PRATT-WILLERT REVITALIZATION AREA

URBAN RENEWAL PLAN

AMENDMENT

Prepared By:

Department of Community Development

Buffalo, New York

James D. Griffin, Mayor

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April, 1986

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INTRODUCTION

The Department of Community Development has designated the Pratt-Willert Area as appropriate for Urban Renewal in order to assemble small vacant underutilized parcels of city-owned land contributing to the blighting conditions affecting this neighborhood. It is proposing to combine these parcels into suitable sites that are advantageous to a developer thereby providing a source of much needed housing to the community.

It is not intended to displace families living in standard structures, but only to eliminate substandard and insanitary parcels that are not economically feasible for rehabilitaion.

In evaluating the area for residential development, it has been found that over fifty precent of the site is vacant and/or underutilized. Should further inspection of this predominately residential neighborhood uncover other adverse and insanitary living conditions which seriously impede or interfere in these redevelopment efforts, then other rehabilitation efforts shall be investigated.

In keeping with proper site development, land assembly, the elimination of blighting influences and environmental deficiencies, the Site Designation for the Pratt-Willert Area was approved by the Common Council of the City of Buffalo, March 19, 1985, CCP# 189, with the project boundary description following page one of this plan.

B. DESCRIPTION OF THE PROJECT

1. Boundaries of the Urban Renewal Area

The boundries of the Pratt-Willert Revitalization area are indicated on the Project Boundary Map (Exhibit Nos. 1 & 1B) attached to and made a part of, this Plan. The project area is more particularly described as follows:

All that tract or parcel of land situated in the City of Buffalo, County of Erie, State of New York, beginning at the northwest corner of Genesee and Spruce Streets, easterly along the north R.O.W. line of Genesee Street to east of Eureka thence south to Sycamore Street, thence west along the south R.O.W. to Spring Street, thence south along the eastern R.O.W. to Broadway, thence west along the south R.O.W. to Iroquois Street, thence south along the eastern R.O.W. to William Street, thence west along the south R.O.W. of William Street to Milnor Street, thence north along the west R.O.W. line to Broadway, thence east along the north line of Broadway to Spruce Street, thence north along the west R.O.W. line of Spruce Street to the point of beginning.

2. Urban Renewal Plan Objectives

The primary objective of the Urban Renewal Plan for the Pratt-Willert Revitalization Area is the renewal and redevelopment of predominantly residential and vacant land to create a source of new housing which will contribute to strengthening and upgrading the general area as a continuing major element in the community's residential neighborhood viability. Specific project renewal objectives to be achieved through the action and commitment of the City of Buffalo and private enterprise are as follows:

a. To remove structurally substandard buildings and eliminate blighting influences in a phasing method with Phase I being the primary area of concern under present funding capabilities. Structures considered sound, will be studied for possible rehabilitation or other more suitable use.

b. To provide safe and efficient vehicular access and circulation systems together with convenient areas and conditions for pedestrian movements and activity and adequate off-street parking, where appropriate.

c. To establish a land use pattern which is compatible with the adjacent neighborhood, and to possibly blend suitable mixed uses for the convenience of area residents.

d. To develop vacant and cleared land for housing, with particular emphasis upon housing units of low-to-moderate cost, thus providing new resources for area residents who prefer to live in this general neighborhood.

3. Types of Proposed Urban Renewal Actions

The City of Buffalo, and/or the Buffalo Urban Renewal Agency hereinafter referred to as the "City", with the authorization of the governing body thereof, proposes certain urban renewal actions within the Project Area as follows:

a. Clearance and Redevelopment

1) Acquisition of all real property identified for such action on Exhibit No. 2 - Land Acquisition Map of this Plan for Phase I and amended Exhibit 2B (See pages 2A, B, C, and D for addresses.)

2) Clearance of all structures located thereon.

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

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

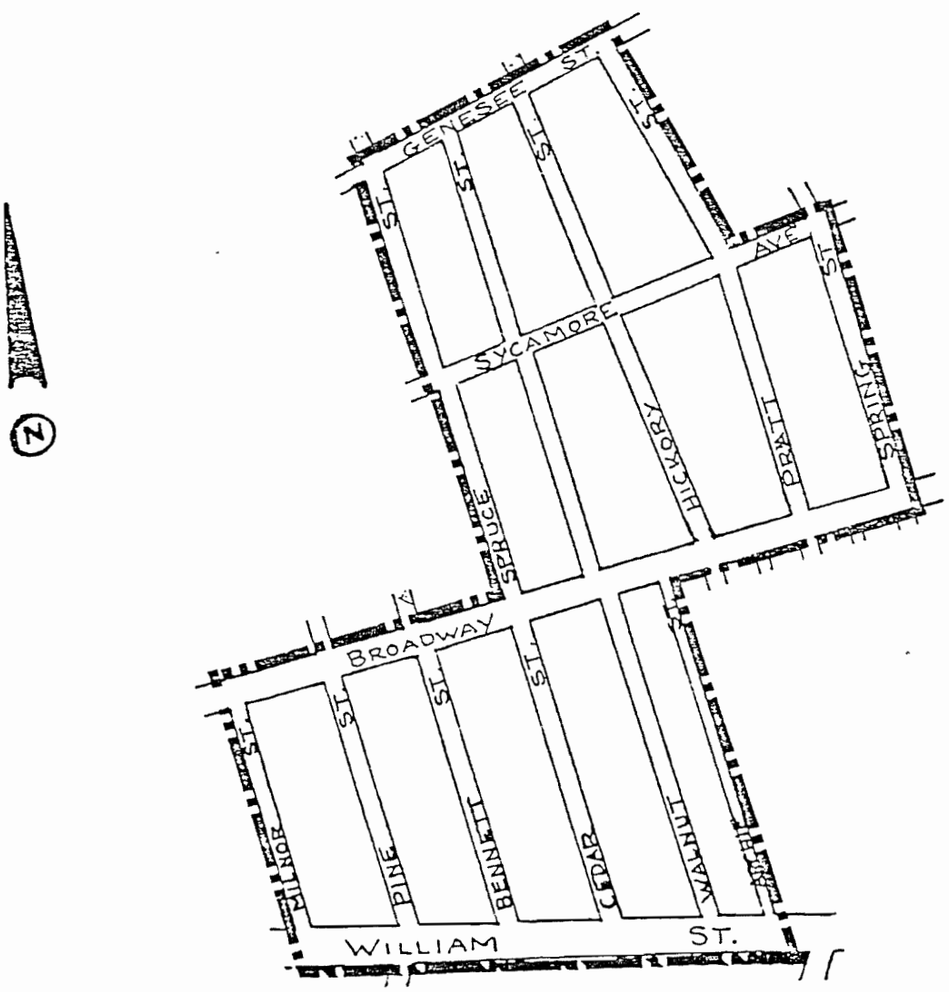
b. Public Improvements and Facilitites

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

2) Underground placement of utility lines where appropriate.

PRATT - WILLERT

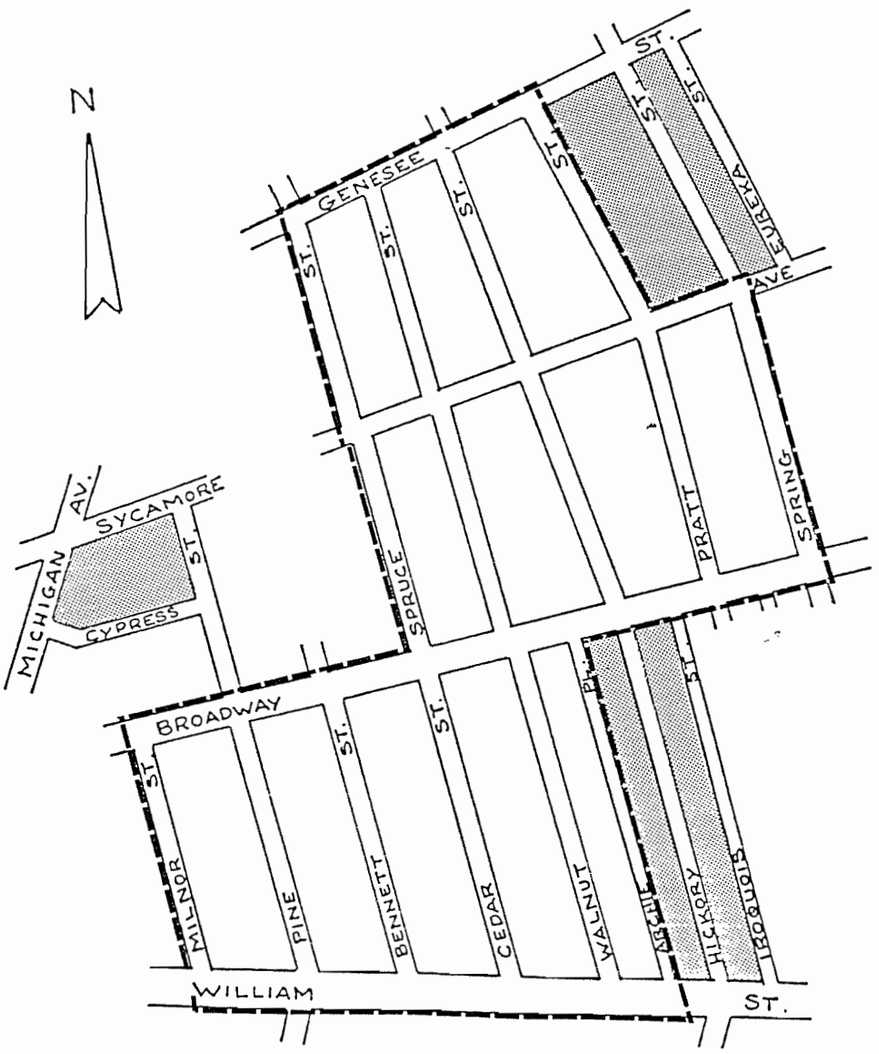
REVITALIZATION AREA



Project Boundary Map

Exhibit 1

PRATT - WILLERT
REVITALIZATION AREA



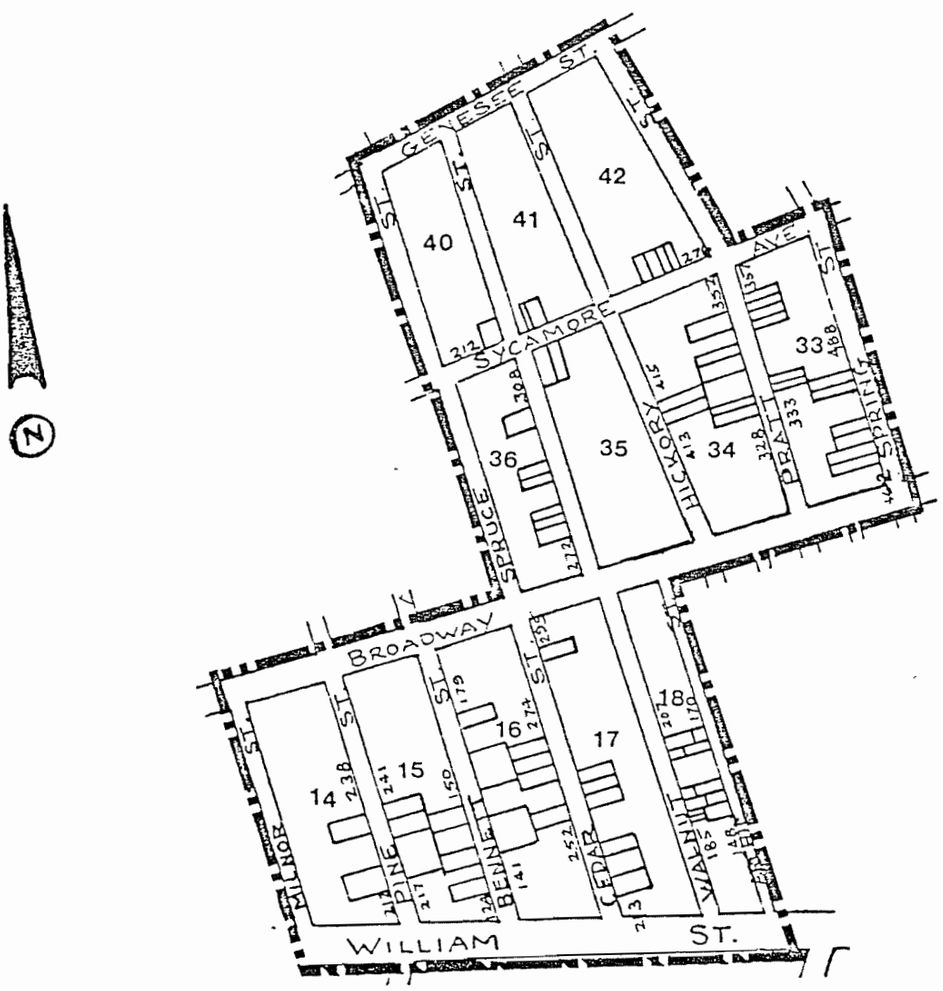
Original Boundary

Amendment to be Included

Project Boundary Map

Exhibit 1

PRATT - WILLERT
REVITALIZATION AREA



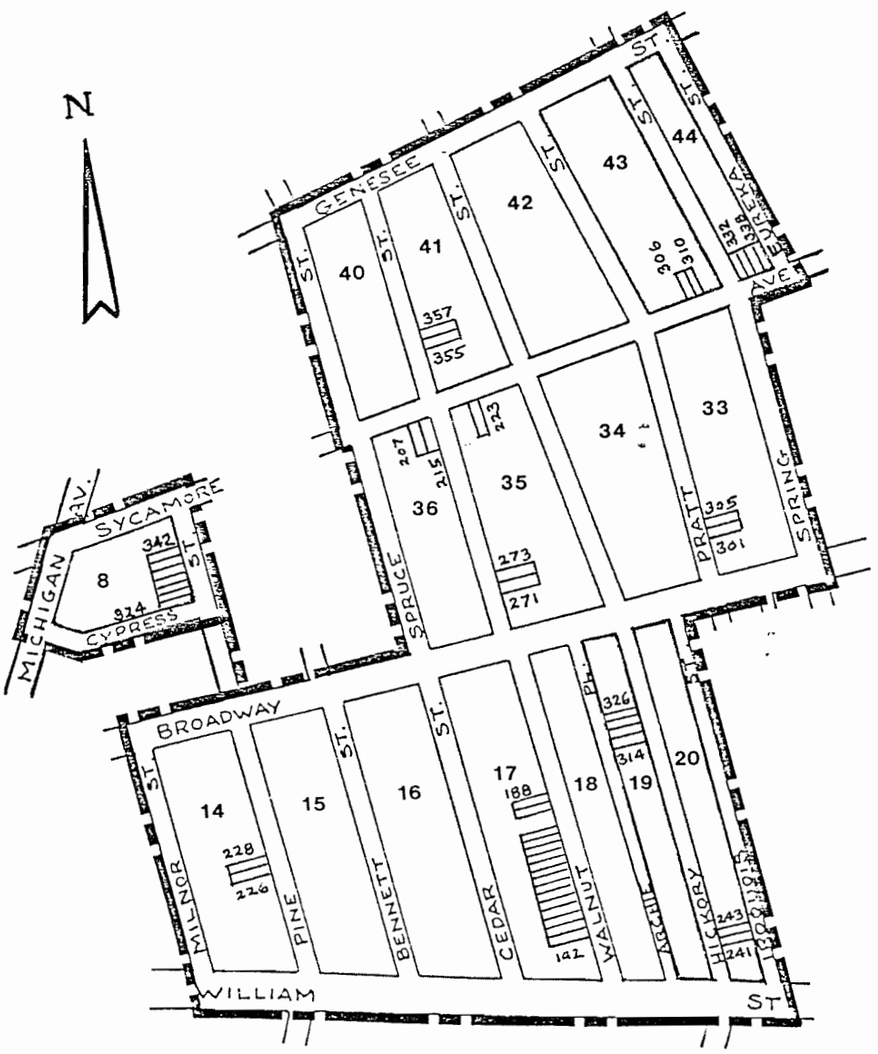
Land Acquisition Plan

NOTE: See attached sheet for individual addresses.

Exhibit 2

PRATT - WILLERT

REVITALIZATION AREA



25 Block No.

Land Acquisition Plan

Note: See attached sheet for individual addresses.

Exhibit 2B

2B

LAND ACQUISITION PLAN

BLOCK NO.	STREET ADDRESS	PARCEL SIZE	PROPOSED USE
14	212-220 Pine Avenue	99' x 132'	2 Townhouse Units
14	236-238 " "	50' x 132'	1 Single Unit
15	217-227 " "	134' x 132'	
15	229-233 " "	60' x 132' } 274' x132'	6 Townhouse Units
15	235-241 " "	80' x 132'	
15	124-126 Bennett St.	50' x 132'	1 Single Unit
15	134-140 " "	73' x 132'	1 " "
15	150 " "	55' x 132'	1 " "
16	141-149 " "	106' x 132'	2 Townhouse Units
16	157-165 " "	120' x 132'	2 " "
16	177-179 " "	60' x 132'	1 Single Unit
16	254 Cedar St.	50' x 132'	1 " "
16	264 " "	50' x 132'	1 " "
16	274 " "	50' x 132'	1 " "
17	213-215 " "	50' x 132'	1 " "
17	233 " "	49' x 132'	1 " "
17	247-249 " "	50' x 132'	1 " "
17	251-253 " "	50' x 132'	1 " "
17	257-259 " "	50' x 132'	1 " "
17	295 " "	50' x 132'	1 " "
18	185-195 Walnut St.		
	Including 148-154 Archie Street	99' x 136'	2 Townhouse Units
18	203-207 Walnut St.		
	Including 164-170 Archie St.	66' x 135'	1 Single Unit
33	462-468 Spring St.	75' x 160' ±	2 Townhouse Units
33	472 " "	50' x 132'	1 Single Unit
33	486-488 " "	50' x 132'	1 Single Unit
33	333-335 Pratt St.	50' x 132'	1 " "

33	349-357 Pratt Street	104' x 132'		2 Townhouse Units
34	328-332 " "	50' x 165'	±	1 Single Unit
34	340-344 " "	75' x 169	±	1 " "
34	352 " "	50' x 172'	±	1 " "
34	413-415 Hickory St.	50' x 160'	±	1 " "
35	223-229 Sycamore St.	79' x 100'	±	2 Townhouse Units
36	272 Walnut St.	50' x 106'		1 Single Unit
36	278-280 " "	50' x 106'		1 " "
36	290-294 " "	60' x 106'		1 " "
36	308 " "	65' x 106'	±	1 " "
40	212 Sycamore St.	50' x 80'		1 " "
41	222-224 " "	58' x 100'		1 " "
42	266-270 " "	63' x 90'		1 " "
42	272-276 " "	63' x 90'		1 " "
				30 Single Units
				20 Townhouse Units
Totals	91 City Owned Parcels - 40 Dispo. Parcels =			50 Dwelling Units

LAND ACQUISITION PLAN--AMENDMENT

BLOCK NO.	STREET ADDRESS	PARCEL SIZE	PROPOSED USE
19	314- 320 Hickory St.	69 x 122	
	324- 326 Hickory St.	66 x 122	3 units
20	241 -243 Hickory ST.	58 x 122	1 unit
43	306 -310 Sycamore	50 x 99	1 unit
44	332 -334 -338 " "	90 x 109	2 units
	ALSO INCLUDED FOR DEVELOPMENT WITHIN THE PREVIOUSLY APPROVED BOUNDARIES ARE THE FOLLOWING		
14	226 - 228 Pine St.	50 x 132	1 unit
17	142 - 144 Walnut St.	60 x 100 & 122	1 unit
	148-150-152-154-156 "	115x 123	2 units
	160-162 " "	49x 123	1 unit
	168-170	49x 123	1 unit
	174-178	55x 123	1 unit
	186-188 " "	50x 118	1 unit
33	301-305 Pratt St.	50x 132	1 unit
35	223 Sycamore St.	53x 100	1 unit
	271-273 Walnut Street	64x 146	1 unit
36	207-211 Sycamore St.	42x 150	1 unit
	213- 215 " "	42x 100	1 unit
41	355- 357 Walnut St.	49x 122 & 127	1 unit
			21 units

C. LAND USE PLAN

1. Proposed Land Use

The Land Use Map (Exhibit Nos. 3 & 3B as amended), attached hereto and made a part of this Plan, identifies the following land uses:

a. Public street rights-of-way.

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

2. Residential Land Use Provisions and Building Requirements

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

a. Density of Development

The density of development shall not exceed 35 dwelling units per acre as the maximum.

b. Building Coverage

Minimum open space ratio: 20 per cent.

c. Building Height

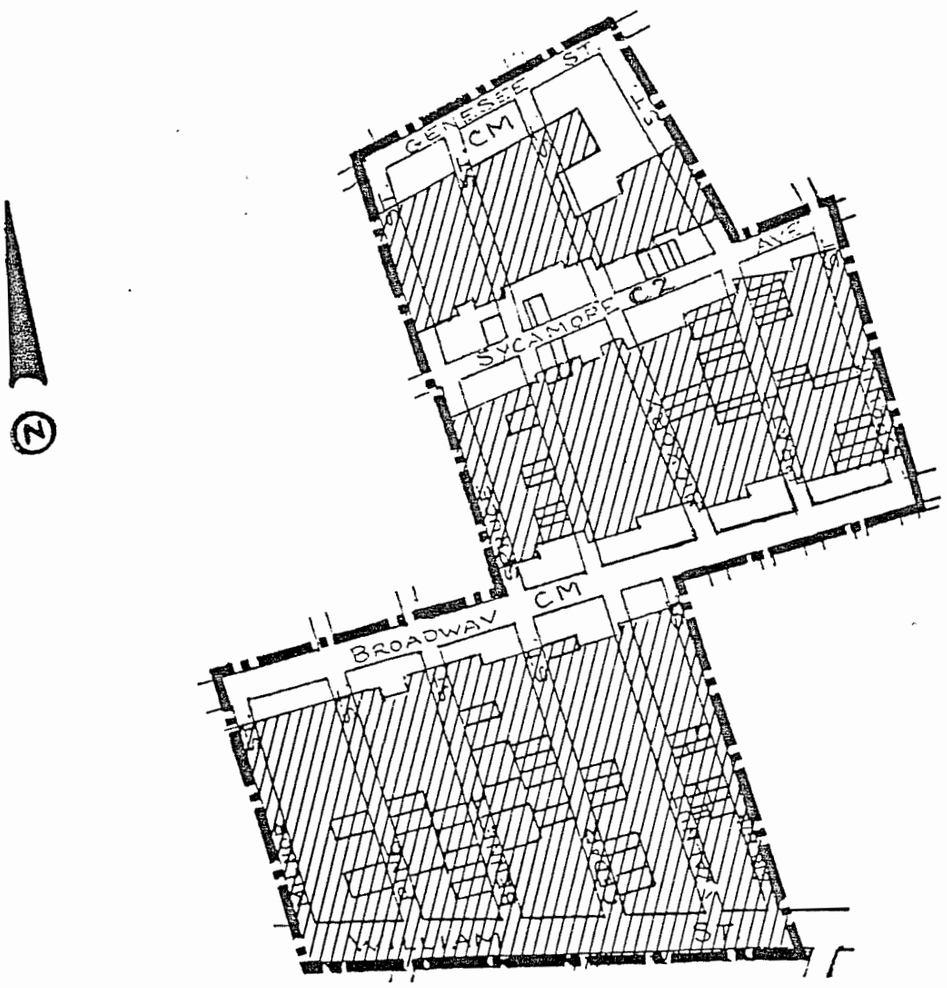
Residential buildings shall not exceed 2 stories under single residential development or 3 stories for townhouses with the exception as provided under Section 6, Subsection B - Maximum Height - of the Buffalo Zoning Ordinance.

d. Side Yard Requirements

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

PRATT - WILLERT

REVITALIZATION AREA



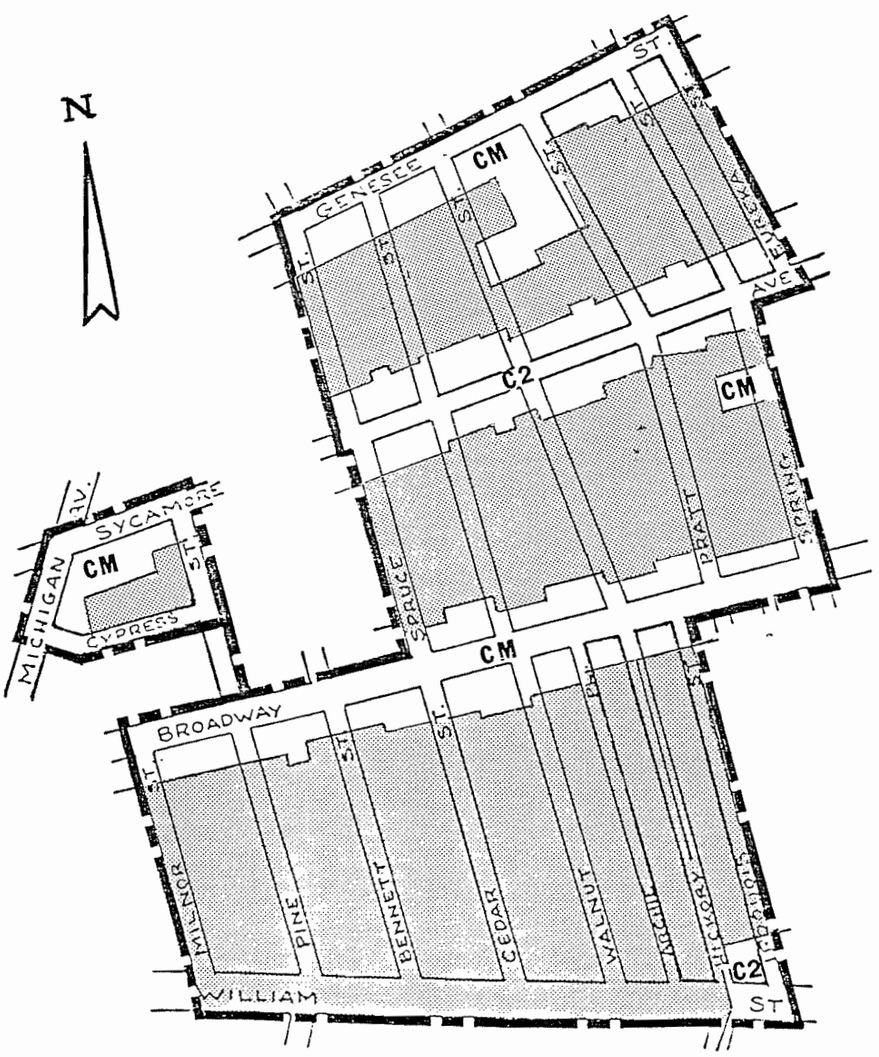
Residential

Land Use Plan Map

Exhibit 3

PRATT - WILLERT

REVITALIZATION AREA



Residential- Medium Density

Land Use Plan Map

Exhibit 3B

e. Courts

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

f. Front and Rear Yard Requirements

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

g. Off-Street Parking

One off-street parking space shall be provided for each dwelling unit type with the exception of elderly type housing units which shall require one parking space for each one and one-half unit. Each off-street parking space shall have an area of not less than 160 sq. ft. exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be adequate provision for egress to all parking areas. Such off-street parking facilities may consist of basement, attached or detached garages or open-air parking areas or a combination of these types including multiple dwellings and shall be located within 150 feet from the building they are required to serve.

h. On-Site Improvements

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

3. Special Provision

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

4. Development Regulations and Controls

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

5. Design and Development Objectives

The basic objectives of this Plan have been stated under B.2., Urban Renewal Plan Objectives.

a. Residential Objectives

1) To achieve a medium density housing pattern which is convenient to pedestrian corridors and open spaces.

2) To mix dwelling units of various sizes in keeping with the community low-to-moderate cost housing demands.

3) To emphasize development which offers advantages in individuality and privacy of dwelling units.

b. Mixed Use Objectives

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

c. Presentation Requirements

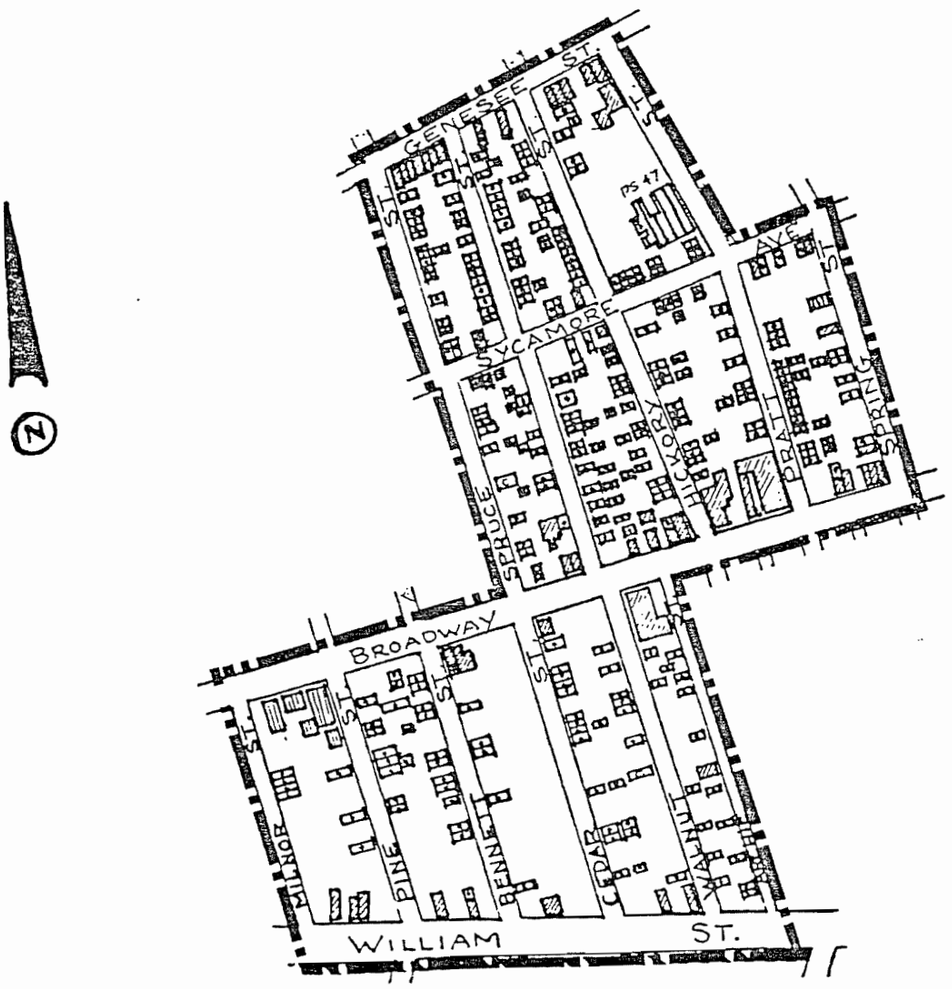
Site plan 1" = 20'; floor plans, elevations, and models if appropriate.

The site designation approved by the City Planning Board and the Common Council March 19, 1985, C.C.P. No. 189 for the overall Pratt-Willert area comprises census data from 1980. It lists the median income level at $6,681 with $8,683 as the yearly mean. The total acreage of 287.9 acres consists of the following:

Residential	79.9
Mixed use	18.5
Commercial	17.0
Industrial	33.6
Warehouse/wholesale	6.0
Community facilities	19.4
Streets	82.7
Vacant land	30.8

Of the 2099 total housing units, 1404 are renter occupied and 313 are owner occupied, 382 or 18% are vacant. This plus the fact that over 30% of the land is vacant clearly indicates a blighting influence and the need for new housing in the area.

PRATT - WILLERT
REVITALIZATION AREA



LEGEND

- Residential Related
- Commercial Related
- Public
- Church

Existing Land Use
Exhibit 4

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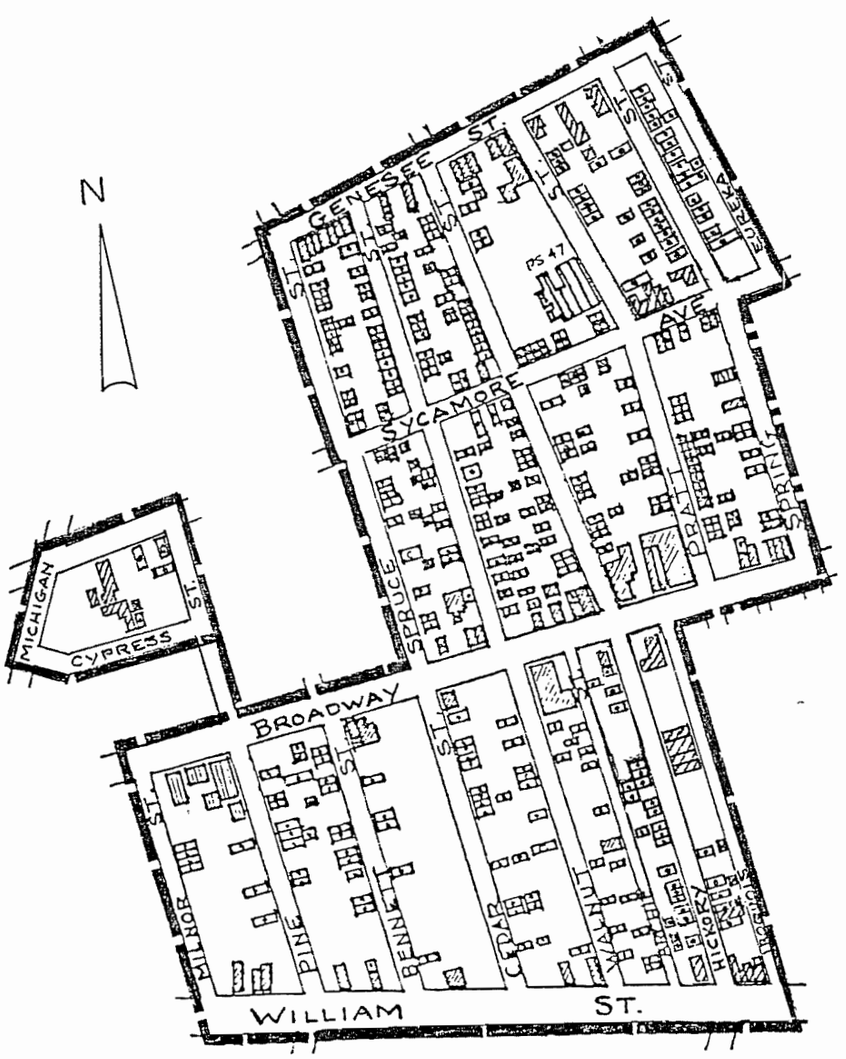


LEGEND

- Residential Related
- Commercial Related
- Public
- C Church

Existing Land Use
Exhibit 4B

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

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

D. PROJECT PROPOSALS

1. Land Acquisition

a. Real property to be acquired for clearance and redevelopment by the City of Buffalo pursuant to the Plan is identified on the Land Acquisition Plan Maps (Exhibit 2 and 2B as amended, and made a part of, this Plan.

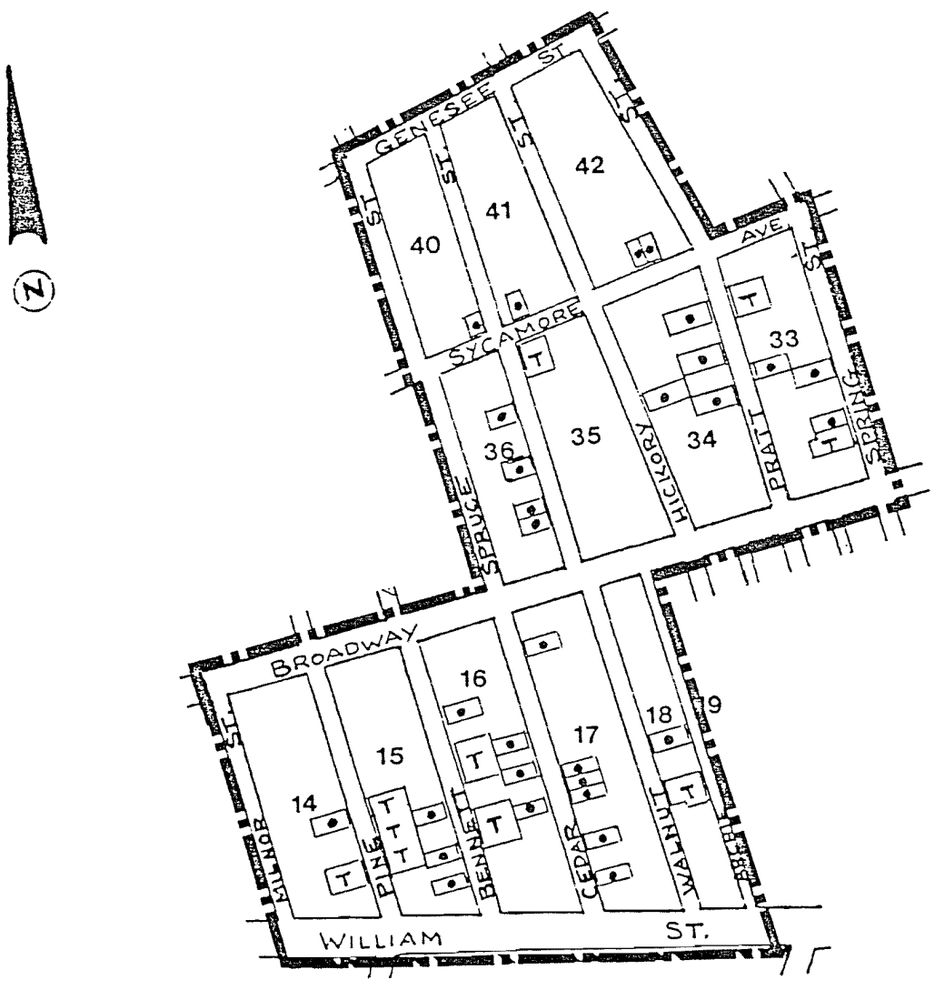
b. All real property to be acquired in a. above is to be cleared and properly graded.

c. The City may vacate, abandon or dedicate new street or public rights-of-way where development warrants.

2. Land Disposition

a. Real property will be disposed of subject to the provisions as set forth in 3. below. The area proposed for disposition is indicated on the Land Disposition Plans, Exhibit 5 and 5B as amended.

PRATT - WILLERT
REVITALIZATION AREA



Single Family Unit

T Townhouse Unit

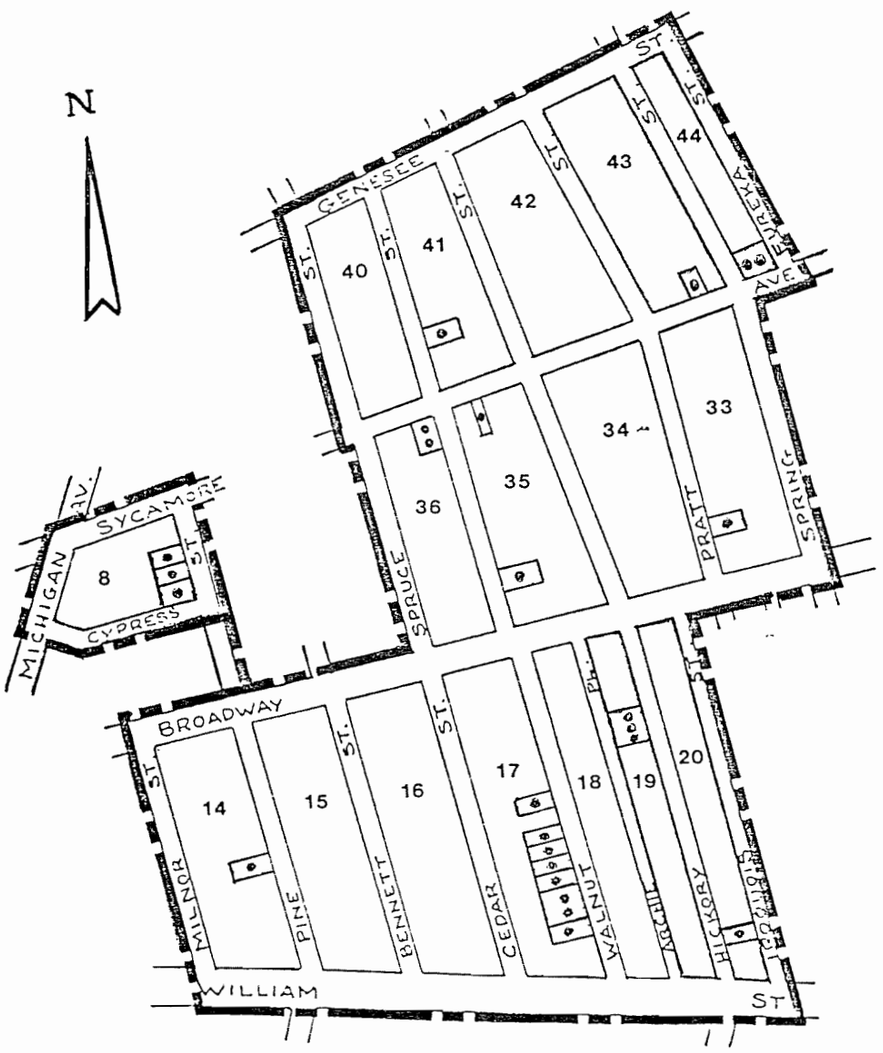
35 Block No.

Land Disposition Plan

Exhibit 5

PRATT - WILLERT

REVITALIZATION AREA



25 Block No.

• Single Family Unit

Land Disposition Plan

Exhibit 5B

6B

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

3. Redeveloper's Obligations

The land acquired by the City of Buffalo will be disposed of subject to a mutal agreement between the City and the redeveloper, concerning the disposition price. The redeveloper will be required by the contractual agreement to observe the Land Use Provisions and controls of the Urban Renewal Plan. In addition, the following provisions shall be included in the agreement:

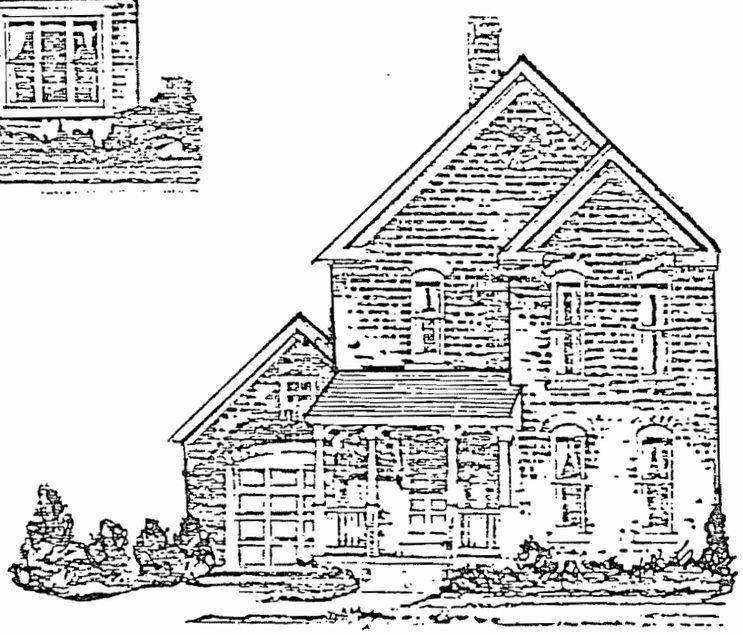
a. That the redeveloper will submit to the City a plan and construction schedule of the proposed development for approval.

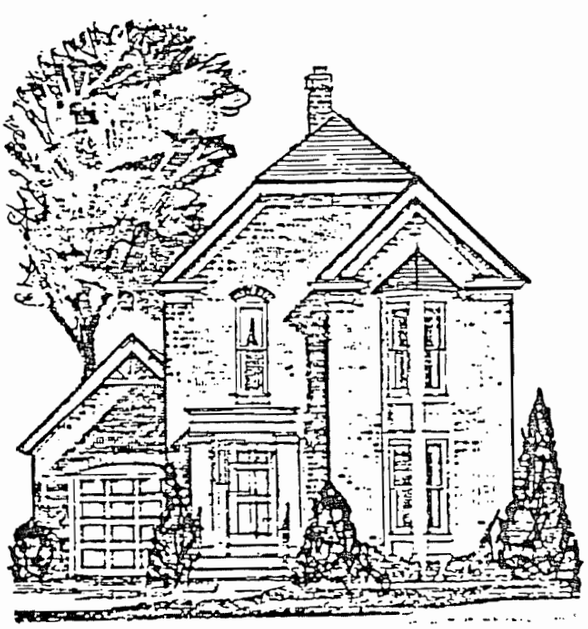
b. That the purchase of the land is for the purpose of redevelopment and not for speculation.

c. That the land will be built upon and improved in conformity with the provisions of the Urban Renewal Plan.

d. That the construction and improvements will be commenced and completed within a reasonable time.

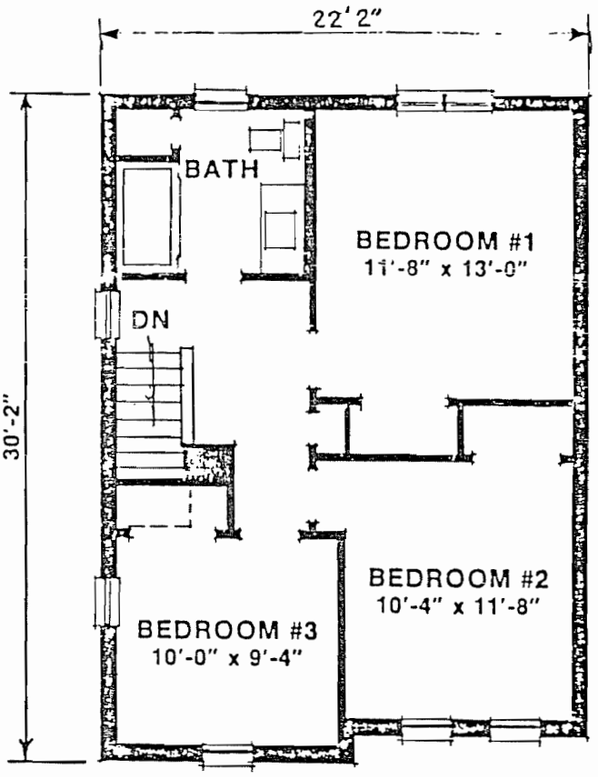
e. That the redevelopers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed or any improvements erected or to be erected thereon, nor will the redeveloper himself or any other person, claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location number, use or occupancy of tenants, lessees or vendees in the premises therein conveyed or any improvements erected or to be erected thereon. The above provision will be perpetual and will run with the land.



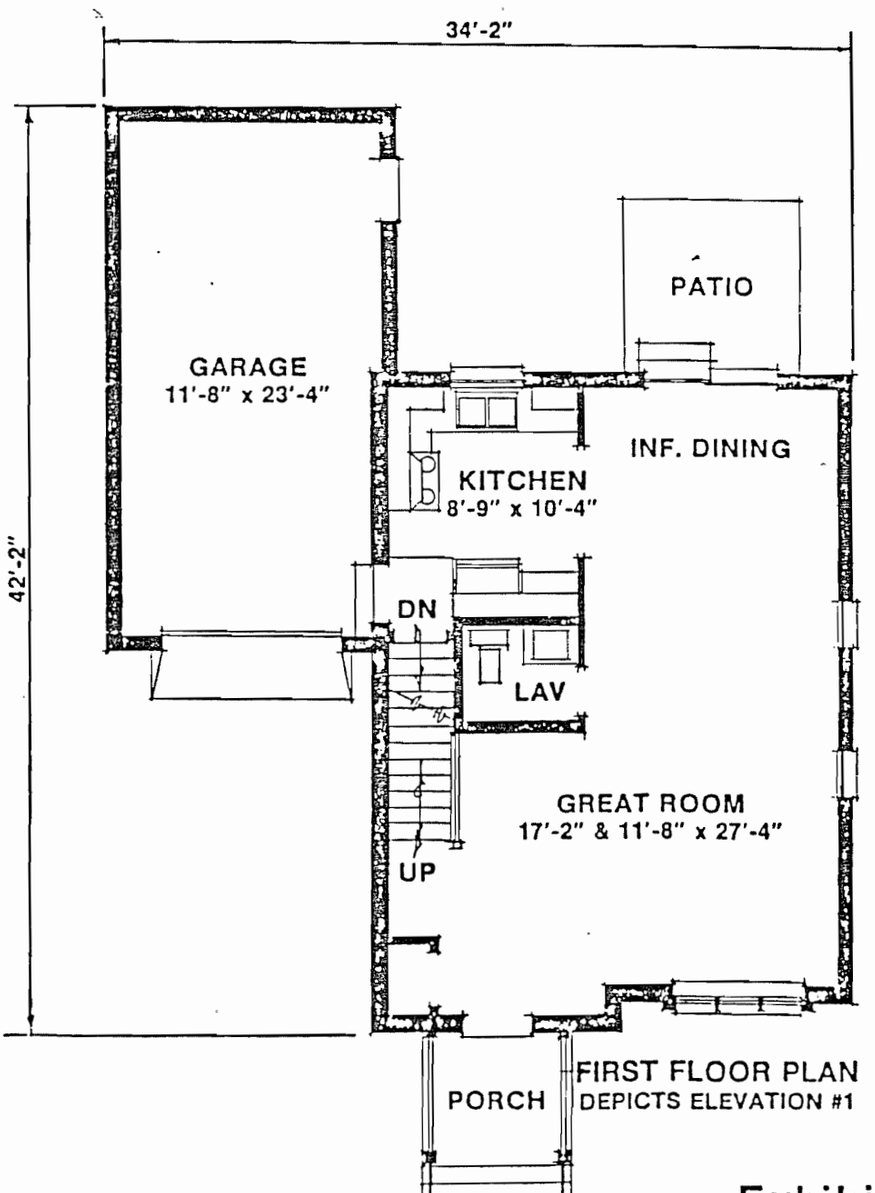


Typical Single Family Units

Exhibit 6

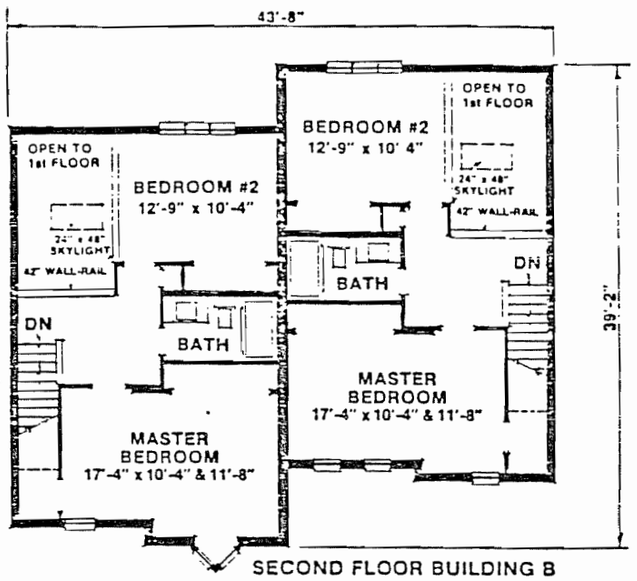


SECOND FLOOR PLAN
DEPICTS ELEVATION #1

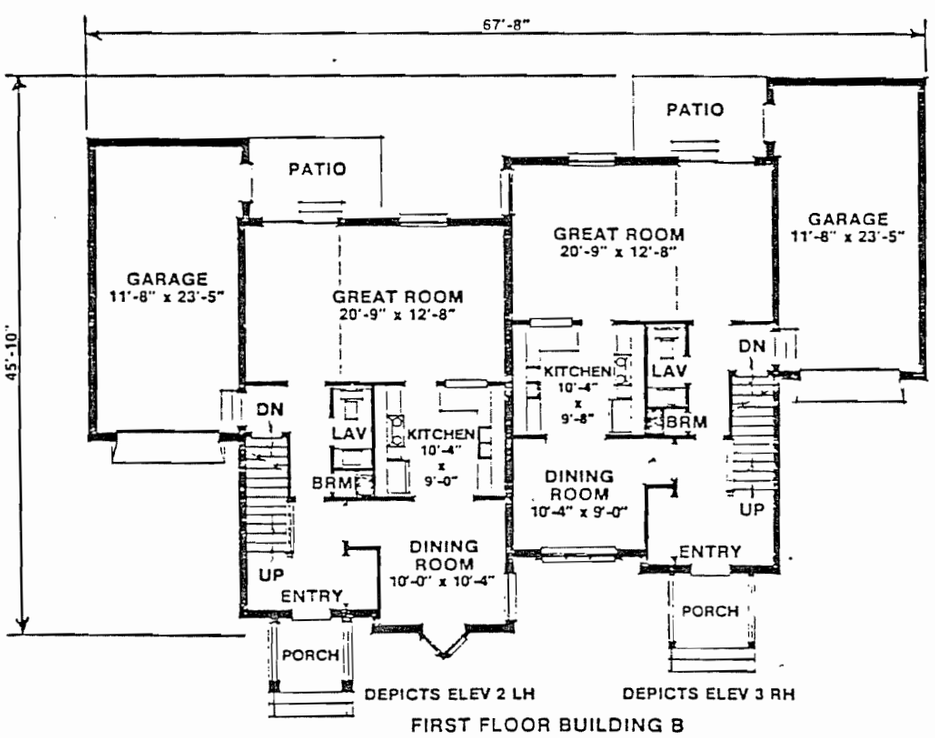


FIRST FLOOR PLAN
DEPICTS ELEVATION #1

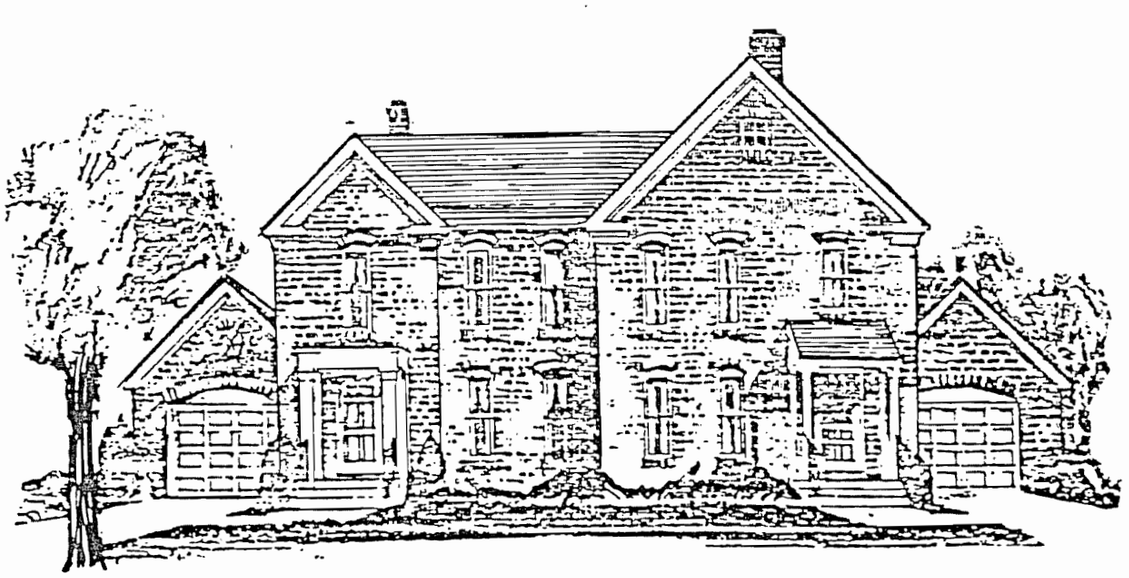
Exhibit 6



SECOND FLOOR BUILDING B



FIRST FLOOR BUILDING B



Typical T

Exhibit 7

E. OTHER PROVISIONS NECESSARY TO MEET LOCAL AND NEW YORK STATE REQUIREMENTS

The following statements are made to conform with State and local laws:

1. The following community facilities and utilities are existing or will be provided.
   a. Sewers
   b. Water lines
   c. Street lights
   d. Street improvements, including street signs, traffic lights, etc.
   e. Public open space
   f. The demolition and/or removal of existing buildings and other improvements, including the removal or breaking up of all basements and including foundations to permit proper drainage.
2. Underground Utility Lines

   Relocation and provisions for private and public utility systems will be made as required to adequately serve the redevelopment undertaken in accordance with this Plan. Such utility line relocation as required will be coordinated with other private and public construction, and will include elimination of all overhead utility lines, and the underground installation of all new lines and systems. The cost of relocating underground utility lines shall be borne by the utility companies unless other agreements are made.
3. All local codes or ordinances relative to zoning shall be superceded by the adoption of this Plan.
4. The schedule for effectuation of the urban renewal plan is contingent upon the development plans of the proposed redevelopers.

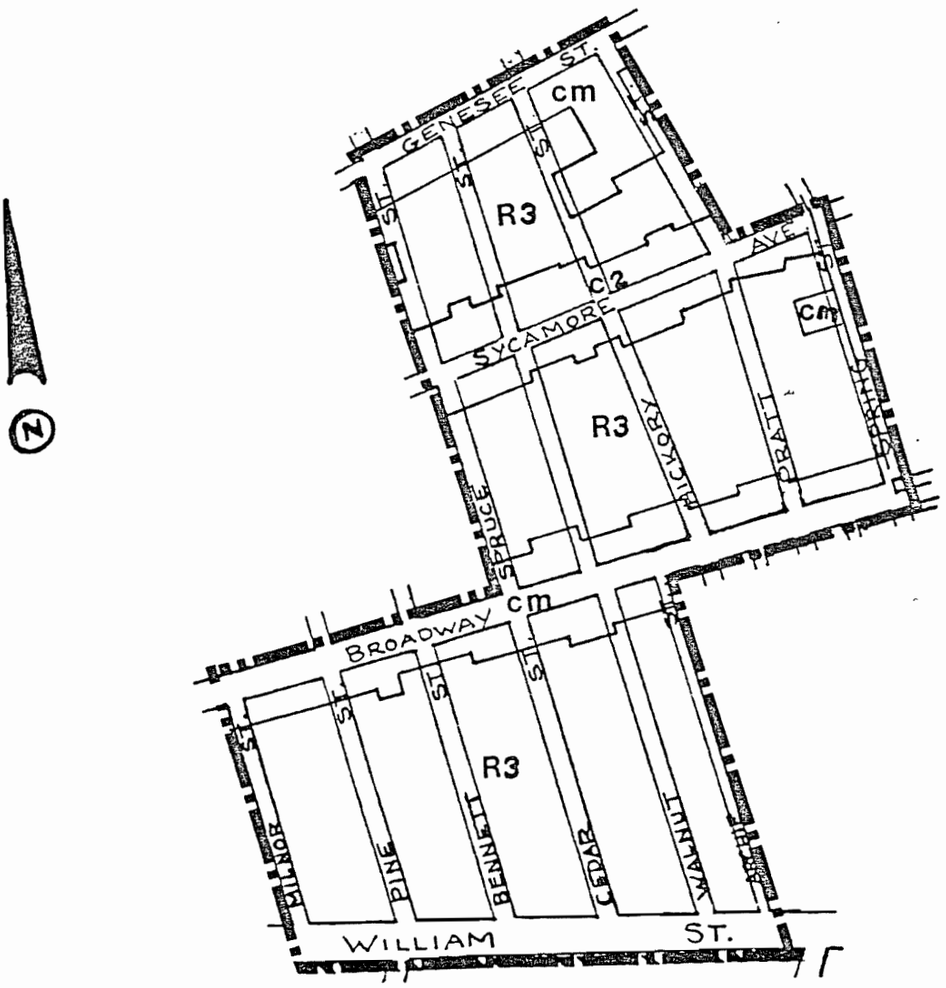
5. The Common Council shall take any actions upon the initiation of the responsible department of the City necessary to effectutate the Urban Renewal Plan by utilizing the existing, or providing new, public utilities and/or public improvement programs.

F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

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

PRATT - WILLERT

REVITALIZATION AREA

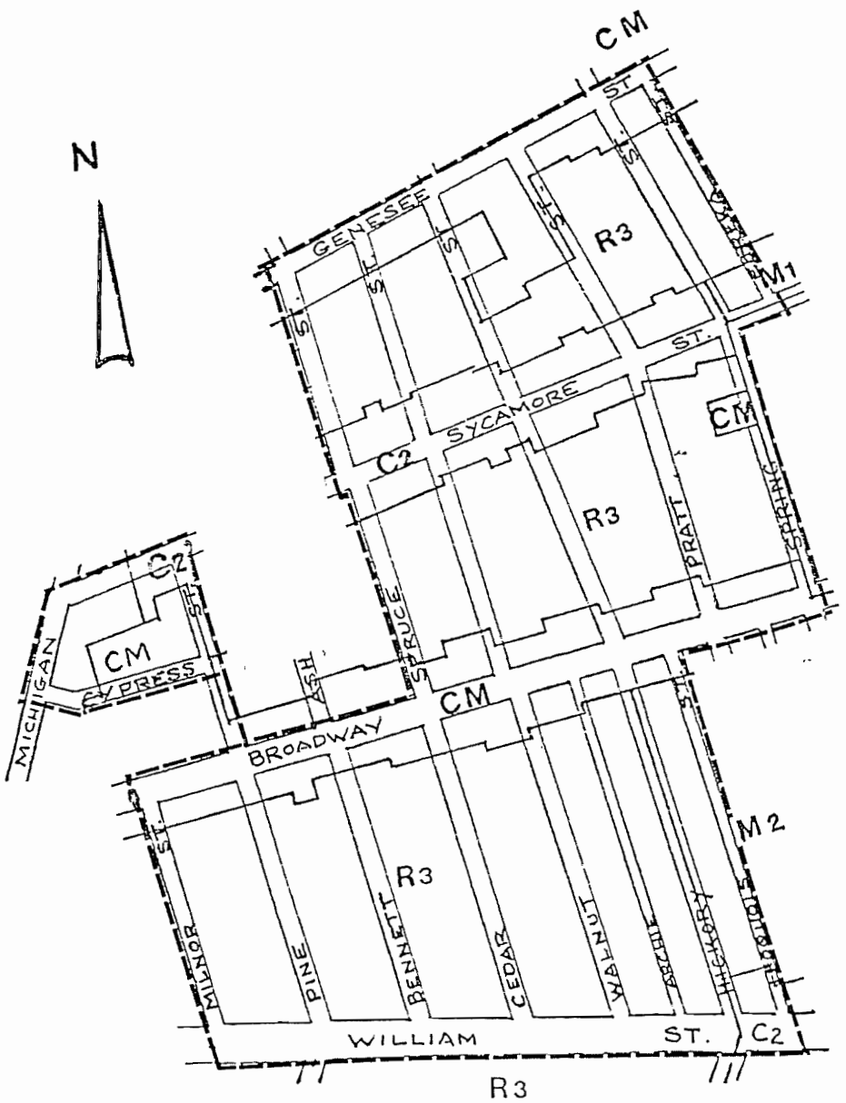


Existing Zoning Map

Exhibit 8

PRATT - WILLERT

REVITALIZATION AREA



Existing Zoning Map

Exhibit 8B

CITY CLERK'S OFFICE

CITY HALL

BUFFALO, May 13, 19 86

To Whom It May Concern:

I Hereby Certify, That at a Session of the Common Council of the City of Buffalo, held in the City Hall, on the 29th day of April 19 86, a resolution was PASSED, of which the following is a true copy:

No. 103

Notice of Hearing — Pratt-Willert Revitalization Area Urban Renewal Plan Amendment (No. 59, C.C.P., April 1, 1986)

I hereby inform you that a hearing has been set before the Common Council at its regular Meeting on April 29, 1986 at 2:00 P.M., in the Council Chamber, in connection with Pratt-Willert Revitalization Area Urban Renewal Plan Amendment and notice of said hearing was properly published in the Buffalo News and City Record as required, copies of said notices are attached hereto.

Respectfully submitted,

CHARLES L. MICHAUX III
City Clerk

Received and Filed.

No. 104

Take From Table
Item No. 59, C.C.P., April 1, 1986
Pratt - Willert Revitalization Area Urban Renewal Plan Amendment.

Mr. Pitts moved that the above Item which is the subject of hearing scheduled for this day before the Common Council, is hereby taken from the table, and is now before the Common Council for its consideration.

Adopted.

No. 105

Hearing
Item No. 59, C.C.P., April 1, 1986
Pratt-Willert Revitalization Area Urban Renewal Plan Amendment.

Mr. Pitts moved the above Item is properly before the Common Council and the hearing be opened.

Carried.

Appearances - Charles A. Acquisto - Real Estate Specialist, Dennis M. Penman - One Towne Center - Amherst, NY

Mr. Pitts moved that the hearing be closed.

Adopted.

Mr. Pitts moved that the communication be received and filed, and that

WHEREAS, the Common Council of the City of Buffalo has approved the Pratt-Willert Revitalization Area Urban Renewal Plan at its July 23, 1985 (C.C.P. No. 102) meeting; and

WHEREAS, the Departments of Community Development and Inspections and Community Revitalization have continued studies of the area and have determined that because of the blighted and deteriorated condition of additional vacant lots not included in the original plan as approved should be addressed by amendment of the original urban renewal plan; and

WHEREAS, an amendment to the Urban Renewal Plan will allow the utilization of 39 individual parcels for the construction of 21 new housing units; and

WHEREAS, the City Planning Board, after a required public hearing held on due notice, did consider said Plan amendment and did submit its report and recommendations respecting said amendment to the Common Council;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BUFFALO:

1. That the Urban Renewal Plan Amendment for the Pratt-Willert Revitalization Area as prepared by the Departments of Community Development and Inspections and Community Revitalization and approved by the City Planning Board, be and the same is hereby approved.

2. That the area as approved in said amendment is generally described as follows:

BEGINNING at the northwest corner of Genesee and Spruce Streets, and thence easterly along the north line of Genesee Street to east line of Eureka Place; thence south along the east line of Eureka Place to the south line of Sycamore Street; thence west along the south line of Sycamore Street to the east line of Spring Street; thence south along the east line of Spring Street to the south line of Broadway; thence west along the south line of Broadway to Iroquois Place; thence south along the east line of Iroquois Place to the south line of William Street; thence west along the south line of William Street to the west line of Milnor Street; thence north along the west line of Milnor Street to the north line of Broadway; thence east along the north line of Broadway to the west line of Spruce Street; thence north along the west line of Spruce Street to the north line of Genesee Street, the point of beginning; and including the block bounded by Michigan Avenue on the west, Sycamore Street on the north, Pine Street on the east and Cypress Street on the south.

3. That the area is substandard and tends to impair or arrest the sound growth and development of the City of Buffalo.

4. That the Urban Renewal Plan Amendment as herein approved has been duly reviewed and conforms to the comprehensive plan for the development of the Municipality and the community as a whole and is hereby approved.

5. That the Mayor is hereby authorized to execute any and all deeds or other documents necessary to convey lands in the Pratt-Willert Revitalization Area to the City of Buffalo and/or Urban Renewal Agency upon approval of said deed or deeds or other documents by the Corporation Counsel.

Passed.

Ayes - 13 Noes - 0

I further certify that Item No. 105, C.C.P., April 29, 1986 was signed by the Mayor on May 9, 1986 and returned to the City Clerk on May 12, 1986.

ATTEST Charles L. Michaux III
City Clerk