BAIRD
LAWRENCE QUINN

COMMISSIONER
DEPUTY COMMISSIONER

Prepared By:

Carroll Planning and
Development, Inc.

1-1-1990

EXHIBIT 5

100 - 118 North Division, Buffalo, New York

1. 1 story solid masonry and steel structure, 40' high x 44' x 90' Reinforced concrete floor, partial basement, steel stairs leading to basement, there are 3 partitioned areas in basement. Interior, and exterior brick walls require minor repairs.
2. Concrete foundation wall requires major repairs on inside and outside. Basement floor requires minor repairs.
3. Exterior walls require extensive cleaning.
4. All exterior doors, window sash and frames require replacement.
5. Skylight, interior side of parapet walls and wall capping require major repairs. Replace deteriorated roofing and flashing.
6. Roof structure steel joints and plank roof boards & commercial roofing.
7. All stairways are open type steel.
8. Heating, overhead gas fired space heaters, which require extensive repairs.
9. Toilet room and complete plumbing system requires replacement.
10. High voltage electric system with 110 volt outlets and electric fixtures. This system requires extensive repairs.
11. No fire protection.
12. There is a 5 ton overhead traveling crane which travels the complete 1st floor. At the front truck door entrance, there is a 3 ton monorail crane. Both cranes and equipment require extensive repair.
13. This building was constructed and used for an electric transformer station. To rehabilitate this building to be used for any other purpose except storage, would not be feasible.

OTTO J. BECKER, R.C.A.

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OTTO J. BECKER, R.C.A.

EXPERIENCE:

Ten years in construction for one contractor, journeyman, foreman, superintendant, and estimates.

Construction business for myself from 1928 to 1934.

From 1934 to 1946 - Chevrolet Division of General Motors; 2 years construction superintendant, 10 years maintenance superintendant, which included buildings, grounds, machinery, equipment, and power plant.

Employees supervised; general foreman, foreman, electricians, pipe fitters, millwrights, carpenters, sheet metal workers, machine repair men, janitors, chip handlers, scrap sorters, painters, stock room clerks, laborers, and fire prevention employees.

During the war years there were 700 employees on three shifts under my supervision. I was promoted to plant engineer the day my resignation took effect.

Started my own construction business 5/1/46 - retired 9/1/68.

During this time I made approx. 150 property appraisals for outside companies.

EDUCATION:

Elementary School.

High School - 4 years.

Night School - Engineering Course - 4 years; including mathematics, theory, drawing, and field work.

General Motors Corp. Management and Engineering Course - 2 years; made at intervals during my 12 years employment.

Department of Community Development, Rehabilitation Construction Analyst from 9/23/68 to the present time.



OTTO J. BECKER, R.C.A.

Enc.

"EXHIBIT I"