

URBAN RENEWAL PLAN

OAK-MICHIGAN INDUSTRIAL CORRIDOR

PHASE II A

NOVEMBER 1980

Buffalo, New York
JAMES D. GRIFFIN, Mayor

Prepared by:
Community Development Department

LAWRENCE QUINN
Commissioner

OAK-MICHIGAN INDUSTRIAL CORRIDOR
PHASE II A URBAN RENEWAL PLAN
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SECTION I

INTRODUCTION

OAK-MICHIGAN INDUSTRIAL CORRIDOR
URBAN RENEWAL PLAN - PHASE IIA

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 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 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, which was completed in February, 1980. This overall plan will result in a phased redevelopment effort which will impact the entire corridor. In the interim, the rapid completion of the Comptek project mandated that a small portion of the Corridor receive immediate

urban renewal action and hence the approval and execution of Phase I of the corridor plan, in February, 1980. Similarly, the rapid evolution of the Allentown Industries project has mandated that another element of the corridor plan be implemented immediately, hence Phase II A presented herein.

Authorization for the preparation of this Urban Renewal Plan was granted by the Common Council of the City of Buffalo on October 14, 1980 CCP #224.

SECTION II

PROJECT AREA REPORT

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 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 IIA 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 IIA project area is located in the southern portion of the corridor. It is the block immediately adjacent to the new Comptek parking area and building which in turn abut the Nanodata redevelopment. Therefore, Phase IIA will complete the first five 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 Municipal 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 reuse is an integral element in the development of the corridor's objective to replace largely vacant and grossly underutilized land with job-producing industry.

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:

Clinton Street on the north

Eagle Street on the south

Oak Street on the west

Elm Street on the east

The total Phase IIA area is a single City block containing approximately 109,800 square feet.

The project area consists of four parcels, two of which are currently in public ownership.

2. Technical Description:

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

BEGINNING at the point of intersection of the northerly line of Clinton Street with the westerly line of Oak Street; thence easterly along the northerly line of Clinton Street to the easterly line of Elm Street; thence southerly along the easterly line of Elm Street to the southerly line

of Eagle Street; thence westerly along the southerly line of Eagle Street to the westerly line of Oak Street; thence northerly along the westerly line of Oak Street to the point of beginning on Clinton Street.

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".

At a session of the Common Council of the City of Buffalo, conducted on October 14, 1980, the project area was officially designated as eligible and appropriate for urban renewal treatment, as defined in subdivision 3 of Section 502 of the New York State General Municipal Law.

SECTION III

URBAN RENEWAL PLAN

URBAN RENEWAL PLAN

A. Urban Renewal Plan Objectives

1. Authority:

The State General Municipal Law states that the undertaking of Urban Renewal: "is necessary to correct such substandard, 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. This 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 IIA 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 IIA 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, increase tax revenue 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 IIA, which include:

a. Clearance and Redevelopment

- I. Acquisition of all real property , as identified for such action on the "Land Acquisition Plan Map", EXHIBIT C.
- 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 IIA, 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 IIA.

2. Land Use Provisions and Building Requirements

The following requirements shall apply to the use and development of land within the Oak-Michigan Industrial Corridor Renewal Project, Phase IIA and together with the Land Use Plan Map, EXHIBIT D, 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 objectives which, while varying from some aspect of these requirements, may nevertheless achieve the public objectives embodied herein.

Controls for New 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. All surface parking shall be carefully planned, landscaped and lighted to enhance the appearance of the area.
- d. All roof top mechanical systems will be enclosed or screened.
- e. Primary entrances to buildings should be located on Clinton or Eagle Street.
- f. New buildings should be massed along Oak Street and must be built no more than 10 feet from Oak Street.
- g. 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.
- h. 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.

i. All permitted activities including storage, other than off-street parking and loading shall take place in fully enclosed structures .

j. 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.

k. 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.

- i. 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.
- m. Parking spaces will be provided on the same parcel with the development or on another site within 1,000 feet.
- n. 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.
- o. Unless paved, all open areas shall be landscaped and maintained in an attractive condition.
- p. 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 sign 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.

- q. Building height will not exceed 50 feet except where specified. Structured parking will be exempt from this limitation when part of a larger building.
- r. Building coverage will be at least 60%.
- s. 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.
- t. Parking areas shall be screened or landscaped along any street edge.

u. 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 decibels (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

v. 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.

w. 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.

x. Glare or Heat:

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

y. 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.

z. Vibration:

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

3. Development Plan Review Process

The Commissioner of Community Development and the Development Plan Review Committee shall be responsible for review of all redevelopment proposals, and for interpretation 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 the Development Plan Review Committee, 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. The Commissioner of Community Development shall inform all proposed developers of the urban design requirements and objectives of this plan prior to the disposition of any project land. The development plan review process entails three meetings of the Development Plan Review Committee as follows:

1. When initial proposals are received, the Committee will meet, evaluate proposals and recommend action based on a submission to include the following:
 - a) Site plan showing the location of the proposed building(s), pedestrian and vehicular circulation, planting areas, and immediately adjacent buildings. (1"=10'-0").
 - b) Elevations and perspectives indicating exterior materials and signing. (1/8"=1'-0").
 - c) General description and specifications listing types of 1) foundations, 2) structural systems, 3) mechanical and electrical systems, and 4) interior and exterior finishes.
 - d) Estimate of project construction cost.
 - e) Estimates on time necessary to complete the project.
2. After initial approval has been granted, preliminary drawings shall be submitted for committee review. This submission should include:

- a) Site plan showing the location of proposed building(s), pedestrian and vehicular circulation, planting areas, immediately adjacent buildings and site utilities. (1"=10'-0").
 - b) Floor plan drawings at a scale of 1/8"=1'-0" or 1/4"=1'-0" showing all exits, sanitary facilities, stairways, partitions, proposed retail layout and use, storage and utility areas. A plan is required for each separate level.
 - c) Elevations and perspectives indicating exterior materials and signing. (1/8"=1'-0").
 - d) Sections of all major building features showing all materials and methods used in construction.
 - e) General description and specifications listing type of 1) foundations, 2) structural systems, 3) mechanical and electrical systems, and 4) interior and exterior finishes.
 - f) Refined cost estimate.
 - g) Refined estimate of time necessary to complete the project.
3. Upon approval of preliminary drawings, final drawings must be submitted for committee review and approval prior to land disposition and construction. This submission should include:

- a) Site plan showing the location of proposed building(s), pedestrian and vehicular circulation, loading areas, planting, site lighting and pavements. Details of site utility, drainage and waste disposal facilities structures and services would be shown (1"=10'-0").
- b) A colored landscaping plan clearly showing the size, location and species of all plant material. A schedule showing the type of plant, number, size at installation (height and spread), size maturity shall be included. In addition, the plan shall show any exterior lighting, provisions for trash storage and removal, location of air-conditioning equipment, transformers, signs fences or walls, and any other equipment or construction. This plan should be similar in size and scale to the site plan.
- c) Floor plan drawings showing all floor plans showing all dimensions, structural details, materials, mechanical and electrical details and lighting (1/8"=1'-0" minimum).
- d) Colored elevation drawings to scale of all sides showing complete architectural details and including all exterior equipment, and appurtenances located on the roof, in the walls and on the ground. All existing and proposed materials and finishes shall be identified, noted on the elevations, and keyed to the samples required below.

The elevations should show accurately the placement of landscaping elements, (showing their size and shape) where they are in close proximity to any structure. Colored elevations shall be prepared at the largest practical scale and mounted on one or more heavy artist display boards not less than 24" x 36" in size.

- e) Sections showing all major building features of canopies, overhangs, copings, walls, ceilings, structural and mechanical systems, foundations and footings (1/8"=1'-0"). Additional large scale details shall be included where required to explain a structural system, signing, or other particular details.
- f) Specifications shall set forth in detail and prescribe the work to be completed, the materials, workmanship, finishes and equipment required for architectural, structural, mechanical, electrical service connected equipment and site development and drainage work.
- g) A final detailed cost estimate or General Construction bid of the cost of the program will be submitted.
- h) A colored perspective rendering of the proposed project showing the form, style, and scale of the project, all roof-top equipment and screening proposed, signs, landscaping and other architectural features. Such rendering shall be accurate as to both scale and color representation.

- i) Physical samples of all materials, items or devices to be installed accurately showing color, texture, and scale. All samples shall be identified by listing the manufacturer's name, brand name, manufacturer's color and keyed to the elevations required above.
- j) Preliminary construction schedule.

4. 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 proposed Allentown Industries development is an early example of this demand.

D. Project Proposals

1. Land Acquisition

The real property to be acquired by the City of Buffalo/Urban Renewal Agency pursuant to this Plan is identified on the Land Acquisition Plan Map, EXHIBIT C, attached to and made a part of this Plan.

2. Land Disposition

Real property will be disposed of subject to the provisions set forth in Item 3 below, and shown in the Land Disposition Plan Map, EXHIBIT F, attached to and made a part of this Plan. Land adequate to construct building and associated improvements will be sold to the redeveloper in accordance with the Redeveloper's Obligations defined below. Title to real property reserved for off-street surface parking will be retained by the City of Buffalo/Urban Renewal Agency and subsequently leased to the redeveloper.

3. Redeveloper's Obligation

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.

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 effect on any properties which are listed or considered eligible for inclusion in the National Register of Historic Properties.

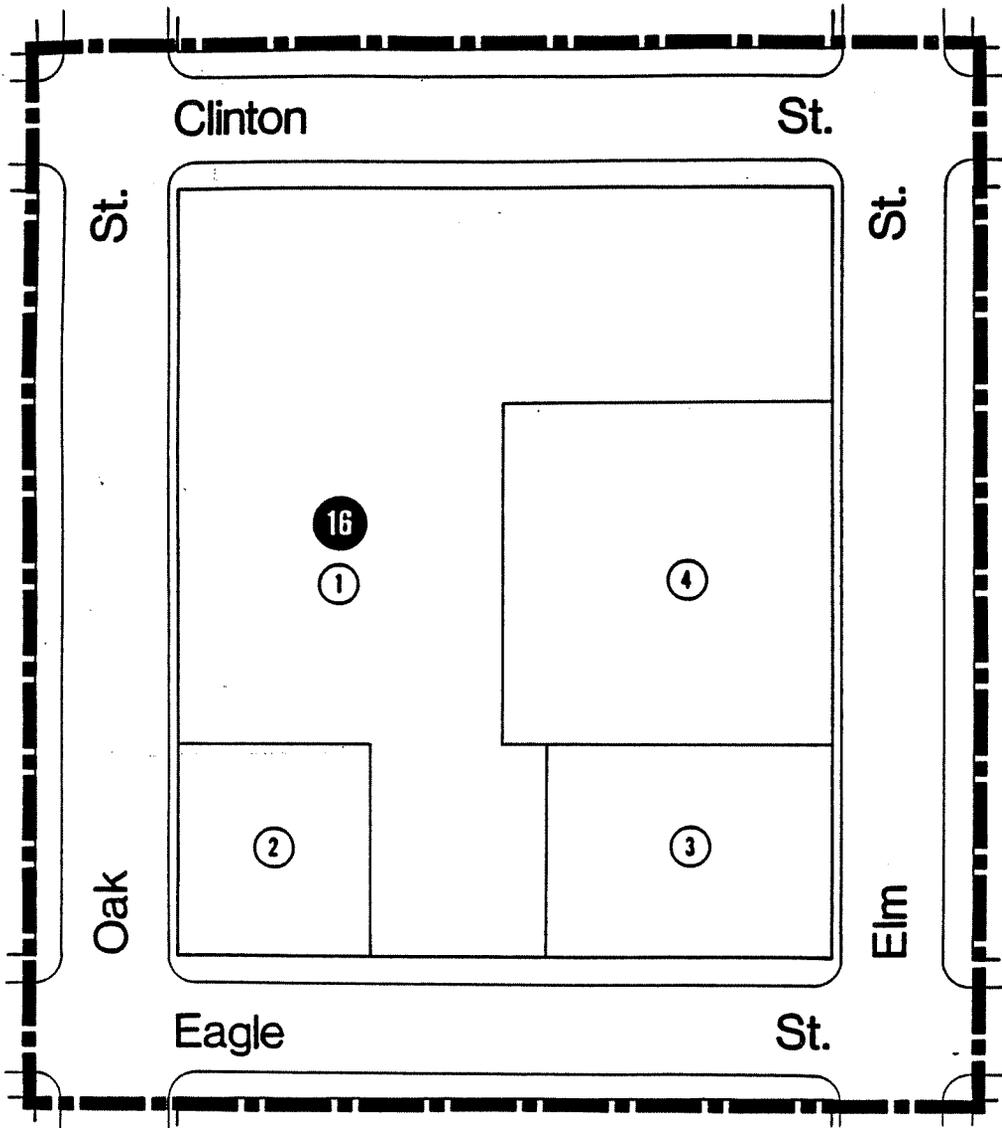
F. Procedure for Changes in the Approved Urban Renewal Plan

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.

EXHIBITS

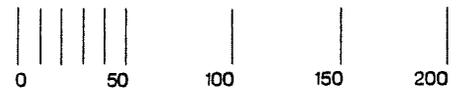
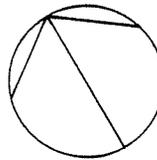
Oak-Michigan Development Phase II-A



Project Boundary Map

Legend

-  PROJECT BOUNDARY
-  BLOCK NUMBER
-  PARCEL NUMBER

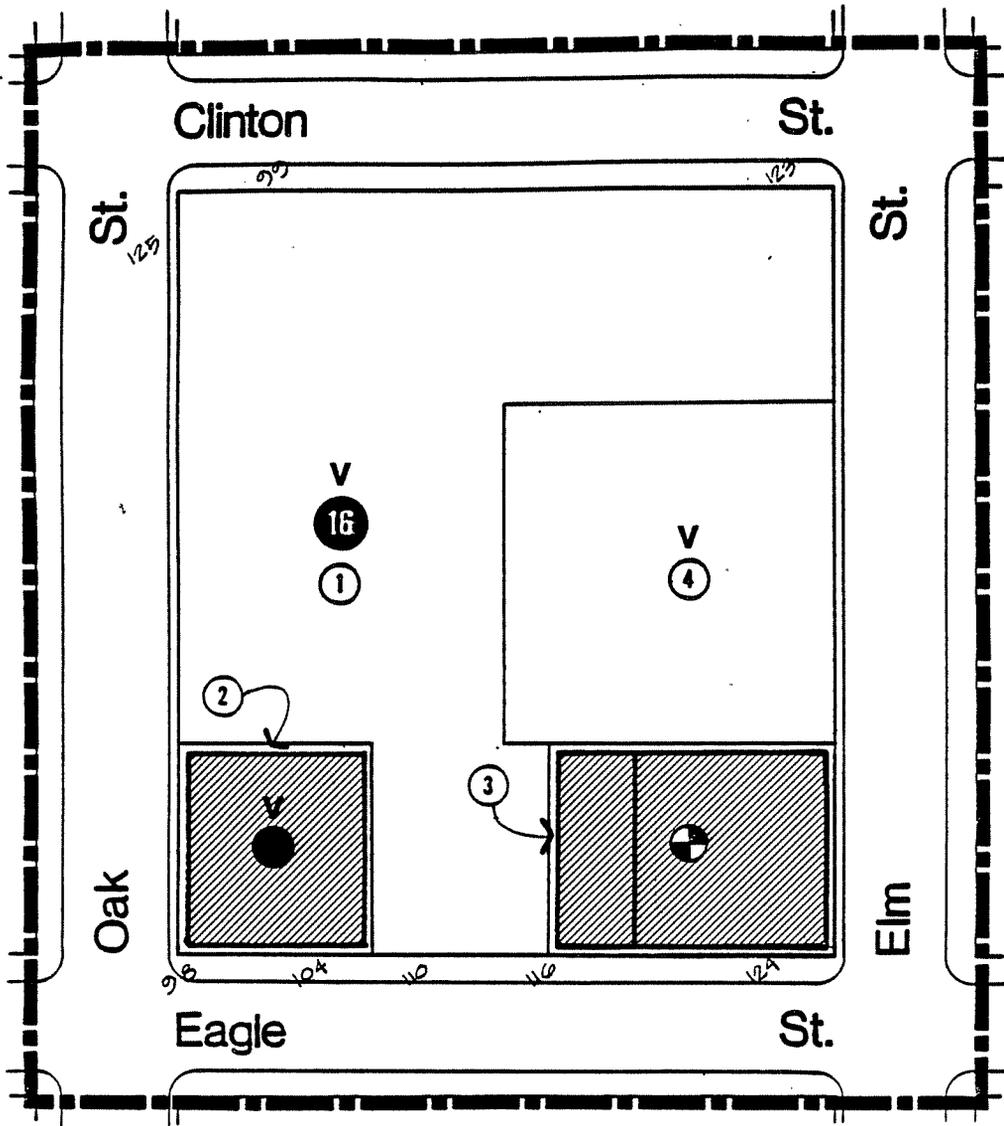


OAK-MICHIGAN DEVELOPMENT PROJECT
BUFFALO, N. Y. **JAMES D. GRIFFIN, MAYOR**
DEPARTMENT OF COMMUNITY DEVELOPMENT
LAWRENCE QUINN **COMMISSIONER**

Prepared by
10/80

Division of Economic Development
Exhibit **A**

Oak-Michigan Development Phase II-A



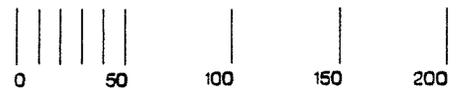
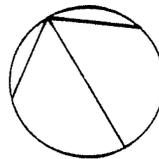
Project Area Map

Legend

- PROJECT BOUNDARY
- BLOCK NUMBER
- PARCEL NUMBER
- STREET ADDRESS
- COMMERCIAL USE
- VACANT

STRUCTURAL CONDITIONS

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



OAK-MICHIGAN DEVELOPMENT PROJECT
BUFFALO, N. Y. JAMES D. GRIFFIN, MAYOR

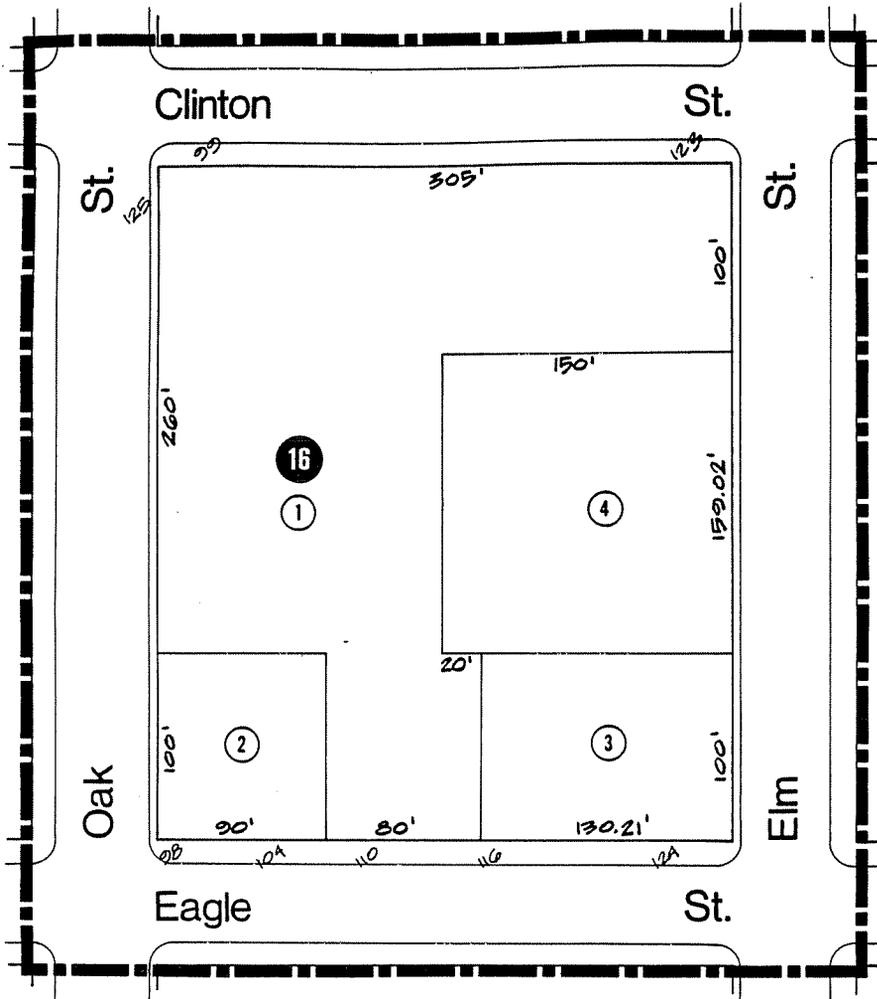
DEPARTMENT OF COMMUNITY DEVELOPMENT
LAWRENCE QUINN COMMISSIONER

Prepared by
10/80

Division of Economic Development

Exhibit **B**

Oak-Michigan Development Phase II-A

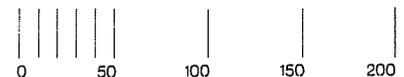
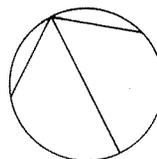


PARCEL	OWNER	ADDRESS	TO BE ACQUIRED
16-1	STATE OF NEW YORK	92-123 CLINTON	63,800 SQ.FT.
2	BUFFALO GOODWILL INDUSTRIES	98-104 EAGLE	9,000
3	RELIABLE MAINTENANCE	116-124 EAGLE	13,000
4	CITY OF BUFFALO	ELM	24,000
	TOTAL AREA - BLOCK 16		109,800 SQ.FT. (or 2.52 Acres)

Land Acquisition Map

Legend

-  PROJECT BOUNDARY
-  BLOCK NUMBER
-  PARCEL NUMBER
-  STREET ADDRESS
-  PARCEL DIMENSION

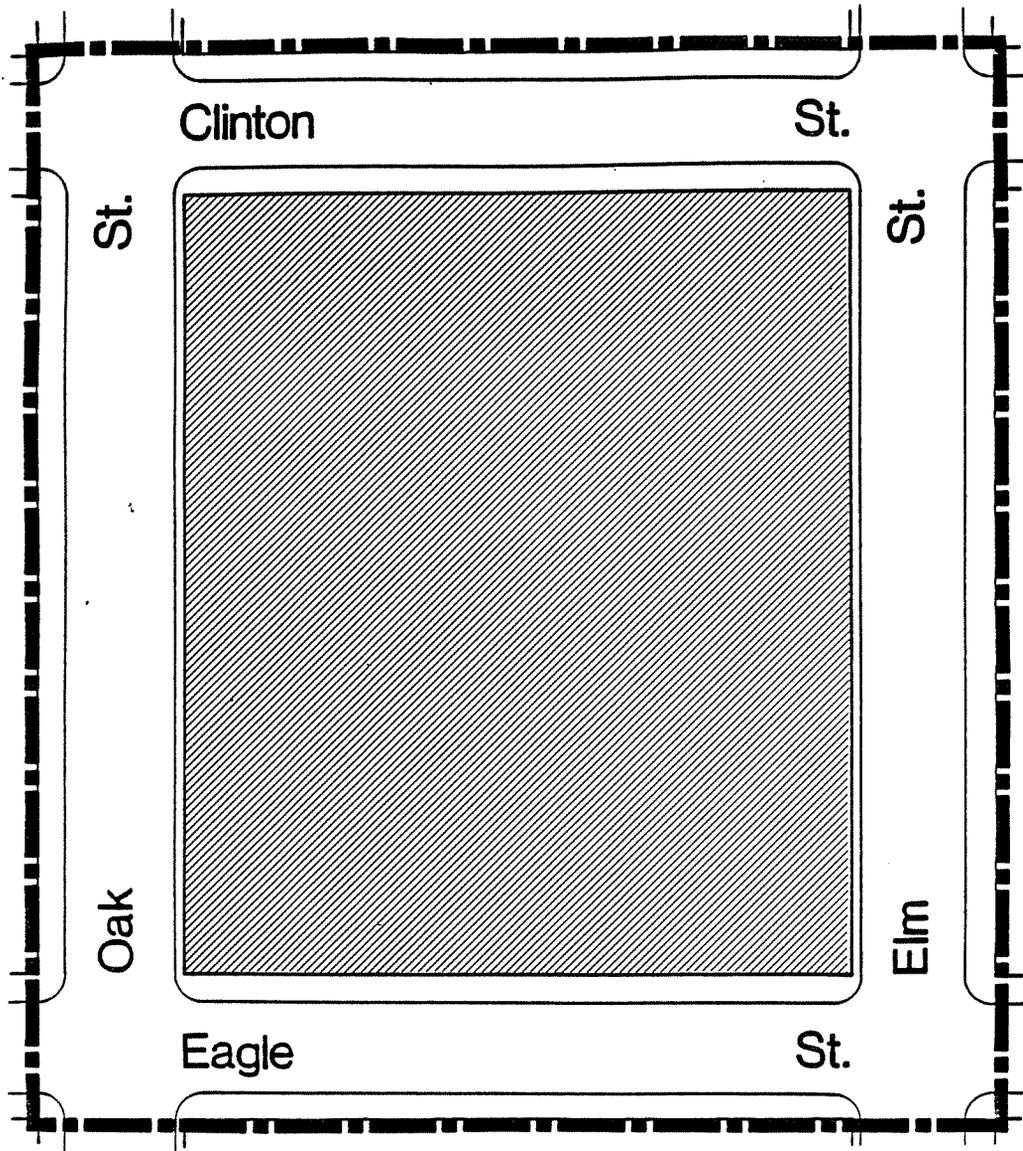


OAK-MICHIGAN DEVELOPMENT PROJECT
BUFFALO, N.Y. **JAMES D. GRIFFIN, MAYOR**
DEPARTMENT OF COMMUNITY DEVELOPMENT
LAWRENCE QUINN **COMMISSIONER**

Prepared by
10/80

Division of Economic Development
Exhibit **C**

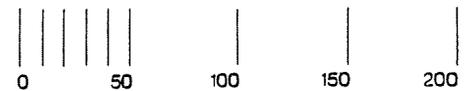
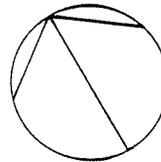
Oak-Michigan Development Phase II-A



Land Use Plan

Legend

-  PROJECT BOUNDARY
-  LIGHT INDUSTRIAL

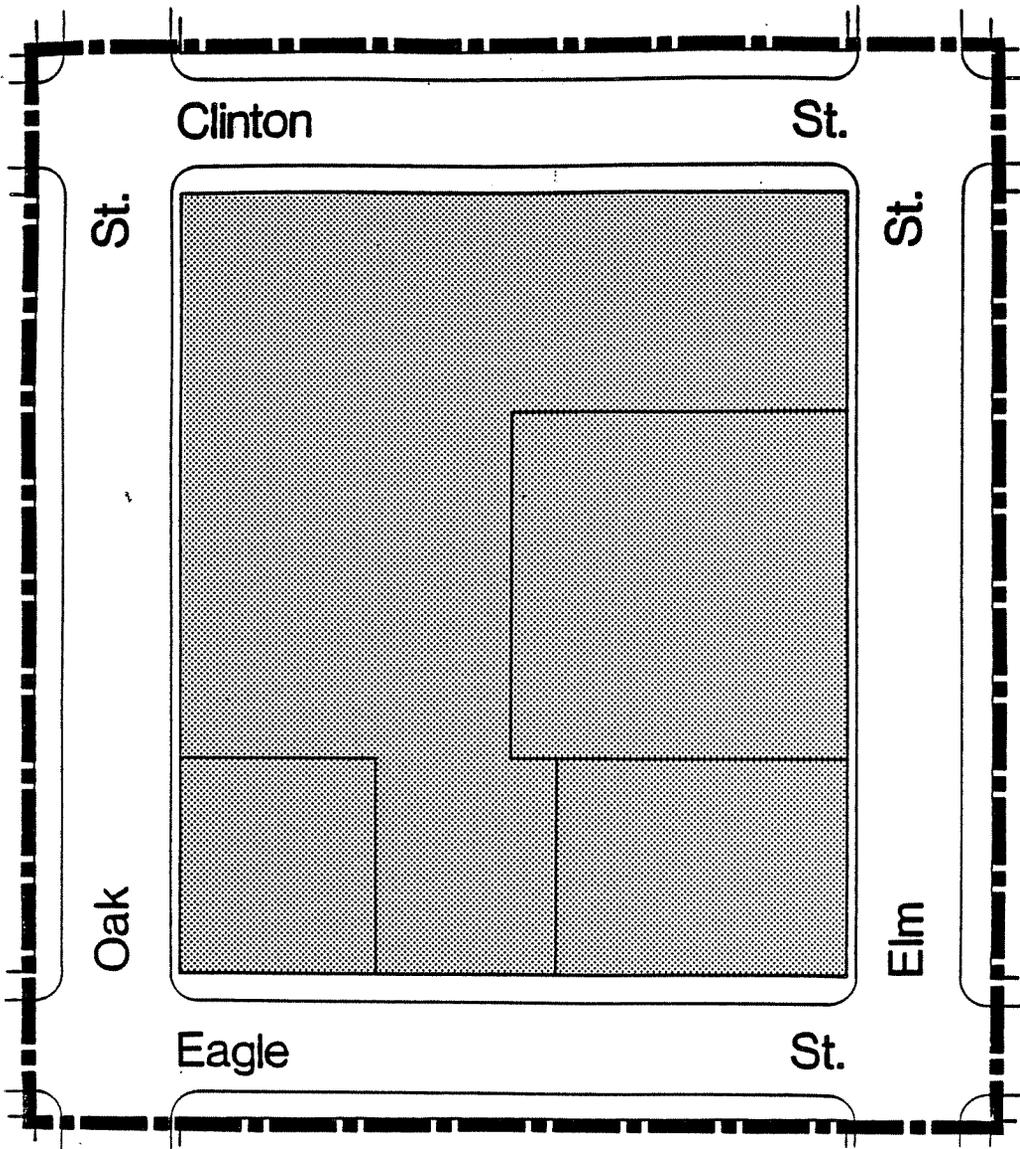


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Exhibit **D**

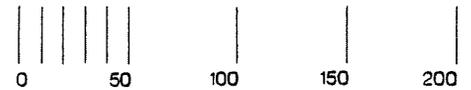
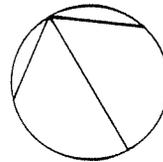
Oak-Michigan Development Phase II-A



Project Zoning Map (Existing and Proposed)

Legend

-  PROJECT BOUNDARY
-  M1 - LIGHT INDUSTRIAL DISTRICT

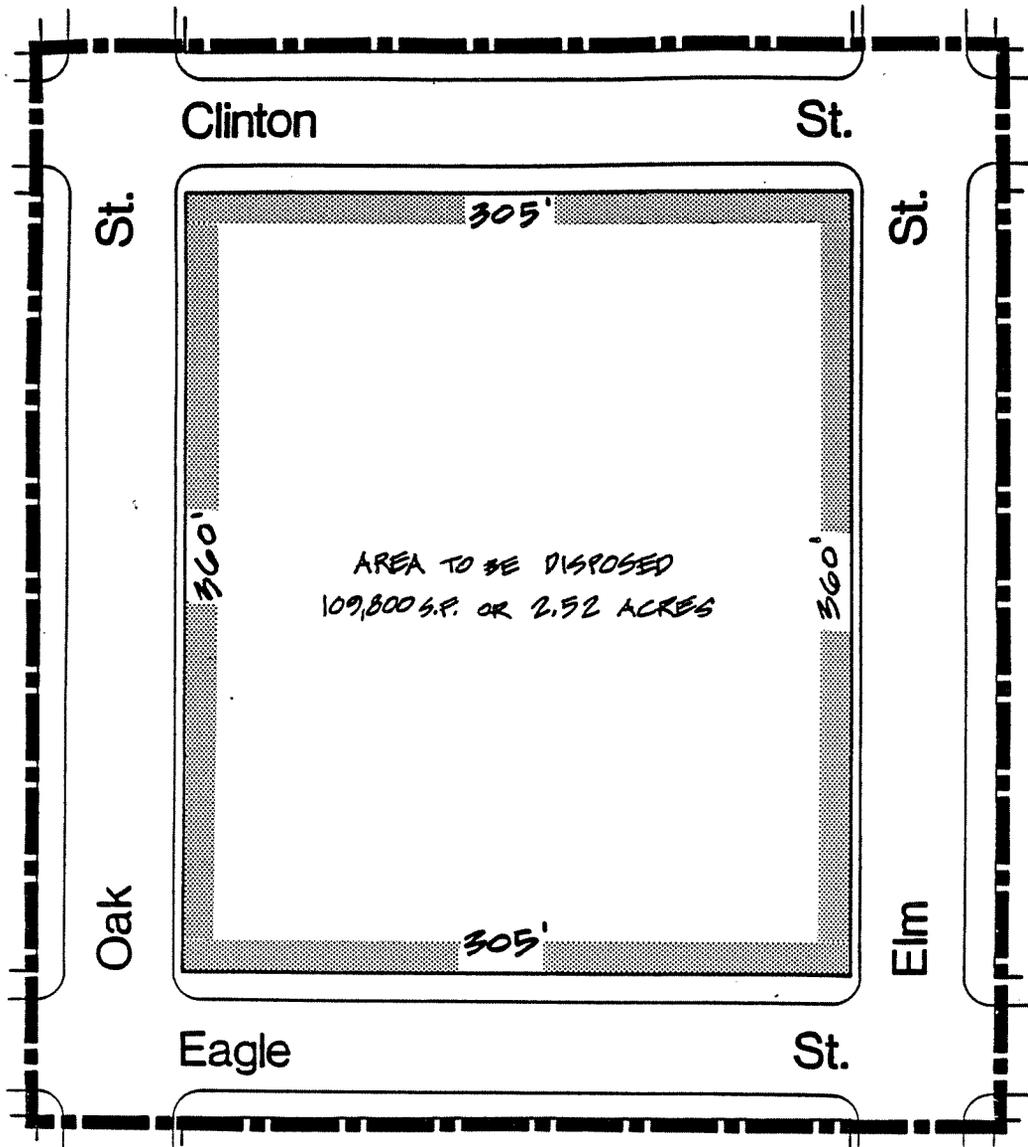


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Exhibit **E**

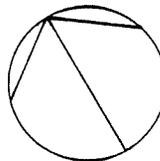
Oak-Michigan Development Phase II-A



Land Disposition Map

Legend

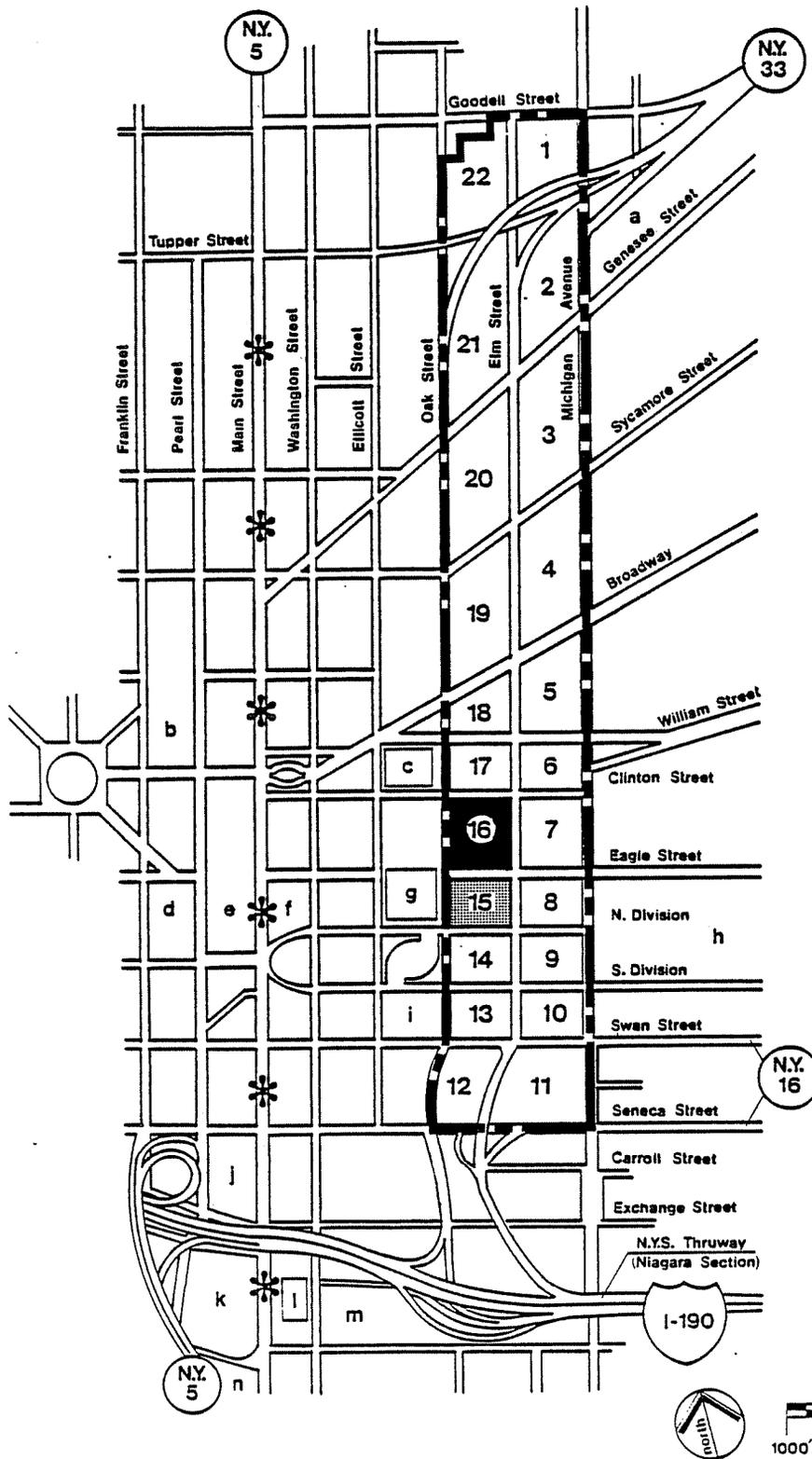
-  PROJECT BOUNDARY
-  130.21' PARCEL DIMENSION
-  AREA TO BE DISPOSED



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Exhibit **F**



Project Location Map

-  OAK-MICHIGAN INDUSTRIAL CORRIDOR
-  PHASE I
-  PHASE IIA

- a) Buffalo Eye & Ear
- b) Convention Center
- c) County Library
- d) Rath Building
- e) Main Place Mall
- f) Mall Plaza
- g) Transportation Center
- h) Ellicott Mall
- i) Erie Community College
- j) Marine Midland
- k) Memorial Auditorium
- l) N.Y.S. Office Building
- m) Buffalo Evening News Building
- n) Naval Park

* Transit Stop

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Exhibit G