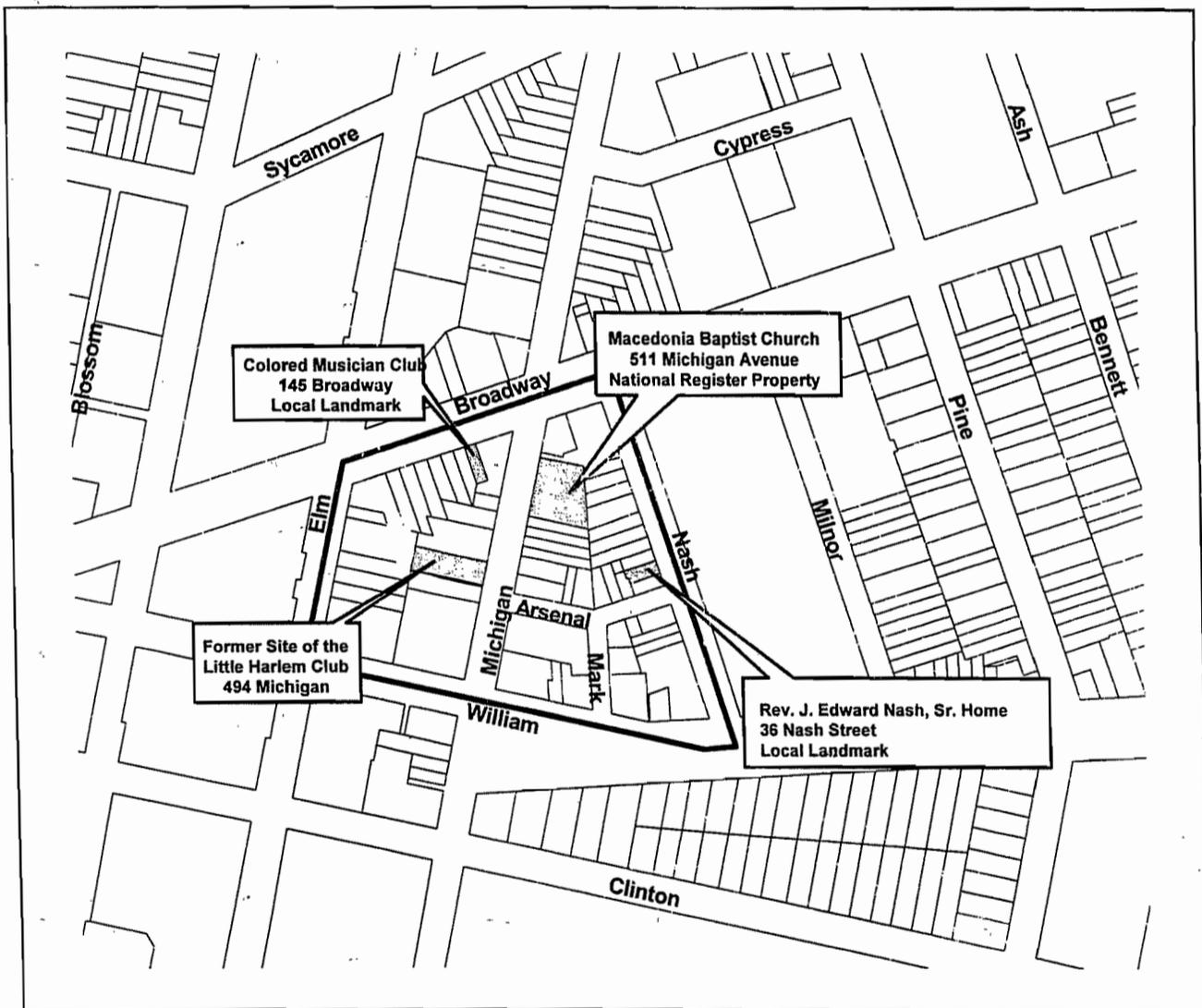


Michigan Street Preservation Area

Urban Renewal Plan



City of Buffalo, New York
Anthony M. Masiello, Mayor

Office of Strategic Planning
David Sengbusch, Coordinator

Division of Land Use Planning
William P. Grillo, Principal Planner

September 2002

**Michigan Street Preservation Area
Urban Renewal Plan**

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Michigan Street Preservation Area

Urban Renewal Plan

SECTION I - INTRODUCTION AND BACKGROUND

The Michigan Street Preservation Area was approved for urban renewal treatment by the Common Council of the City of Buffalo on July 23, 2002, C.C.P. No. 140. The Area is generally bounded by the street centerlines of Nash Street on the east, William Street on the south, Elm Street on the west, and Broadway on the north.

The Project Area has been found to suffer from spreading slum and blight conditions. The Common Council of the City of Buffalo and the Buffalo City Planning Board have designated the project area as a substandard, insanitary area, which tends to impair or arrest the sound growth and development of the municipality, as defined in Subdivision 3 of Section 502, Article 15 of the New York State General Municipal Law, and designated the area, pursuant to Section 504, Article 15 of the New York State General Municipal Law, and Section 105(D) of Title I of the Housing Act of 1949, as an area appropriate for urban renewal treatment.

The Area has experienced dramatic changes of land uses in recent years, transitioning from a once vibrant and thriving commercial district to an area dominated by vacant and deteriorated buildings. Beginning in the late 1970's Commercial properties in the Area experienced increasing vacancy rates and began to show the visible signs of failed investor confidence and abandonment. Many commercial buildings were demolished and the properties converted to surface parking or left as vacant lots. As absentee-landlord rates in the Area were climbing, residential reinvestment was dramatically and visibly declining. Much of the Area's old housing stock was worn out and also fell to the wrecker's ball. Commercial reinvestment in the area has continued to decline during recent years. This cycle has generated within the Project Area continuing and spreading conditions of physical deterioration and decline, which results in the further erosion of investor confidence, promoting further blight and substandard conditions.

The Michigan Street Preservation Area has been nationally recognized for its unique cultural resources and historically significant buildings. This two-block area has been at center stage in the epic history of Buffalo's African-American Community. The Area's unique cultural heritage and historic resources include the following landmarks:

- The Michigan Street Baptist Church, at 511 Michigan Street, was built in 1845 by Buffalo's free Blacks and later served as a 'Station' on the Underground Railroad. The Church played a leadership roll in the Slavery Abolition Movement and later provided leadership in the national struggle for racial equality, which at the time was known as the Niagara Movement, and which ultimately led to the formation of the National Association for the Advancement of Colored People. The Church has been listed in the National Register of Historic Places.
- The Rev. Dr. Jessie E. Nash Home at 36 Nash Street is a Designated Local Historic Landmark, in recognition of Rev. Nash's instrumental role in the founding of the Buffalo Urban League and the local branch of the NAACP.
- The Colored Musician's Club, at 145 Broadway is noted for hosting the giants of American Jazz and is a designated local historic landmark.
- The home of Mary B. Talbert, one of the founders of the Niagara Movement, was located at 521 Michigan.
- The Little Harlem Night Club, at 494 Michigan, has been described as one of the most important nurseries of American Jazz and has been designated as a local landmark by Buffalo's Preservation Board. The Little Harlem was lost to an unfortunate Fire in early 1993 and the site has remained vacant ever since.

These important cultural and historic resources provide a solid foundation for the renewal of the Michigan Street Preservation Area. However market forces alone will not revitalize the Area without concentrated public investment and urban renewal

intervention and treatment. The City Master Plan has established, as a high priority, the preservation of these cultural and historic resources.

In response to these general conditions and unique opportunities, the Office of Strategic Planning, in cooperation with the Buffalo Urban Renewal Agency, and the Buffalo Economic Revitalization Corporation, propose to establish a long-term, comprehensive renewal program for the redevelopment, revitalization and preservation of the Michigan Street Preservation Area. This program will assist in the elimination existing signs of blight, slums, and substandard conditions within the project area.

The Michigan Street Preservation Area Urban Renewal Plan will allow for the acquisition and site assembly of underutilized and substandard properties, for redevelopment as a mixed land-use area, featuring a new multi-use cultural and heritage visitor's complex, which celebrates the historic contributions of the African-American community to the tapestry of Buffalo. The Plan integrates existing Freedom Trail historic and architectural resources of the project area with new related specialty-retail shops, entertainment venues, and other museums and cultural facilities, including an African-American Genealogical Center. The plan will generate new private and public investment within the project area, assist in the restoration and preservation of existing historic resources, and will generate both employment and enterprise opportunities for the local community.

SECTION II - PROJECT AREA REPORT

A. URBAN RENEWAL PLAN

New York State General Municipal Law requires an urban renewal plan to be submitted to the local legislative body prior to engaging in urban renewal activities. Article 15, Section 502(7) of the General Municipal Law states, in part, "Such urban renewal plan shall include, but shall not be limited to: a statement of proposed land uses; proposed acquisition, demolition and removal of structures necessary to effectuate the

plan; and such additional statements or documentation as the local authority may deem appropriate."

This document fulfills the requirements for the Urban Renewal Plan for the Michigan Street Preservation Area Project. Other reference materials were utilized in the preparation of the plan and to provide the documentation necessary to define the project area, demonstrate its eligibility for urban renewal, and define the proposed methods and means for the elimination of blight and substandard conditions, see Page 32, Section V, Reference Documents.

B. PROJECT BOUNDARY - PHASE II AREA

Project Location

The project is located in downtown Buffalo, New York and lies entirely within the Ellicott Council District, as illustrated on the attached **Project Location Map, Exhibit 1**.

Project Boundaries

The boundaries of the project area are illustrated on the attached **Project Area Boundary Map, Exhibit 2**, and are generally described as follows: Beginning at a point at the intersection of the street centerline of Broadway and the street centerline of Nash Street; thence southerly along the street centerline of Nash Street to a point at the intersection of the street centerline of Nash Street with the street centerline of William Street; thence westerly along the street centerline of William Street to a point at the intersection of the street centerline of William Street with the street centerline of Elm Street; thence northerly along the street centerline of Elm Street to a point at the intersection of the street centerline of Elm Street with the street centerline of Broadway; thence easterly along the street centerline of Broadway to the point of beginning at the intersection of the street centerline of Broadway with the street centerline of Nash Street.

The Project Area contains approximately 280,000 square feet or approximately 6.4 acres of land, exclusive of street right-of-ways. The Project Area includes a total of fifty-eight (58) parcels of land, all of which are currently privately owned, with the exception of two parcels owned by the City of Buffalo.

C. PROJECT ELIGIBILITY

The New York State General Municipal Law describes areas which are appropriate for urban renewal treatment 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, unsanitary, 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."

The proposed Michigan Street Preservation Area Urban Renewal Plan will result in the elimination of all substandard, unsanitary and blighting conditions within the project area. The project will result in the redevelopment and stabilization of the community through the redevelopment of the project area, rationalizing its land use and built environment, resulting in a mixed land-use area, featuring a new multi-use cultural and heritage visitor's complex, which celebrates the historic contributions of the African-American community to the tapestry of Buffalo.

The Plan integrates existing Freedom Trail historic and architectural resources of the project area with new related specialty-retail shops, entertainment venues, and other museums and cultural facilities, including an African-American Genealogical Center.

The plan will generate new private and public investment within the project area, assist in the restoration and preservation of existing historic resources, and will generate both employment and enterprise opportunities for the local community.

SECTION III - URBAN RENEWAL PLAN PROVISIONS

A. URBAN RENEWAL PLAN OBJECTIVES

1. Authority

The New York State General Municipal Law, Article 15, Section 501 states that: "In order to protect and promote the safety, health, morals, and welfare of the people of the State and to promote the sound growth and development of our municipalities, it is necessary to correct such substandard, unsanitary, 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. The use of such rights and powers to correct such conditions, factors and characteristics and to eliminate or prevent the development and spread of deterioration and blight through the clearance, replanning, reconstruction, rehabilitation, conservation, or renewal of such areas for residential, commercial, industrial, community, public and other uses is a public use and purpose essential to the public interest, and for which public funds may be expended."

Another available method or means of achieving the Urban Renewal Plan objectives is through the general power of condemnation, as authorized under the New York State Eminent Domain Procedures Law.

2. Goals and Objectives

The primary objectives of the Urban Renewal Plan for the Michigan Street Preservation Area, in accordance with the objectives established by the City Master Plan and by the area's businesses, community based organizations and by Federal, State and local redevelopment programs, are:

- To foster the preservation, restoration and adaptive reuse of all existing historic properties and landmarks within the project area; and,
- To stimulate the revitalization and redevelopment of the Project Area.

The specific goals and objectives of Michigan Street Preservation Area Urban Renewal Plan are:

- To encourage the stabilization, expansion, and creation of new retail, entertainment, and cultural uses in the project area;
- To foster the stabilization, preservation and restoration of the Michigan Street Baptist Church Building at 511 Michigan Avenue, a Listed Property of the National Register of Historic Properties and a designated Freedom Trail Site;
- To foster the preservation and restoration of the former home of Rev. Nash, located at 36 Nash Street, a designated Local Landmark, and to encourage the adaptive reuse of the building as a cultural museum and African-American Genealogical Research Library;
- To establish a new multi-use cultural and heritage visitor's complex, which celebrates the historic contributions of the African-American community to the tapestry of Buffalo, including a visual and performance park, a Freedom Trail Museum featuring interpretive exhibits, visitor picnic areas, and a privately financed Family History Memorial and Monument to Buffalo's African-American community;
- To integrate the project area's existing Freedom Trail historic and architectural resources with new, related, specialty-retail shops, entertainment venues, and other museums and cultural tourism attraction facilities.
- To generate employment and enterprise opportunities for the local community;
- To improve the quality of life of nearby residents by improving the physical appearance of the neighborhood and by strengthening the economic vitality of the community;
- To eliminate blighting influences and environmental deficiencies and to remove substandard and obsolete conditions, structures and incompatible land uses;
- To support the vitality and economic viability of the project area; and,
- To foster private investment in the redevelopment of the area and to aid in promoting the general stabilization of the City of Buffalo and the local real property tax base.

3. Types of Proposed Urban Renewal Actions

The Buffalo Urban Renewal Agency, in cooperation with the City of Buffalo and with the authorization of the governing body, proposes certain urban renewal actions within the Michigan Street Preservation Urban Renewal Plan Area, which include:

- a. Site assembly and acquisition of 20 real property parcels, totaling 1.2 acres, located within the Project Area, as identified on the attached **Land Acquisition Plan Map, Exhibit 3** and on the attached **Land Acquisition Plan Table, Exhibit 3a**.
- b. Relocation of a commercial parking lot operator located within the Project Area.
- c. Assembly of such cleared and vacant land into parcels whose size, shape and location will allow for economically feasible redevelopment as a multi-use cultural complex, in accordance with the objectives of this Plan.
- d. The sale or lease of all land acquired by the City of Buffalo or the Buffalo Urban Renewal Agency for re-use in accordance with the goals and objectives established in the Urban Renewal Plan.
- e. The modification, development, and construction of necessary public improvements and facilities which may be required to adequately support and service the existing and proposed land uses and activities in the Project Area, including streets, utilities, open space and pedestrian facilities.

B. LAND USE PLAN

1. Proposed Land Use

Existing land use in the Project Area, as illustrated on the attached **Existing Land Use Map, Exhibit 4**, is currently a confused and distressed mix of incompatible land uses.

Land use within this small area includes warehousing, and commercial uses situated directly adjacent to and overshadowing residential properties. Without the benefit of screening, buffers, landscaping, open space, or other means to mitigate the adverse impact of the incompatible adjacent land uses, commercial redevelopment and reinvestment as a cultural tourism attraction is unlikely to overcome existing impacts from existing intense non-residential uses.

The **Land Use Plan Map, Exhibit 5**, attached herein and made a part of this Plan, identifies the permitted Land Use in the Michigan Street Preservation Urban Renewal Plan Area. The **Land Use Concept Plan Map, Exhibit 9**, illustrates the proposed land use concept for the Project Area.

Land Uses Permitted

Permitted Land Use in the Project Area shall be restricted to those uses and incidental uses as are permitted within the **C3 Zone, Central Business District Zone**, as specified in Chapter 511, Article XI, Section 511-35 of the "**Zoning Ordinance of the City of Buffalo**".

Site and development plans shall be subject to the review and approval of the Coordinator of the Office of Strategic Planning, and the City Planning Board. Any change of use shall require prior approval of the City Planning Board and the Common Council pursuant to Section F of this Plan.

2. Land Use Provisions and Building Requirements

The following requirements shall apply to the use and development of land within the boundaries of the Michigan Street Preservation Project Area, and together with the Land Use Plan Map, Exhibit 5, shall constitute the provisions of this Urban Renewal Plan which governs such use and development.

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

The Coordinator of the Office of Strategic Planning, and/or his or her designees, shall be responsible for the review of all development proposals, and for the interpretation of the terminology and intent of this Plan, and shall determine the appropriateness and acceptability of all redevelopment proposals, in terms of their conformity with the Urban Renewal Plan, and shall, in all cases, act on behalf of 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 Buffalo Urban Renewal Agency and to the Common Council regarding such proposals.

All development within the Project Area shall conform to all New York State and Local Laws governing such redevelopment, including, but not limited to the Subdivision Control Ordinance of the City Buffalo, and all relevant building codes, regulations, and environmental statutes.

a. Building Materials

Outside walls of all buildings shall be constructed of durable materials and must be consistent in design and quality of materials with the adjacent historic buildings and properties. Metal and temporary buildings shall be prohibited. Accessory

buildings and enclosures must be consistent in design and quality of materials with the principal buildings they serve.

b. Maximum Building Height

The maximum height of all buildings erected or altered within the shall be two and one-half (2 ½) Stories, not to exceed 50 feet.

c. Streets and Roadways

Existing streets and roadways within the project area adequately service the project area.

d. Exceptions

The Coordinator of Strategic Planning shall have the authority to approve minor variations from, and exceptions to, these Building Requirements, when site and development plans submitted by redevelopers are found to be otherwise generally consistent with the goals and objectives of this Urban Renewal Plan.

3. Development Plan Review Process

The Buffalo Urban Renewal Agency, herein after referred to as the "Agency", may invite proposals for the purchase, lease or redevelopment, in accordance with this Urban Renewal Plan, of the various areas and sites in the project area, in accordance with all Federal, State, and local laws, rules and regulation applicable urban renewal projects.

The Coordinator of the Office of Strategic Planning, herein after referred to as the "Coordinator", or his designee, on behalf of the Agency, shall advise and guide prospective redevelopers regarding the requirements and procedures for the submission of proposals; shall receive and review all inquires and proposals; may initiate discussions with prospective redevelopers; and initiate and secure the review and approval of the City Planning Board and the Common Council, as appropriate, and any other reviews as may be required by law. All findings and recommendations stemming from such reviews will be transmitted to the Agency, which shall be responsible for the selection, designation and approval of all redevelopers and redevelopment proposals.

Proposals for development shall generally be submitted and reviewed in two separate stages, as follows:

a. Preliminary Proposal

The Preliminary Proposal submission of the Redeveloper permits initial review and evaluation of the proposal in terms of appropriateness and conformity with the requirements and objectives of this Plan. It is also used to secure agreement on and approval of the general design and development concept before actual work by the Redeveloper occurs. The Preliminary Proposal will generally include the following type of submission materials:

- i. Site Plan, at an appropriate scale, describing the proposed use of the land and illustrating all buildings, walks, parking areas, driveways, pedestrian and vehicular use, open spaces, exterior lighting, public art, and landscaping.
- ii. Conceptual plans, elevations, and sections, at an appropriate scale, showing the organization of buildings, functions, and spaces.
- iii. Sketches, diagrams, study model and other materials as may be required to clarify or explain the design and other aspects of the proposal.
- iv. A written statement of the proposal including the floor area, number of units, type of building and architecture, size of buildings, parking provisions, principal building materials, market data or studies, and other data which may assist in the review of the proposal.
- v. Information regarding the Redeveloper's management capacity and financial ability to successfully implement the proposal.

Following the review of the preliminary proposal and the submission of the required documentation by the prospective Redeveloper, the Coordinator will present the proposal to the Agency for consideration of the concept, and its general acceptability, and for redeveloper designation. Subject to the approval by the Agency, the Redeveloper may proceed with the final proposal submission and the negotiation of a Land Disposition Agreement.

b. Final Proposal

The Final Proposal will generally include the following type of submission materials:

- i. A detailed Site Plan, at an appropriate scale, conforming to the approved preliminary proposal, with any changes which may be necessary, illustrating all landscaping and site development details including walls, fences, plantings, tree plantings, outdoor lighting, street furniture, signage, ground surface materials, bounding streets, points of vehicular and pedestrian access, parking provisions, utility lines and connections, existing and proposed grading and drainage, proposed street, sidewalk, and curb-improvements, public easements to remain and street rights-of-way to be dedicated, details describing the proposed use of the land and illustrating all buildings, walks, parking areas, driveways, pedestrian and vehicular use, open spaces, and landscaping. Work to be undertaken by others should be described and the responsible parties identified.
- ii. Construction plans, elevations, and sections, at an appropriate scale, showing the organization of buildings, functions, and spaces and detailing all materials and assemblies that comprise the proposed buildings.
- iii. Details of materials and specifications, including construction cost estimates.
- iv. A written statement of the proposal including major building dimensions and gross area of buildings, size of each unit, floor area ratio, open space, proposed division of work between the Redeveloper and public agencies, evidence of equity capital and mortgage financing, and details defining the proposed time schedule for construction and project phasing.
- v. Following successful negotiations, a Land Disposition Agreement will be submitted to the Agency for review, approval and recommendation to the Common Council.
- vi. Upon completion of a public hearing process and project approval by the Common Council, the Agency will execute a Land Disposition Agreement with the Redeveloper.

4. Duration of the Land Use Provisions and Building Requirements

The land use provisions and building requirements set forth in this Urban Renewal Plan will be in full force and effect upon approval by the Common Council of the City of Buffalo. They will continue in such force and effect until December 31, 2023 and shall be binding and effective upon all properties covered by the Urban Renewal Plan.

C. DEVELOPMENT OPPORTUNITIES

It is projected that upon the completion of the acquisition and site clearance activities of the Project's site assembly process that a cleared 1.2 acre site will be available for the development of a new multi-use cultural and heritage visitor's complex, which celebrates the historic contributions of the African-American community to the City of Buffalo, including a visual and performance park, a Freedom Trail Museum featuring interpretive exhibits, visitor picnic areas, and a privately financed Family History Memorial and Monument to Buffalo's African-American community.

The developer's proposal must address the following project features and objectives:

- The stabilization, preservation and restoration of the Michigan Street Baptist Church Building at 511 Michigan Avenue, consistent with the Secretary of the Interior's **"Standards for the Rehabilitation of Historic Properties"**.
- The preservation and restoration of the former home of Rev. Nash, located at 36 Nash Street, consistent with the Secretary of the Interior's **"Standards for the Rehabilitation of Historic Properties"** featuring a plan for the adaptive reuse of the building as a cultural museum and African-American Genealogical Research Library;
- The integration of the Project Area's existing Freedom Trail historic and architectural resources with specialty-retail shops, entertainment venues, and other museum and cultural tourism attraction facilities;
- New employment and enterprise opportunities for the local community.

- The single 1.2 acre site to be disposed of by the Agency for private redevelopment is illustrated on the attached **Land Disposition Plan Map, Exhibit 6.**

D. PROJECT PROPOSALS

1. Land Acquisition

Real property to be acquired for clearance and redevelopment is identified on the attached **Land Acquisition Plan Map, Exhibit 3.** Additional details regarding the real property to be acquired is provided in the attached **Land Acquisition Plan Table, Exhibit 3a.**

2. Land Disposition

Real property will be disposed of subject to the provisions set forth in Item 3, below, and as illustrated on the attached **Land Disposition Plan Map, Exhibit 6.**

Land adequate to construct buildings and associated facilities and improvements will be sold to the redeveloper in accordance with the redevelopers obligation cited below in Item 3. The **Land Disposition Plan Map** is a guide, and is not intended to inhibit the exploration of other development proposals which, while varying from some aspect of this Plan, may nevertheless achieve the public objectives embodied herein.

3. Redeveloper's Obligations

All land held by the City of Buffalo and/or the Buffalo Urban Renewal Agency will be disposed of subject to mutual agreement between the Agency and the Redeveloper. Any Redeveloper will be required by contractual agreement to observe the land use and building requirement standards of the Urban Renewal Plan.

To prevent speculation in landholding in the project area, all private redevelopers will be required to commence and complete all proposed improvements and development activities within a reasonable time following their acquisition of the land.

In addition the following provisions will be included in the Land Disposition Agreement:

- a. That the Redeveloper will submit evidence of equity capital and construction and mortgage financing, and a site plan of the proposed development, for review and approval by the Coordinator of the Office of Strategic Planning.
- b. That the land will be developed in conformity with the provisions of the Urban Renewal Plan.
- c. That the redeveloper may not sell, assign, or otherwise transfer any or all interest in the project area, prior to the completion of their required redevelopment activities, without the expressed written prior approval of the Buffalo Urban Renewal Agency.
- d. That the redevelopers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of age, gender, race, creed, color, national origin, ancestry, sexual orientation, cultural orientation, language, physical handicap, and/or political affiliation, 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 redevelopers themselves, or any other person, establish or permit any such practice of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, or vendors in the premises therein conveyed or any improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land.

E. Other Provisions Necessary to Meet State & Local Requirements

The following statements are made to conform with State and local law.

1. Community Facilities and Utilities

The following community facilities and utilities are existing or will be provided by the redeveloper, utility companies, or public agencies:

- a. Sewers

- b. Water lines
- c. Street Lights
- d. Street improvements, including street signs, traffic control improvements or lights, curbs, sidewalks, tree plantings.

2. Local Codes or Ordinances

No additions or alterations to the local codes or ordinances are necessary to effectuate the Urban Renewal Plan.

3. Schedule for the Effectuation of the Urban Renewal Plan

The schedule for the effectuation of the Urban Renewal Plan is contingent upon the submission of the development plans of the proposed redevelopers. Subject to the availability of project funding, the Buffalo Urban Renewal Agency will immediately effectuate the Urban Renewal Plan, upon the authorization and adoption of this Urban Renewal Plan by the City Planning Board and the Common Council of the City of Buffalo.

4. Utility Lines

Provisions for private and public utility systems will be made, as needed, to adequately serve the redevelopment undertaken in accordance with this Plan. The cost of providing the utility lines will, where appropriate, be borne by the utility companies, pursuant to the appropriate laws, regulations, and ordinances concerned with the redevelopment of the project area.

5. Historic Preservation Review Analysis

The Office of Strategic Planning will conducted an analysis of the impact of the proposed Plan, in coordination with the State Historic Preservation Office (SHPO), and with the Buffalo Preservation Board, to determine the effect of the project on historic and culturally significant resources within or near the project area.

The following historic, architectural, or culturally significant resources exist within or adjacent to the Michigan Street Preservation Area:

- The Michigan Street Baptist Church, at 511 Michigan Street, built in 1845 by Buffalo's free Blacks and later served as a

'Station' on the Underground Railroad. The Church has been listed in the National Register of Historic Places.

- The Rev. Dr. Jessie E. Nash Home at 36 Nash Street is a Designated Local Historic Landmark, in recognition of Rev. Nash's instrumental role in the founding of the Buffalo Urban League and the local branch of the NAACP.
- The Colored Musician's Club, located at 145 Broadway, is a designated local historic landmark.
- The Little Harlem Night Club, at 494 Michigan, a designated local landmark, was lost to an unfortunate Fire in early 1993 and the site has remained vacant ever since.

6. Environmental Review Analysis

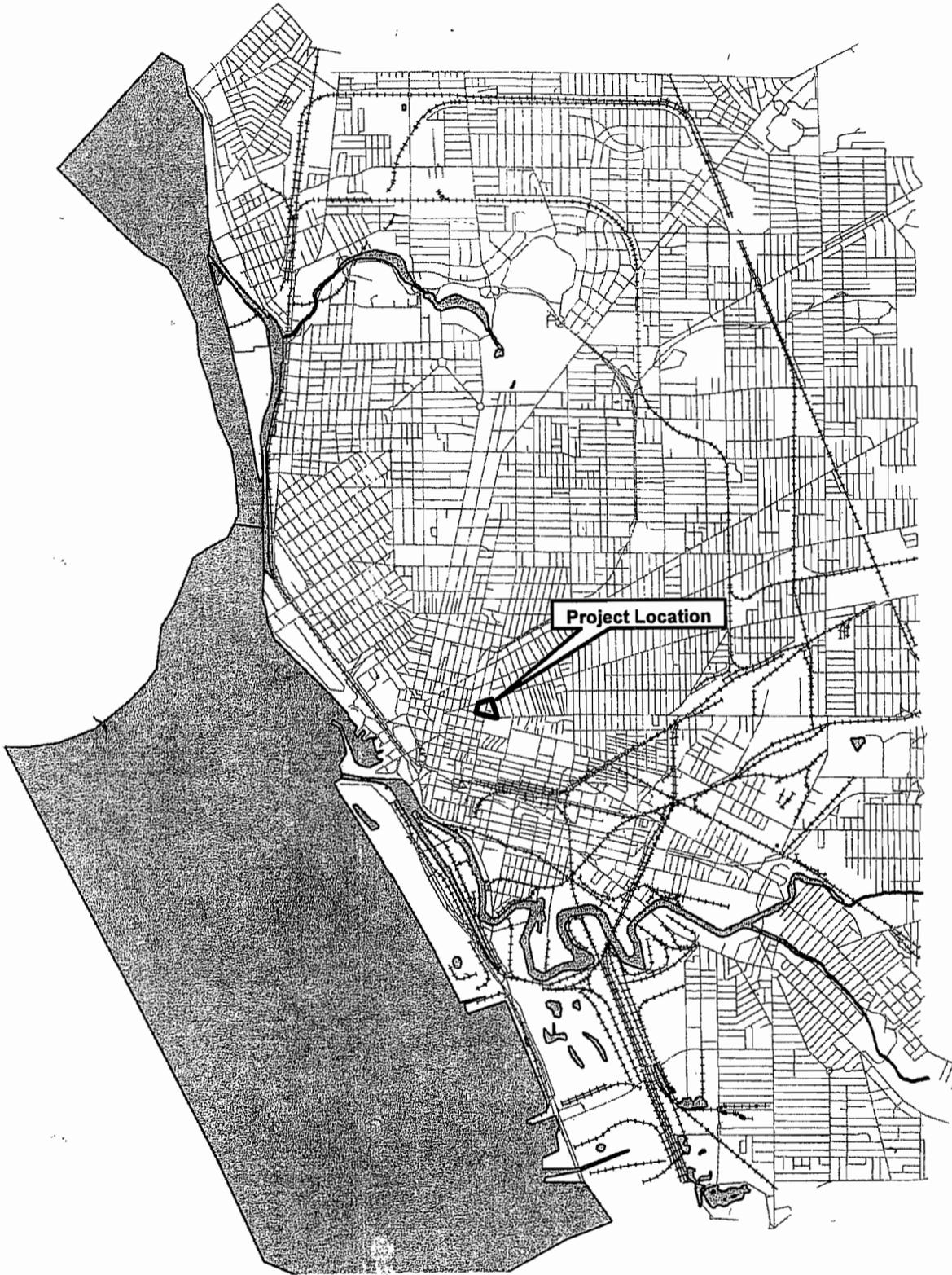
The Office of Strategic Planning will undertake an **Environmental Impact Assessment** of the proposed project and issue a **SEQR/NEPA Finding Statement** prior to undertaking the implementation of the Urban Renewal Plan. All general and specific environmental mitigation and remediation measures identified in the Project's SEQR/NEPA Finding Statements, and as identified in the Project's SHPO Historic Preservation Review Process, will be implemented, consistent with all applicable laws.

Prior to the issuance of permits for construction, the City/BURA, in consultation with the NY State Department of Environmental Conservation, will undertake field investigations to identify any potential subsurface contamination and to define appropriate remediation measures. As appropriate, the City/BURA will enter into a Voluntary Cleanup Agreement with NYSDEC, and, if appropriate, will finalize a project **Soils Management Plan** to incorporate any specific site remediation measures required to be undertaken to eliminate any identified site contamination hazards.

F. PROCEDURES FOR CHANGES TO THE APPROVED URBAN RENEWAL PLAN

The provisions of this Urban Renewal Plan may be modified or amended at any time, as approved by the Agency, the City Planning Board and the Common Council of the City of Buffalo. For the purposes of this Plan, an amendment will be considered a Major Amendment when it involves a change of the project boundary or the proposed land use. In the case of a Major Amendment public hearings shall be held by the City Planning Board and by the Common Council, pursuant to New York State General Municipal Law.

Project Location in the City of Buffalo Michigan Street Preservation Area

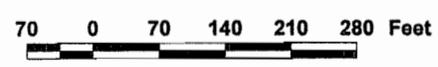
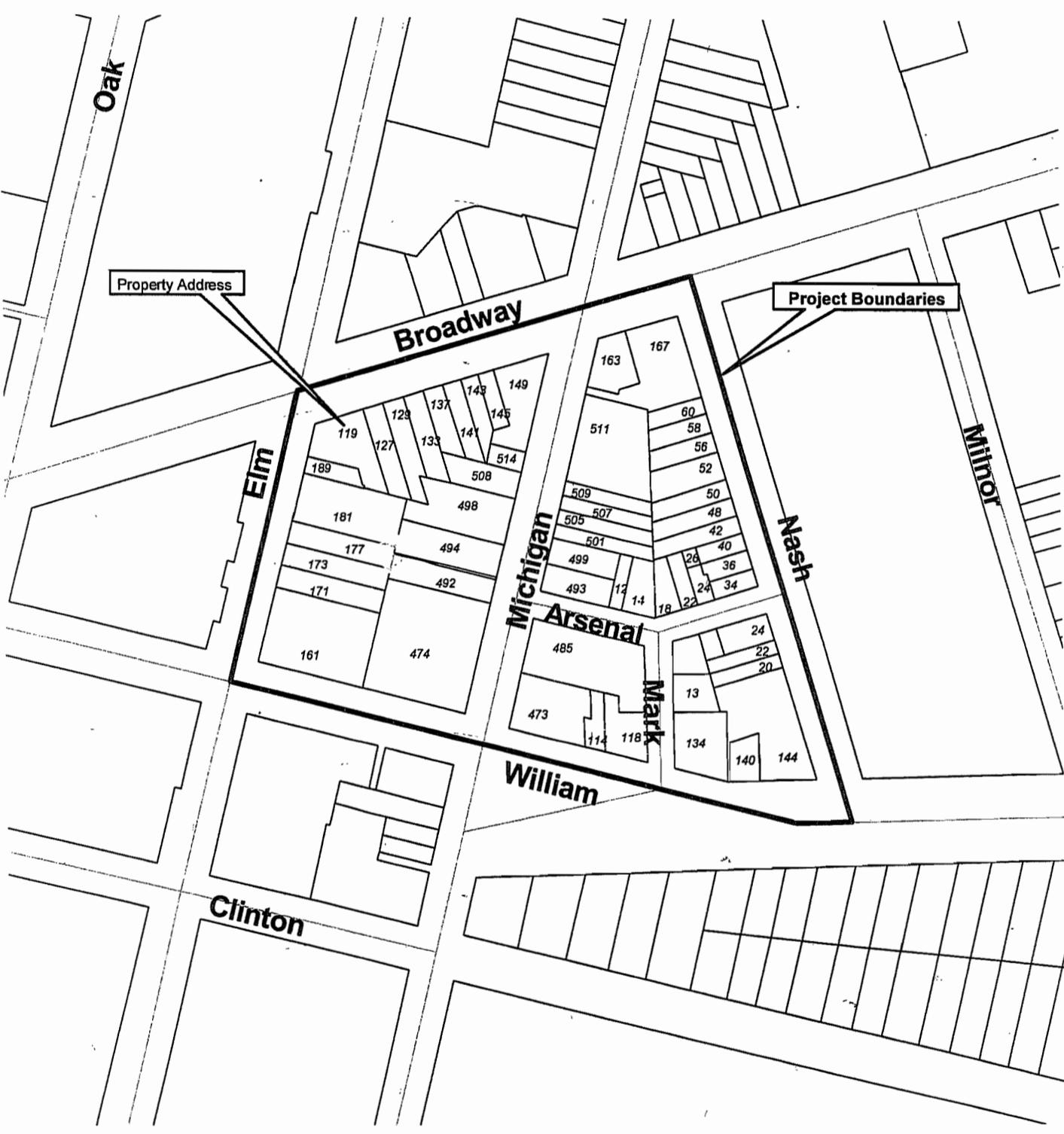


City of Buffalo Planning Board

Office of Strategic Planning
Land Use and Zoning Administration
September 2002

Exhibit 1 - Project Location Map

Project Boundary Map Michigan Street Preservation Area Urban Renewal Plan



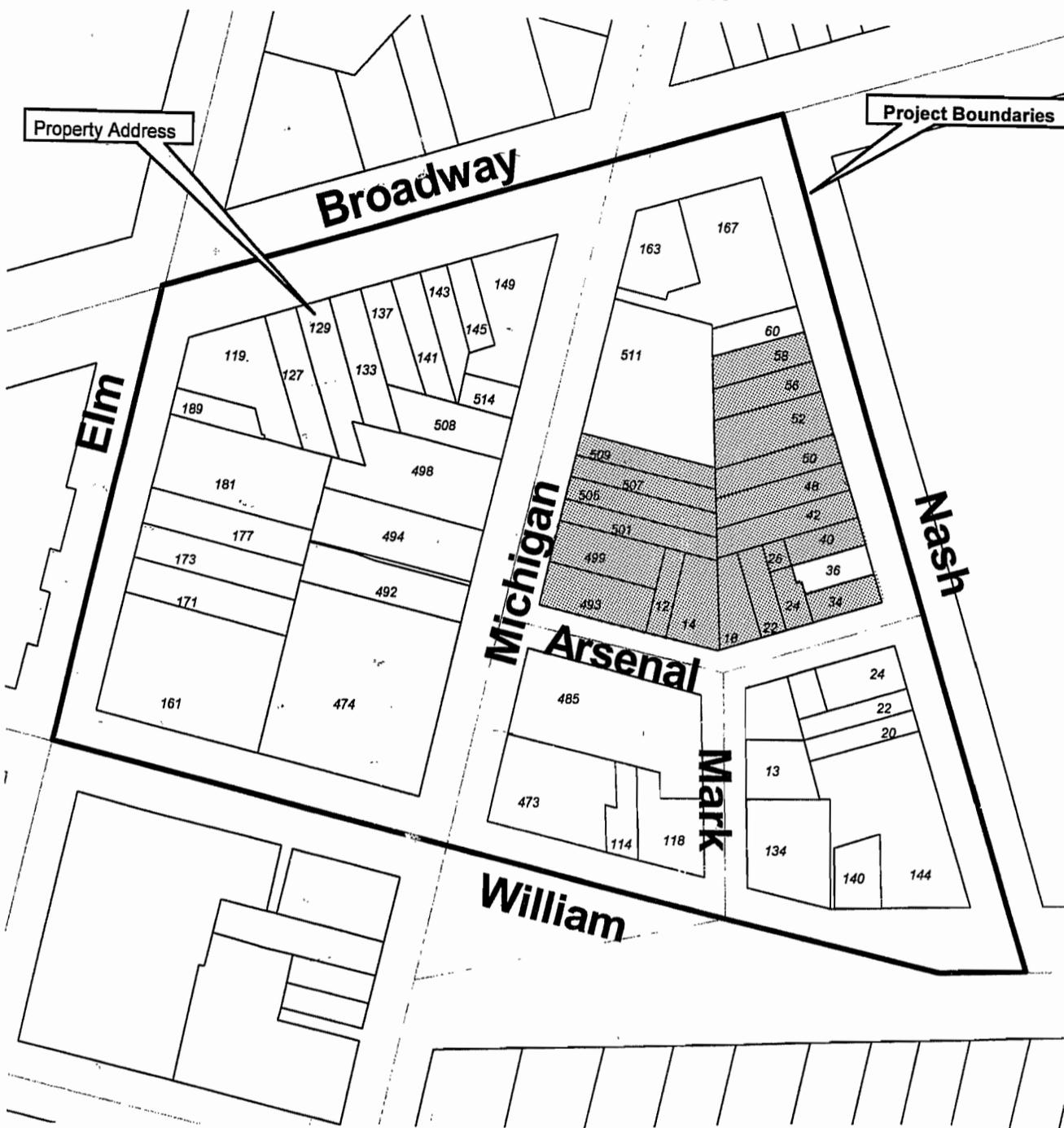
City of Buffalo Planning Board

Office of Strategic Planning
Land Use and Zoning Administration
September 2002

Exhibit 2 - Project Area Boundary Map



Land Acquisition Plan Map Michigan Street Preservation Area Urban Renewal Plan



Property to be Acquired by BURA

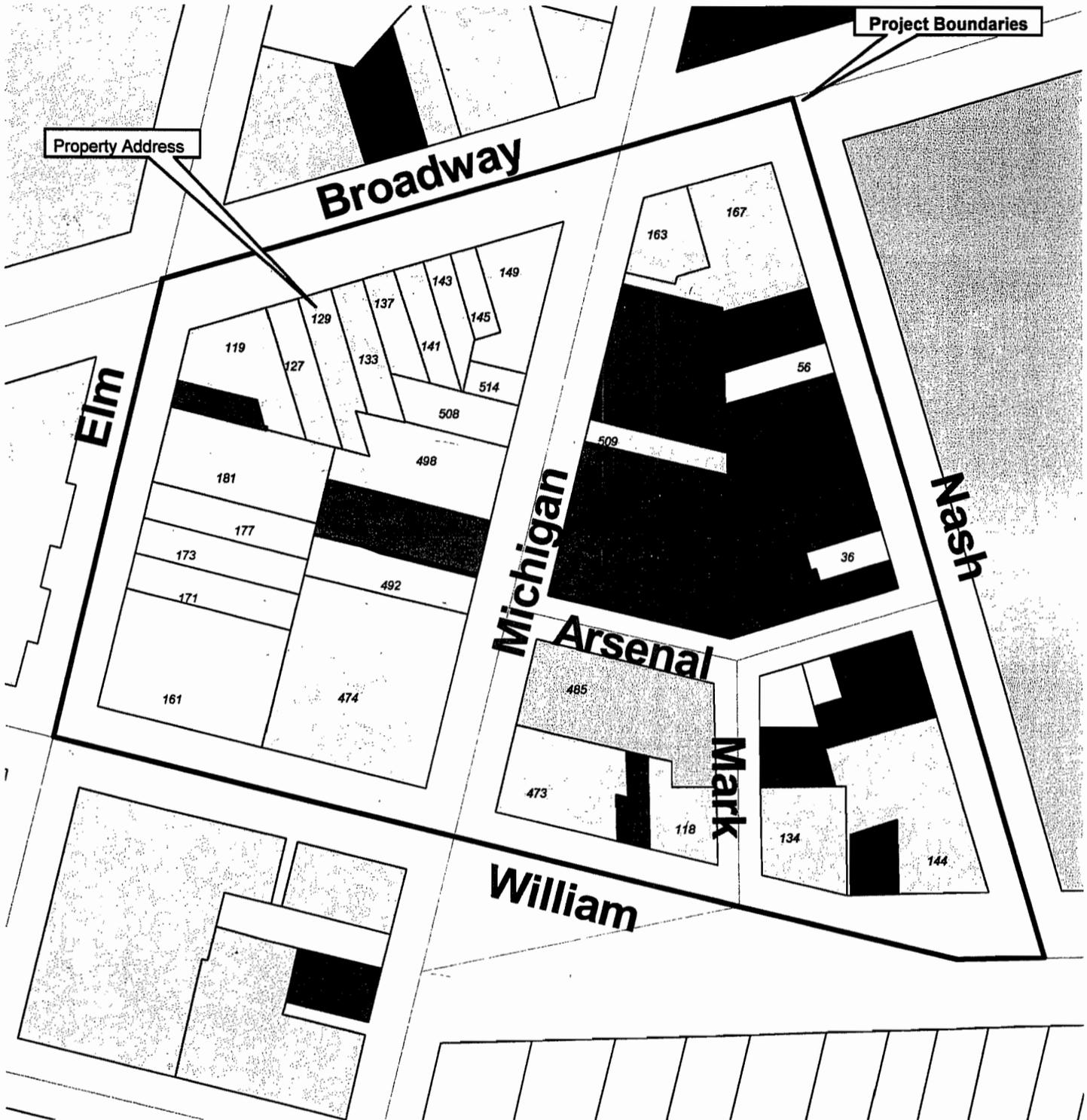
Address	Owner of Record	Area sq. ft.	Frontage	Depth	Land Value	Total Value	Current Use
12 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,485.5	20	80	\$2,800	\$2,800	Vacant
14 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,192.4	50	82	\$7,200	\$7,200	Vacant
18 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	2,356.2	40	80	\$5,600	\$5,600	Vacant
22 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,881.2	24	80	\$3,200	\$3,200	Vacant
24 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,306.1	26	38	\$1,700	\$1,700	Vacant
26 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	524.8	21	26	\$900	\$900	Vacant
493 MICHIGAN	HAWKINS, LARRY THEODORE	4,029.7	40	100	\$3,000	\$3,000	Vacant
499 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,908.1	40	100	\$3,000	\$18,000	Parking Lot
501 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	2,951.7	21	142	\$2,200	\$6,300	Parking Lot
505 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,010.3	20	137	\$6,900	\$6,900	Vacant
507 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	2,785.6	20	132	\$4,600	\$4,600	Vacant
509 MICHIGAN	HAWKINS, THEODORE LARRY	2,607.4	20	126	\$1,900	\$20,800	Vacant Commercial
34 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,696.4	26	65	\$3,000	\$3,000	Vacant
40 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,792.3	26	70	\$3,100	\$3,100	Vacant
42 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,344.9	26	125	\$5,700	\$5,700	Vacant
48 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,290.0	27	117	\$5,500	\$5,500	Vacant
50 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,105.1	27	112	\$5,300	\$5,300	Vacant
52 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	4,461.1	40	112	\$3,400	\$3,500	Parking Lot
56 NASH	JOHNSON, MOSES & OTHERS	2,735.0	28	93	\$1,200	\$14,400	Vacant 2 Unit House
58 NASH	CHILDERS, BESSIE A & OTHERS	2,519.1	28	85	\$1,100	\$1,100	Vacant
20 Parcels		Total Square Feet	52,982.7		\$71,300	\$122,600	
		Total Acres	1.2				

LAND ACQUISITION PLAN TABLE MICHIGAN STREET PRESERVATION AREA URBAN RENEWAL PLAN

Address	Owner of Record	Area sq. ft.	Frontage	Depth	Land Value	Total Value	Current Use
12 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,485.5	20	80	\$2,800	\$2,800	Vacant
14 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,192.4	50	82	\$7,200	\$7,200	Vacant
18 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	2,356.2	40	80	\$5,600	\$5,600	Vacant
22 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,881.2	24	80	\$3,200	\$3,200	Vacant
24 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,306.1	26	38	\$1,700	\$1,700	Vacant
26 ARSENAL	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	524.8	21	26	\$900	\$900	Vacant
493 MICHIGAN	HAWKINS, LARRY THEODORE	4,029.7	40	100	\$3,000	\$3,000	Vacant
499 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,908.1	40	100	\$3,000	\$18,000	Parking Lot
501 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	2,951.7	21	142	\$2,200	\$6,300	Parking Lot
505 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,010.3	20	137	\$6,900	\$6,900	Vacant
507 MICHIGAN	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	2,785.6	20	132	\$4,600	\$4,600	Vacant
509 MICHIGAN	HAWKINS, THEODORE LARRY	2,607.4	20	126	\$1,900	\$20,800	Vacant Commercial
34 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,696.4	26	65	\$3,000	\$3,000	Vacant
40 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	1,792.3	26	70	\$3,100	\$3,100	Vacant
42 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,344.9	26	125	\$5,700	\$5,700	Vacant
48 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,290.0	27	117	\$5,500	\$5,500	Vacant
50 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	3,105.1	27	112	\$5,300	\$5,300	Vacant
52 NASH	WOODSON, PAUL D(LE), GIANCARLO, PATRICIA L	4,461.1	40	112	\$3,400	\$3,500	Parking Lot
56 NASH	JOHNSON, MOSES & OTHERS	2,735.0	28	93	\$1,200	\$14,400	Vacant 2 Unit House
58 NASH	CHILDERS, BESSIE A & OTHERS	2,519.1	28	85	\$1,100	\$1,100	Vacant
20 Parcels		52,982.7			\$71,300	\$122,600	
		Total Square Feet	52,982.7				
		Total Acres	1.2				

Exhibit 3a - Land Acquisition Plan Table

Existing Land Use Map Michigan Street Preservation Area Urban Renewal Plan



Current Land Use (Assessment Record)

- Residential Single Family
- Residential Two Family
- Residential Three Family
- Residential Other
- Church & Religious Use
- Schools & Libraries
- Hospitals
- Parks & Playgrounds
- Conservation Areas / Parks
- Community Service
- Entertainment
- Public Service
- Commercial
- Industrial
- Vacant
- No Data



City of Buffalo Planning Board

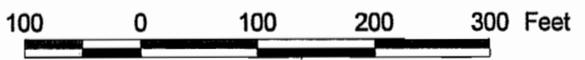
Office of Strategic Planning
Land Use and Zoning Administration

Exhibit 4 - Existing Land Use Map

Land Use Plan Map

Michigan Street Preservation Area

Urban Renewal Plan



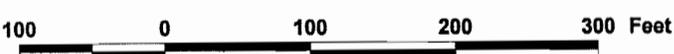
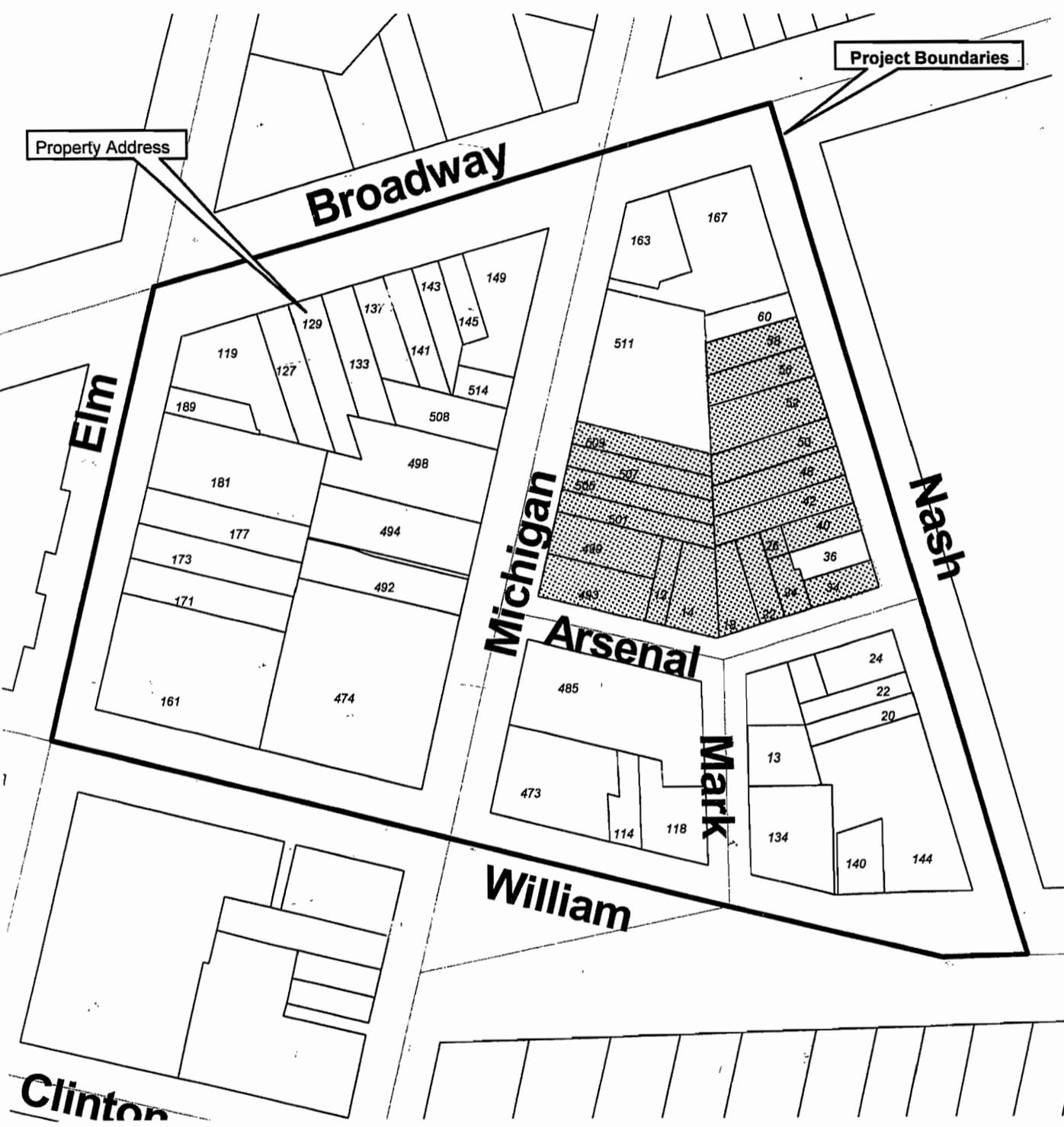
- Community Service - Freedom Trail
- Mixed Use - Commercial / Residential



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 Land Use and Zoning Administration

Exhibit 5 - Land Use Plan Map

**Land Disposition Plan Map
Michigan Street Preservation Area
Urban Renewal Plan**



City of Buffalo Planning Board
Office of Strategic Planning
Land Use and Zoning Administration
September 2002

Exhibit 6- Land Disposition Plan Map

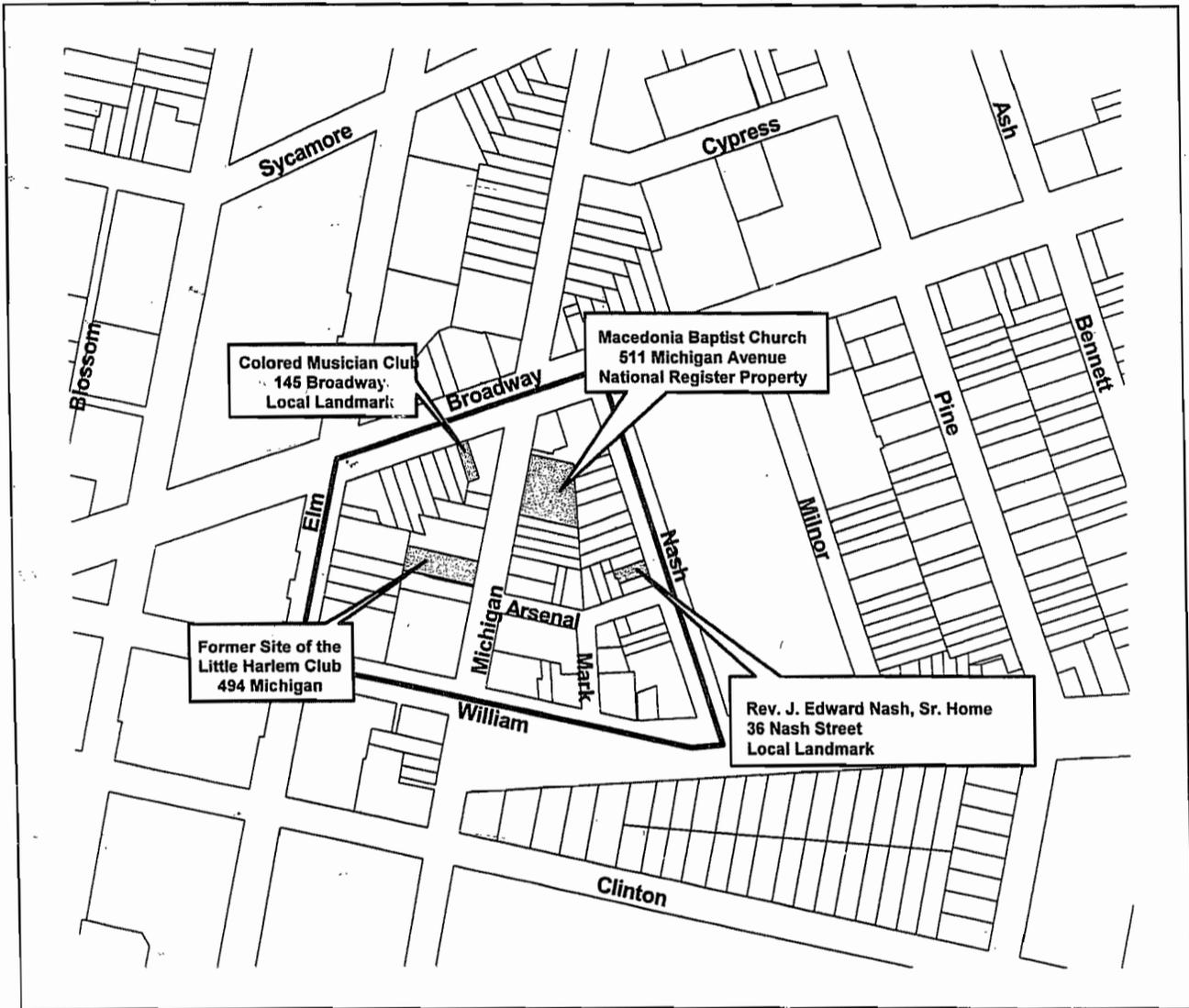


Exhibit 7- Existing Historic Resources Map

PROPERTY OWNERSHIP IN THE MICHIGAN STREET PRESERVATION AREA

Address	Owner of Record	Area sq. ft.	Frontage	Depth	Land Value	Total Value	Use	
137 BROADWAY	ALFIERI, JOSEPH J JR;	2,938.6	30	80	\$3,000	\$50,000	Warehouse	
141 BROADWAY	ALFIERI, JOSEPH J JR;	2,982.8	25	100	\$2,500	\$3,300	Parking Lot	
143 BROADWAY	ALFIERI, JOSEPH J JR;	2,529.1	25	115	\$2,500	\$3,000	Parking Lot	
514 MICHIGAN	ALFIERI, JOSEPH J JR;	1,496.8	29	55	\$1,000	\$1,600	Parking Lot	
129 BROADWAY	ALFIERI, JOSEPH J SR;	4,233.4	30	140	\$16,000	\$101,500	Commercial	
133 BROADWAY	ALFIERI, JOSEPH J SR;	3,773.9	30	110	\$2,500	\$4,400	Parking Lot	
144 WILLIAM	ANDOLINO ROBERT	13,545.0	81	166	\$11,000	\$137,700	Warehouse	
127 BROADWAY	BUFFALO PUBLISHING CORPORATION	3,870.9	30	120	\$10,000	\$109,900	Commercial	
149 BROADWAY	BUFFALO PUBLISHING CORPORATION	6,549.0	83	80	\$5,000	\$13,700	Parking Lot	
58 NASH	CHILDERS, BESSIE A & OTHS	2,519.1	28	85	\$1,100	\$1,100	Vacant	
13 MARK	CITIZENS COMMUNITY DEVELOPMENT CORPORATION	3,178.7	27	61	\$900	\$900	Vacant	
22 NASH	CITIZENS COMMUNITY DEVELOPMENT CORPORATION	1,990.3	20	102	\$900	\$900	Vacant	
134 WILLIAM	CITIZENS COMMUNITY DEVELOPMENT CORPORATION	6,730.2	79	79	\$4,600	\$27,800	Commercial	
140 WILLIAM	CITIZENS COMMUNITY DEVELOPMENT CORPORATION	2,574.5	38	57	\$1,600	\$1,600	Vacant	
495 MICHIGAN	CITY OF BUFFALO	409.2	2	150	\$50	\$50	Vacant	
24 NASH	CITY OF BUFFALO	2,985.9	40	75	\$1,600	\$1,600	Vacant	
145 BROADWAY	COLORED MUSICIAN CLUB OF BUFFALO	1,917.5	24	80	\$12,000	\$20,000	Commercial	
485 MICHIGAN	DUNN RICHARD	14,277.8	80	161	\$10,900	\$212,000	Community Service	
177 ELM	FERGUSON ELECTRIC CONSTRUCTION CO INC	5,007.1	33	150	\$19,200	\$75,000	Warehouse	
473 MICHIGAN	FRAAS RICHARD A	8,612.3	80	100	\$6,000	\$121,700	Automotive Service	
114 WILLIAM	FRAAS RICHARD A	2,024.9	30	41	\$3,100	\$3,100	Vacant	
118 WILLIAM	FRAAS, RICHARD A	4,352.7	63	68	\$2,100	\$25,300	Warehouse	
493 MICHIGAN	HAWKINS LARRY T	4,029.7	40	100	\$3,000	\$35,000	Commercial	
509 MICHIGAN	HAWKINS, THEODORE L	2,607.4	20	126	\$1,900	\$20,800	Commercial	
189 ELM	JANSEN BROS. INC.	1,978.6	27	89	\$21,900	\$21,900	Vacant	
181 ELM	JANSEN HENRY A	10,556.7	68	150	\$7,700	\$135,900	Commercial	
56 NASH	JOHNSON, MOSES & OTHS	2,735.0	28	93	\$1,200	\$14,400	Two Unit Residential	
511 MICHIGAN	LIGHT OF THE WORLD MISSION, INC.	13,615.3	123	125	\$9,800	\$91,900	Religious	
494 MICHIGAN	MARASZEK RALPH J & BARBARA M	7,389.5	50	150	\$5,500	\$5,500	Vacant	
508 MICHIGAN	MARASZEK RALPH J & BARBARA M	4,159.0	40	100	\$3,700	\$3,800	Parking Lot	
498 MICHIGAN	MARASZEK, RALPH S	9,390.2	66	142	\$6,900	\$67,600	Automotive Service	
173 ELM	MUDPIES CHILDRENS MUSEUM, INC.	4,857.3	33	150	\$19,200	\$40,000	Warehouse	
474 MICHIGAN	MUDPIES CHILDRENS MUSEUM, INC.	24,186.1	120	150	\$13,500	\$50,000	Automotive Service	
492 MICHIGAN	MUDPIES CHILDRENS MUSEUM, INC.	5,335.0	34	150	\$3,700	\$5,200	Parking Lot	
36 NASH	NASH, J EDW % LIGHT OF THE WORLD MISSIONS, INC.	1,922.6	28	65	\$1,000	\$12,500	Two Unit Residential	
161 ELM	NATIONAL FUEL GAS DIST CORP	16,453.7	107	150	\$160,500	\$251,780	Utility	
171 ELM	NATIONAL FUEL GAS DIST CORP	4,989.3	33	150	\$48,000	\$48,000	Utility	
119 BROADWAY	NICKEL, PAUL A; JONES, DAVID P	6,840.0	70	120	\$57,000	\$274,000	Commercial/Office	
20 NASH	PARK AVENUE COAT COMPANY	2,042.5	20	102	\$900	\$900	Vacant	
163 BROADWAY	VIOLANTI JOSEPH L	4,439.7	40	70	\$3,200	\$50,000	Commercial	
167 BROADWAY	VIOLANTI JOSEPH L	10,827.1	80	120	\$7,200	\$65,000	Commercial	
60 NASH	VIOLANTI, JOSEPH L	1,998.9	24	80	\$1,000	\$1,000	Vacant	
12 ARSENAL	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	1,485.5	20	80	\$2,800	\$2,800	Vacant	
14 ARSENAL	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	3,192.4	50	82	\$7,200	\$7,200	Vacant	
18 ARSENAL	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	2,356.2	40	80	\$5,600	\$5,600	Vacant	
22 ARSENAL	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	1,881.2	24	80	\$3,200	\$3,200	Vacant	
24 ARSENAL	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	1,306.1	26	38	\$1,700	\$1,700	Vacant	
26 ARSENAL	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	524.8	21	26	\$900	\$900	Vacant	
505 MICHIGAN	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	3,010.3	20	137	\$6,900	\$6,900	Vacant	
34 NASH	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	1,696.4	26	65	\$3,000	\$3,000	Vacant	
40 NASH	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	1,792.3	26	70	\$3,100	\$3,100	Vacant	
42 NASH	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	3,344.9	26	125	\$5,700	\$5,700	Vacant	
48 NASH	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	3,290.0	27	117	\$5,500	\$5,500	Vacant	
50 NASH	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	3,105.1	27	112	\$5,300	\$5,300	Vacant	
52 NASH	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	4,461.1	40	112	\$3,400	\$3,500	Parking Lot	
499 MICHIGAN	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	3,908.1	40	100	\$3,000	\$18,000	Parking Lot	
501 MICHIGAN	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	2,951.7	21	142	\$2,200	\$6,300	Parking Lot	
507 MICHIGAN	WOODSON, PAUL D(LE) GIANCARLO, PATRICIA L	2,785.6	20	132	\$4,600	\$4,600	Vacant	
Total Square Feet		279,944.7						
Total Acres		6.4						

Exhibit 8- Existing Property Ownership Table

SECTION V - REFERENCE DOCUMENTS

- A. **"Site Designation Map and Authorizing Resolution"**,
Common Council Proceedings, July 23, 2002, C.C.P. No. 140.

- B. **"Master Plan for the City of Buffalo"**, April 1998, Buffalo
Department of Community Development.

- C. **"Zoning Ordinance of the City of Buffalo"**, Chapter 511.

- D. **"Subdivision Control Ordinance of the City of Buffalo"**,
Chapter 421.

- E. **"New York State General Municipal Law"**,
Article 15, Urban Renewal, Article 3, Subdivision of Land.

- E. **"NY State Environmental Quality Review Act (SEQR)
Regulations"**, 6 NYCRR 617.

- G. **"Article 8 of the New York Environmental Conservation Law"**.

- H. **"The Secretary of the Interior's Standards for the
Rehabilitation of Historic Properties"**.