

GENESEE VILLAGE URBAN RENEWAL PLAN



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GENESEE VILLAGE URBAN RENEWAL PLAN

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GENESEE VILLAGE URBAN RENEWAL PLAN

SECTION I: INTRODUCTION AND BACKGROUND

The Common Council of the City of Buffalo approved the Genesee Village Project Area for urban renewal treatment on March 30, 2004 (Item 106). The area is generally bounded by the centerlines of Oak Street on the east, East Huron Street on the south, Ellicott Street on the west, and Tupper Street on the north.

The Project Area has been found to suffer from blighting conditions. There are vacant, deteriorating buildings and underutilized sites and conditions that tend to impair or impede the sound growth and development of the community. The Common Council of the City of Buffalo and the Buffalo City Planning Board have designated the Genesee Village Project Area as a substandard or insanitary area, as defined in subdivision 4 of Article 15, Section 502 of the New York State General Municipal Law. Accordingly, the area has been designated, pursuant to Article 15, Section 504 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 Genesee Village Project Area was once a vital commercial and light industrial area with significant numbers of businesses providing employment adjacent to the downtown area. Over the years, businesses have abandoned the area, leaving a large stock of vacant and derelict properties. Many commercial and warehouse buildings were demolished and the properties converted to surface parking. Other structures remain as vacant, underutilized buildings. Several of these structures are in severely deteriorating conditions, creating a public health and safety hazard, and having a negative effect on the surrounding area in terms of property values, economic vitality and stability of the area. The presence of these buildings has undermined private sector initiatives for redevelopment of buildings within the area for residential and mixed use. It is in the City's interest, for health, safety, economic stability and increased property values, to direct the redevelopment of properties in the Project Area in order to support and encourage existing revitalization efforts and to promote additional investments in the area.

The Genesee Village Project Area is located at a critical, visible location. Situated at the western terminus of the Kensington Expressway, it operates as a Gateway to the downtown area. The presence of blighting conditions at this prominent location has a depressing effect on revitalization efforts throughout the downtown area, underscoring the urgency of addressing blighting influences within the Project Area.

Private sector investment and redevelopment has begun to occur in the Project Area. It is important that strategic investments and improvements support and promote this activity. However, market forces alone are insufficient to revitalize the Project Area consistent with the City's goals and objectives, which foresee infill development and the revitalization of historic structures. Without public sector incentives and supports, there is the danger that there will be additional demolitions and conversion of properties to surface parking. Deteriorated, historic properties, which are difficult and expensive to renovate, are at risk of demolition. Unplanned development will not provide the level of amenities, pedestrian improvements and other features that support the City's goals for the area as a gateway to downtown, and as a vital "urban village" with shopping, housing and employment opportunities.

The City's Comprehensive Plan and the Regional Action Plan for Downtown Buffalo both have identified the Genesee Village Project Area as a high priority, naming it one of four priority investment areas. It is important for the vitality of the City of Buffalo and its downtown in particular, that the Genesee Village Urban Renewal Area have the benefit of an Urban Renewal Plan to direct and guide reinvestment and redevelopment efforts in this area. Accordingly, the City's Office of Strategic Planning, in cooperation with the Buffalo Urban Renewal Agency and the Buffalo Economic Revitalization Corporation, proposes to establish a long-term, comprehensive renewal program for the Genesee Village Project Area. This program will assist in the elimination of existing signs of blight and substandard conditions within the Project Area.

The Genesee Village Urban Renewal Plan will identify sites for acquisition and site assembly, priority investment and provide recommendations for proposed land uses to guide redevelopment efforts. The Project Area will be redeveloped as a mixed-use area, with residential, retail, offices, and other commercial uses. The focus will be on the renovation and conversion of existing buildings to new, mixed-uses, with residential units included as loft units in former commercial buildings, or as upper story uses. The Plan also identifies design standards and public amenities needed to support the urban housing market and improve the pedestrian environment.

The plan will generate new private and public investment within the Project Area, assist in the preservation and restoration of existing historic resources, and improve the vitality, appearance and character of the area. This effort will lead to increased investment, new businesses and increased employment opportunities. It will also strengthen the City's downtown housing base, which is an important priority for the revitalization of downtown Buffalo.

SECTION II: PROJECT AREA REPORT

D. 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, that an urban renewal plan shall “conform to the comprehensive community plan for the development of the municipality as a whole” and shall “be consistent with local objectives.” Elements that must be included in an urban renewal plan shall include, but not be limited to:

- a statement of proposed land uses;
- proposed land acquisition, demolition and removal of structures;
- proposed acquisition of air rights and concomitant easements or other rights of the user necessary for the use and development of such air rights;
- proposed methods or techniques for urban renewal;
- proposed public, semi-public, private or community facilities or utilities;
- a statement as to proposed codes and ordinances, and amendments to existing codes and ordinances, as are required or necessary to effectuate the plan;
- proposed program of code enforcement;
- a proposed time schedule for the effectuation of such plan; and
- such additional statements or documentation as the agency may deem appropriate.

This document fulfills the requirements for the Urban Renewal Plan for the Genesee Village Project Area. Other reference materials were used in the preparation of this Plan, 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. These reference materials are included in Section V, Reference Documents.

E. PROJECT BOUNDARY

Project Location

The project is located in downtown Buffalo, New York. It 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 Map (Exhibit 2)**. They are generally described as follows:

Beginning at a point at the intersection of the centerline of Oak Street and the centerline of East Tupper Street, thence southerly along the centerline of Oak Street to the point of intersection with the centerline of East Huron Street; thence westerly along the centerline of East Huron Street to the point of intersection with the centerline of Ellicott Street; thence northerly along the centerline of Ellicott Street to the point of intersection with the centerline of East Tupper Street; thence easterly along the centerline of East Tupper Street to the point of beginning.

The Project Area contains approximately 15.5 acres of land, exclusive of street right-of-way. According to City of Buffalo Assessment data from 2004, the Project Area includes a total of 60 parcels of land. Most of the parcels within the area are privately owned, but five parcels are publicly owned. Public sector ownership includes the City of Buffalo, the Buffalo School Board and the Buffalo Urban Renewal Authority.

F. PROJECT ELIGIBILITY

New York State General Municipal Law describes areas that are appropriate for urban renewal treatment to be:

“residential, non-residential, commercial, industrial or vacant areas, and combinations thereof, 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.”
(*NYS General Municipal Law, Article 15, Section 501.*)

The Genesee Village Project Area is situated at a very visible location, and functions as a gateway to the downtown area. Blighting or substandard conditions in this location have a deleterious effect on downtown revitalization efforts in general, due to this prominence. The proposed Genesee Village Urban Renewal Plan will result in the elimination of substandard, unsanitary and blighting conditions within the Project Area. The Plan will facilitate the redevelopment of the neighborhood and the stabilization of property values and uses. The Urban Renewal Plan will provide a rational basis for redevelopment, resulting in more attractive, vital, and viable land uses and activities. The result will be a mixed-use urban village, with a variety of residential, commercial and retail uses in a historic environment.

The Project Area is strategically located in relation to many elements of the downtown area. It is at the western terminus of the Kensington Expressway (State Route 33), a major commuter route to downtown, and it is adjacent to several priority investment areas, as identified in the City's *Queen City Hub: A Regional Action Plan for Downtown Buffalo*. These investment areas include the Financial District and Government Center (the traditional "downtown"); the Theater District; and the emerging Buffalo-Niagara Medical Campus. The revitalized neighborhood will serve as a more effective and attractive gateway to the City's downtown, and help fill in the urban fabric between a number of strategic investment areas.

The Plan will encourage new private investment in the area, and help guide public investments. It will assist in the preservation of existing historic resources, including historic streetscapes and block faces, where the value of an intact row of buildings exceeds the merit of the buildings individually. The plan will increase the attractiveness, vitality and activity of the area. It will promote increased employment and business opportunities, and strengthen the residential base of downtown.

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 . . . substandard, insanitary, blighted, deteriorated or deteriorating conditions, factors and characteristics by the clearance, replanning, reconstruction, redevelopment, rehabilitation, restoration or conservation of such areas, the undertaking of public and private improvement programs related thereto and the encouragement of participation in these programs by private enterprise. . . . The use of such rights and powers to correct such conditions, factors and characteristics and to eliminate or prevent the development and spread of deterioration and blight through the clearance, replanning, reconstruction, rehabilitation, conservation or renewal of such areas, for residential, commercial, industrial, community, public and other uses is a public use and public purpose essential to the public interest, and for which public funds may be expended.

This law authorizes the City of Buffalo to undertake activities to improve existing conditions at the designated urban renewal area, in order to forward the public interest and promote redevelopment and conservation of the area.

The City of Buffalo is also authorized to address blighting influences through the use 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 Genesee Village Project Area are in accordance with objectives established by the City's comprehensive planning documents. These documents include *The Queen City Hub: A Regional Action Plan for Downtown Buffalo* and *Queen City in the 21st Century: Buffalo's Comprehensive Plan*. The Genesee Village area, or more specifically, Genesee Street, is identified in both planning documents as one of four priority areas for downtown housing. As *The Regional Action Plan for Downtown* notes, pedestrian-oriented communities in the downtown area will "serve a growing market for city living, bring life to the streets, support retail development, make connections to adjacent neighborhoods, and help create the continuous urban fabric that Downtown needs."¹ The plans specifically recommend that Genesee Street between Ellicott and Elm, and the Genesee Village area in general, be preserved and developed for mixed-use residential and commercial uses.

Renovation of underutilized and derelict buildings in the Project Area will help support and further the development of the Genesee Village Project Area as an "urban village," with a mix of housing, retail and other commercial uses. The concept for this area is as a "live-work" complex, with retail and commercial uses on the lower floors, and housing redevelopment on the upper stories. Public and private sector investment will lead to redevelopment that will establish a critical mass

¹ *A Regional Action Plan for Downtown Buffalo*, p. 7

of housing and population. This population base will create demand for retail stores and other infill development, add activity to the area and promote security and a stronger quality of life.

A key provision for urban neighborhoods is that they be pedestrian-friendly, attractive and support connections to adjacent areas. The downtown plan identifies Genesee Street as one of the "great streets" for downtown, creating vistas, reinforcing the Ellicott radial street plan, and improving the image of the area. Redevelopment of the vacant buildings along Genesee Street, therefore, gains added importance as a gateway to downtown.

The goals developed for this area are also in conformance with goals and objectives established by Federal, State and local redevelopment programs.

General goals for the Project Area are:

- To stimulate the revitalization and redevelopment of the Project Area;
- To promote redevelopment and reuse of underutilized properties;
- To foster the preservation, restoration and adaptive reuse of historic properties in the Project Area;

Specific goals and objectives for the Genesee Village Project Area are:

- To support renovation of existing buildings for new residential, office, retail and other compatible uses, including mixed use development;
- To encourage the development of new residential, retail, and office uses along the street frontage of vacant parcels;
- To promote the stabilization, renovation and reuse of historic buildings in the Project Area;
- To foster the preservation and redevelopment of historic blocks of buildings in a manner that maintains the historic character of the neighborhood;
- To promote pedestrian activity through design of public and private spaces;
- To improve the quality of life of local residents and increase the visual character of the area through improved streetscape, landscaping and other enhancements;
- To encourage private investment in the redevelopment 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 Office of Strategic Planning and with the authorization of the governing body, proposed certain urban renewal actions within the Genesee Village Urban Renewal Project Area, which include:

- a. Site Assembly and Land acquisition (**Exhibit 3, 4**)
- b. Relocation
- c. The sale or lease of all land acquired by the City of Buffalo or the Buffalo Urban Renewal Agency for reuse in accordance with the goals and objectives established in the Urban Renewal Plan.
- d. The modification, development and construction of necessary public improvements and facilities that may be required to adequately support and service the existing and proposed land uses and activities in the Project Area, including streets, utilities, streetscaping, amenities, open space and pedestrian facilities.

B. LAND USE PLAN

5. Proposed Land Use

Existing land use in the Project Area is illustrated on the attached **Exhibit 5: Existing Land Use Map**. The primary concern in terms of existing land use is the number of underutilized properties. There are a number of vacant buildings that may be endangered by potential demolition. Several of these properties merit protection due to their historic or architectural character, or contribution to the ambience of the Project Area. There are also numerous areas where parking is a prominent land use, and where redevelopment of these parcels for infill buildings would be preferred. Mixed uses are to be encouraged in the Project Area, particularly within structures. Adequate screening, buffers, landscaping and other amenities to mitigate any adverse impacts of incompatible adjacent land uses and to enhance the pedestrian atmosphere of the Project Area shall be required.

The **Proposed Land Use Map Plan, Exhibit 6**, attached herein and made a part of this Plan, identifies the permitted land use in the Genesee Village Project Area. **The Land Use Concept Illustration (Exhibit 10)** illustrates the proposed design concepts for the Project Area.

Land Uses Permitted

Permitted uses in the Project Area shall be restricted to those uses and incidental uses as are permitted within the DO Downtown Opportunity District, as specified in Chapter 511, Article XVII, Section 71 and 75 of the Zoning Ordinance of the City of Buffalo. Permitted uses include residential, office, retail, eating and drinking establishments, hotels and entertainment uses. "Representative" retail and service uses explicitly allowed under the zoning are summarized in **Exhibit 7: Representative Uses Table**. Other uses may be allowed after consideration by an Advisory Subcommittee, which must determine if the proposed use would fit appropriately in the district and with adjoining uses. The Zoning Board of Appeals must confer approval for applications requesting special exemptions, as well as applications requesting a hardship variance.

The intent of the Downtown Opportunity Zone is to promote downtown as an urban mixed use area, supporting entertainment, retail, office, residential and public uses. Design standards are intended to be pedestrian-friendly, and "engender a more vital, cohesive and attractive pedestrian, civic and commercial downtown streetscape and overall environment."

Site and development plans shall be subject to the review and approval of the City of Buffalo Planning Board. Despite the provisions of the DO district, all proposed development shall undergo design review. The City Planning Board may waive this requirement if the proposed development meets the standards for applications that are in compliance with the regulations of the district and are permitted as-of-right. Such applications shall be processed by the Department of Public Works.

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 Genesee Village Urban Renewal Project Area, and together with the **Land Use Plan Map, Exhibit 6**, 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 or substantial redevelopment, reflecting the public renewal objectives contained in Section III-A.2 and the intent of the Buffalo Urban Renewal Agency and the City of Buffalo in undertaking this project. It is not intended that such provisions inhibit the exploration of valid land uses, economic concepts or other development concepts or objectives that, 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. The Coordinator of the Office of Strategic Planning, and/or his or her designees 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 the City as the initial authority in the review of proposals. It is the responsibility of the Coordinator of the Office of Strategic Planning, and/or his or her designees, to 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 of Buffalo. All development within the Project Area shall conform to all relevant building codes, regulations and environmental statutes.

Design standards for development within the Project Area shall also conform to the following design standards:

- a. **Building Design:** Evaluation of building design shall be based upon the quality of the design and its relationship to its surroundings. New buildings shall be in scale with surrounding structures.
- b. **Building Materials:** Building materials shall harmonize with and complement adjoining structures. Outside walls of all buildings shall be constructed of masonry construction, an equivalent or better. Exterior surfaces shall be faced with face brick, stone, architectural concrete or similar materials and must be consistent in design and quality of materials with adjacent historic buildings or properties. Vinyl, asphalt and other synthetic siding materials are discouraged. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard shall not be used as exterior finish materials. Accessory buildings and enclosures must be consistent in design and quality of materials with the principal buildings they serve.
- c. **Minimum Building Height:** The minimum height from curb level for buildings shall be two stories or 24 feet, whichever is greater. No single story buildings shall be allowed.
- d. **Building Stepbacks:** Building stepbacks shall not be allowed below the minimum building height of 24 feet and shall be required at the building height of 50 feet. This setback shall be at least 10 feet on lots less than 110 feet deep. On lots greater than 110 feet deep, a setback at least 15 feet deep is required.
- e. **Building Setback:** No front yards are permitted. Buildings shall be built to the front lot lines for at least two stories or 24 feet of building height, whichever is greater, in order to maintain a "street wall", or consistent line of buildings along the front of parcels. Where the existing build-to line does not conform to the front lot line, new buildings shall conform to the build-to line (alignment of facades). With approval from the City Planning Board, a building setback from the front lot line of no more than 10 feet shall be allowed in order to accommodate active uses, such as a sidewalk seating area, landscaping or other amenities. No setback from the build-to line shall be allowed. The standard for determining whether a setback is allowed

is whether it is an enhancement to the vitality of the area and it promotes pedestrian activity. A maximum of 25% of the area of the building wall may be recessed to a maximum of three feet and still remain in conformance with the provisions of this regulation.

- f. **Building Side Yards:** No side yards shall be permitted. With approval from the City Planning Board, a building setback from the side lot line shall be allowed in order to accommodate pedestrian access.
- g. **Building Width:** new buildings should reflect the characteristic rhythm of facades along the street. Where the new construction shall exceed standard lot widths, articulation of the façade through openings, windows and architectural detailing shall maintain consistency with existing façade widths.
- h. **Building Articulation:** All walls visible from the street shall include windows and other architectural details in order to vary the façade and foster interest, and blank walls shall be prohibited. Character and scale shall be compatible with surrounding structures through the use of materials, detailing and window placement. A clear visual distinction between the street level and upper floors shall be maintained, through the use of a cornice frieze, horizontal elements, changes in building materials or texture or other architectural treatment.
- i. **Roofline:** All flat roofs must be surrounded by a parapet. All pitched roofs shall be harmonious with the established roof configurations on the street.
- j. **Screening:** All mechanical equipment, refuse and waste removal areas, or other utility hardware on the building or the grounds shall be screened from public view with materials which are harmonious with the buildings and they shall be located so as to not be visible from the public way. Decorative gates, fencing and landscaping are acceptable means of providing the required screening.
- k. **Parking Location and Screening:** Parking should be placed at the rear or interior to the site. It shall not be permitted between a building and the sidewalk or at the street edge. If this is not feasible, a buffer, including a 4 foot to 6 foot high decorative fence and/or a 5 foot landscaping bed consisting of low evergreen shrubs, 3 to 4 foot in height, shall be placed along the building line to maintain the street wall.
- l. **Corner Locations:** Buildings shall be built on corner parcels at the street line to reinforce the sense of street wall, enclosure, activity and safety. Building placement shall establish the street wall on both sides facing the street. Parking at the street line of corner lots shall be prohibited. Any parking on corner parcels must be placed at the rear or interior of the site and shall not be visible from the public way.
- m. **Encroachment on pedestrian way:** All development shall respect the pedestrian right-of-way. No parking, placement of dumpsters or other encroachments will be allowed upon the pedestrian right-of-way. Active uses that enhance the pedestrian environment, such as outdoor sales and displays, may be allowed with approval by the City Planning Board, upon submitting a site plan.
- n. **Historic Properties:** Every reasonable effort shall be made to preserve the architectural integrity of historic buildings within the Project Area. Architectural elements shall be retained wherever feasible, and redevelopment proposals shall make every effort to avoid significant alterations to the building's façade. Contemporary design for alterations or additions is allowed when such alterations or additions do not destroy the historic character of the building, the neighborhood or the environment.

- o. **Signs:** Sign design and location should reinforce the “urban village” nature of the Project Area. All signs shall be of a scale compatible with the buildings and surrounding neighborhood. Preferred location for signage is on the face of the building at the level of the cornice frieze. Signage erected to hang perpendicular to the front façade is acceptable. Animated signs, video signs, electronic signs, pylon signs, pole signs or signs for uses not on the premises (non-accessory signs) shall be prohibited. Roof signs are prohibited. Internally lit signs are prohibited, except for use as directional signs. All regulations contained in Chapter 387 of the City’s Code shall pertain. Regulations of the Sign Ordinance District contained in Section 63 of Chapter 511 of the City of Buffalo’s Code shall also pertain. (See Section V: References). Where there is conflict between the regulations contained herein and other regulations of the City of Buffalo, the more stringent regulation shall apply.

- p. **Landscaping:** Landscaping shall be required in parking lots. Where parking is not located behind structures, a landscaping buffer shall be provided along lot frontages to reinforce the sense of a street wall. Alternative screening techniques, such as decorative fencing may be substituted in place of landscaping (see k. above). The intent is to screen parking and to enhance the pedestrian environment. In addition, all parking areas for 15 cars or more shall have a minimum of 5% landscape area in the interior of the lot. These areas are to include ornamental tree plantings, low evergreen shrubs and groundcovers. A landscape plan must be submitted for review to ensure suitable placement and species types.

- q. **Exceptions:** The City Planning Board shall have the authority to approve 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.

In addition, while recognizing some elements may be under the jurisdiction of other agencies, the City of Buffalo makes the following recommendations for streetscape standards within the Project Area:

- a. **Sidewalks:**
 - Any sidewalks that are in poor condition shall be replaced, where necessary.
 - Any curb that is missing or damaged shall be reconstructed.
 - Where adequate space is available, eating and vendor space is allowed in right-of-way.
 - Unused driveways and curb cuts shall be removed.

- b. **Crosswalks:**
 - Install highly visible crosswalks with colored stamped concrete at all intersections, including the T-intersection of St. Michael’s Place and Ellicott Street.
 - At curb ramps, install a separate curb ramp for each crosswalk at a corner.

- c. **Lighting and Traffic Signals:**
 - Install lower pedestrian-oriented fixtures at frequent intervals.
 - Install pedestrian countdown timers at all crossings.

- d. **Signage and Utilities:**
 - Utility poles, signs and fire hydrants should be moved outside the pedestrian travel zone.
 - Install pedestrian crossing signage.
 - Install “Gateway” entrance signage across Oak Street near Genesee Street.
 - Where applicable, consolidate multiple sign panels on one post.

e. Street Improvements:

- Reduce Oak Street south of Kensington off-ramp to two-lane vehicular traffic. Provide “bump outs” at intersections and allow parallel parking on the west side of the street.
- Reduce North Oak Street (north of the Kensington off-ramp) to one-lane of vehicular traffic. Provide a stop sign on Oak Street prior to where the Kensington off-ramp merges with Oak Street.
- Open East Tupper Street for two-way traffic.

f. Traffic Island:

- Install a 2-foot retaining wall/ raised planter bed at the traffic island located at the Genesee Street, East Chippewa Street and Ellicott Street intersection.
- Landscape with low evergreen shrubs and medium size ornamental tree.

g. Traffic Calming: Route 33 (Kensington Expressway) off-ramp

- Provide advance warning signals and advance warning signage on the off-ramp to alert drivers to a change in speed limits
- Install textured pavement to provide a visual and textural cue to slow traffic and underscore the sense that drivers are leaving the high speed arterial
- Provide additional closely spaced visual cues along the roadway edge

h. Pedestrian Walkways

- Provide clearly marked, safe pedestrian walkways from the street to interior parking lots
- Provide a clearly marked, safe “through-block” pedestrian walkway through the northern block of the Project Area in the vicinity of St. Michael’s Place to facilitate east-west pedestrian movement through the Project Area.

3. Development Plan Review Process

The Buffalo Urban Renewal Agency, herein after referred to as the “Agency”, may invite proposals for 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 regulations applicable to urban renewal projects.

The Coordinator of the Office of Strategic Planning, herein after referred to as the “Coordinator”, or his or her 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 inquiries and proposals; may initiate discussions with prospective redevelopers; and may 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, walkways, parking areas, driveways, pedestrian and vehicular circulation, 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 or 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 location of all buildings, walls, fences, plantings, tree plantings, outdoor lighting, street furniture, signage, ground surface materials, 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 right-of-way to be dedicated, details describing the proposed use of the land. 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 shall 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 2016 and shall be binding and effective upon all properties covered by the Urban Renewal Plan.

C. DEVELOPMENT OPPORTUNITIES

Some redevelopment has been occurring in the Project Area. The Ellicott Lofts project has created new mixed-use development consisting of residential units with some commercial space; a second phase of this project will result in additional apartments on Ellicott Street. The former Buffalo Alternative High School on Oak Street is also being redeveloped for residential use. There are several other sites where redevelopment should occur. These sites are depicted graphically in **Exhibit 8: Redevelopment Opportunities Map**.

91-109 Genesee Street

This block of Genesee Street is identified as a key priority area for redevelopment in City planning documents. As an intact block of historic buildings, redevelopment should entail preservation and renovation of the existing facades. The block should be redeveloped for a mixed of uses, with retail development in the street level storefronts, and a mix of housing and or commercial uses on the upper floors.

East Tupper Street Area (north redevelopment site)

This highly visible block is underutilized, with many areas used primarily as parking. Infill development along the street frontage on East Tupper Street and Oak Street is recommended. Given the width of the right-of-way, existing green space and landscaping along the front walls or facades of the street would be retained, and the fronts of the buildings would be setback from the street curb. Parking would be retained at the interior of the parcel. When the existing Wehle building is eventually redeveloped, it is recommended that architectural details be added to make the building appear more in scale and style with existing smaller buildings along Ellicott Street. These details could include façade improvements and/or changes to the roofline to give the appearance of three attached buildings rather than one large block building. Recommended uses would be mixed use, most likely retail and commercial, with possible upper story apartments.

Ellicott /East Huron Street Area (south redevelopment site)

Infill development is recommended in the vicinity of Ellicott Street and East Huron. The historic portion of the existing building on the corner is recommended for renovation; the attached garage would not be retained. The remaining portion of the site is currently used for parking. Infill buildings would be built along the street frontage. Parking would be provided behind the buildings, and possibly on a decked parking structure on East Huron Street.

Ellicott /Genesee / East Chippewa Street Area (central redevelopment site)

Infill development is recommended to reactivate the northeast corner of this intersection. The site is currently a parking lot. It is recommended that the parking be moved to the interior of the block, opening up the corner lot for new construction and open space.

D. PROJECT PROPOSALS

1. Land Acquisition

Real property to be acquired for redevelopment is identified in **Exhibit 4: Land Acquisition Plan Table**, and illustrated in **Exhibit 3: Land Acquisition Plan Map**. Acquisition of property will be phased, as shown on the Table and Map.

2. Land Disposition

The City of Buffalo and/or the Buffalo Urban Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Agency in the Project Area shall be disposed of for development for the uses permitted in the Urban Renewal Plan at its fair re-use value. Fair reuse value will be the price at which the Agency, in its discretion, determines property should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in this Urban Renewal Plan. Real property acquired by the Agency may be disposed of to any other person or entity by the Agency, in accordance with this Urban Renewal Plan, by negotiated sale for its fair reuse value. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and shall comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Urban Renewal Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Agency, as well as all real property owned or leased by participants which is assisted financially by the Agency, shall be made subject to this Plan. Leases, deeds, contracts, and agreements by the Agency may contain restrictions, covenants, or any other provisions necessary to carry out this Plan.

3. Redevelopers 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 City of Buffalo Planning Board.
- 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 AND 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. Gas and electricity
- d. Cable/fiber optics, as required
- e. Street lights
- f. Street improvements, including street signs, traffic control improvements or lights, curbs, sidewalks, tree plantings, crosswalks, and public open space, as appropriate.

2. Local Codes or Ordinances

No additions or revisions 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. Upon the authorization and adoption of this Urban Renewal Plan by the City Planning Board and the Common Council of the City of Buffalo, the Buffalo Urban Renewal Agency will immediately effectuate the Urban Renewal Plan, to the extent that funding is available.

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 appropriate laws, regulations and ordinances concerning the redevelopment of the Project Area.

5. Historic Preservation Review Analysis

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

There are no sites that are designated as historic, architecturally or culturally significant within the Project Area. However, the intact street facades at 91-109 Genesee Street and on Ellicott Street north of Genesee Street are locally significant and contribute to the character and urban environment of the area. The former Buffalo Alternative High School building at 289 Oak Street is also locally significant. Because the scale and style of the existing buildings contribute to the

character of the area, renovation of existing structures is to be preferred over new construction where feasible.

6. Environmental Review Analysis

The Office of Strategic Planning will undertake a full Environmental Impact Assessment of the proposed project and issue a SEQR Determination of Significance 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 Declaration Statement, 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, and the Buffalo Urban Renewal Agency (BURA), in consultation with the New York State Department of Environmental Conservation (NYSDEC), 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 mitigate any identified site contamination hazards.

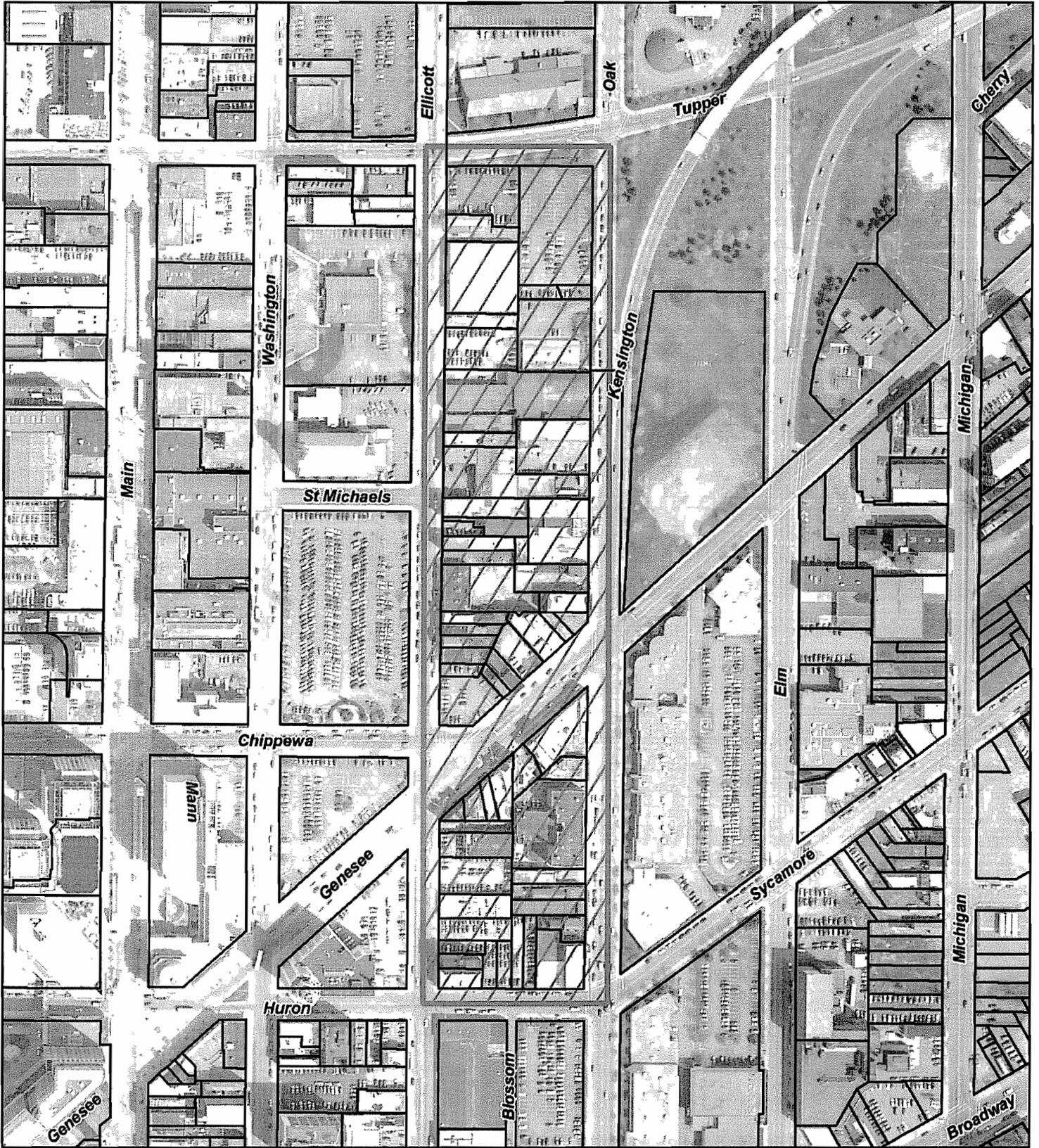
F. PROCEDURES FOR CHANGES TO THE APPROVED URBAN RENEWAL PLAN

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 of 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.

SECTION IV: URBAN RENEWAL PLAN EXHIBITS

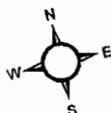
Exhibit 1:	Project Location Map
Exhibit 2:	Project Boundary Map
Exhibit 3:	Land Acquisition Plan Map
Exhibit 4:	Land Acquisition Plan Table
Exhibit 5:	Existing Land Use Map
Exhibit 6:	Land Use Map Plan
Exhibit 7:	Representative Uses Table
Exhibit 8:	Redevelopment Opportunities Map
Exhibit 9:	Existing Property Ownership Table
Exhibit 10:	Land Use Concept Plan

EXHIBIT 2 : PROJECT BOUNDARY



THE INFORMATION ON THIS DOCUMENT IS BASED ON DATA GATHERED FROM THE FOLLOWING DATA SOURCES AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

DATA SOURCES: CITY OF BUFFALO
 NYS GIS CLEARINGHOUSE



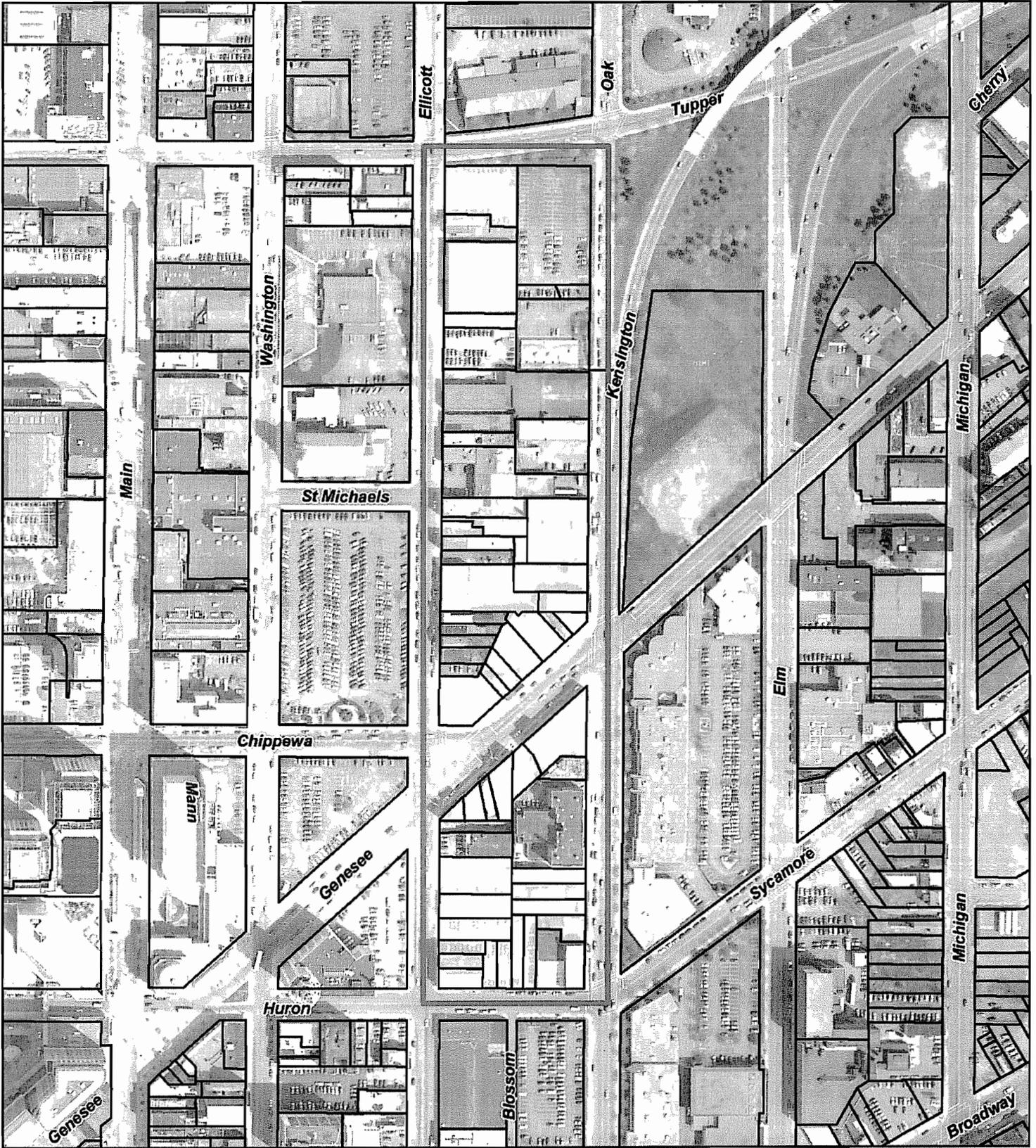
KEY TO FEATURES

-  PROJECT BOUNDARY
-  PARCELS (2004)

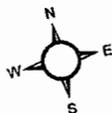
WENDEL DUCHSCHERER
 ARCHITECTS P.C.

WD PROJECT #274731
 NOVEMBER 2005

EXHIBIT 3 : LAND ACQUISITION PLAN



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 DATA SOURCES: CITY OF BUFFALO
 NYS GIS CLEARINGHOUSE



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KEY TO FEATURES

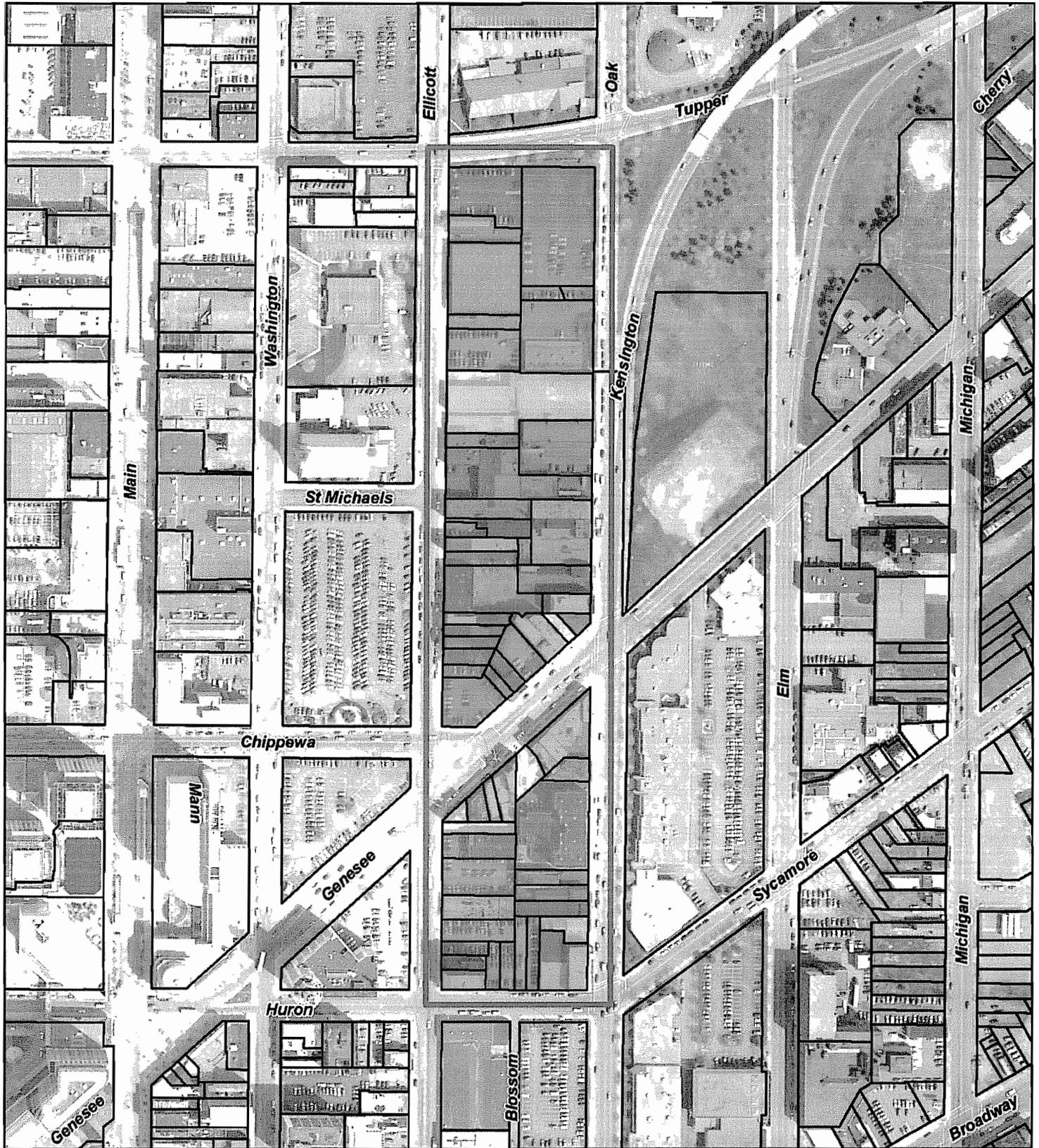
-  PARCELS (2004)
-  PROJECT BOUNDARY
-  LAND ACQUISITION PROPERTIES

EXHIBIT 4
Land Acquisition Table

Address	Owner of Record	Area (SF)	Frontage	Depth	Land Value	Total Value	Existing Land Use
PHASE ONE:							
62 CHIPPEWA EAST	PLATINUMDOME INC	10,801.8	68	--	\$ 43,900	\$ 51,600	Parking Lot
85 GENESEE	TRIANGLE DEVELOPMENT LLC	1,301.5	67	45	\$ 2,300	\$ 2,300	Vacant Commercial Land
91 GENESEE	TRIANGLE DEVELOPMENT LLC	2,682.2	46	75	\$ 3,500	\$ 10,000	Row Building
99 GENESEE	PLATINUMDOME INC	4,913.2	70	73	\$ 3,800	\$ 70,000	Row Building
107 GENESEE	PLATINUMDOME INC	4,226.3	26	73	\$ 5,000	\$ 5,000	Vacant Commercial Land
109 GENESEE	PLATINUMDOME INC	11,997.0	179	145	\$ 19,500	\$ 130,000	Row Building
110 GENESEE	JULIANO CHRISTOPHER	1,581.2	20	67	\$ 1,000	\$ 21,800	Row Building
112 GENESEE	NAGEL CARL	2,792.1	34	77	\$ 2,000	\$ 71,000	Row Building
118 GENESEE	F SCHERER & SONS INC	6,131.0	58	92	\$ 3,700	\$ 4,400	Parking Lot
122 GENESEE	F SCHERER & SONS INC	6,553.7	58	116	\$ 5,100	\$ 150,000	Row Building
130 GENESEE	BUFFALO PROPERTIES LTD.	2,002.1	37	65	\$ 1,800	\$ 60,000	Story Small Structure
254 OAK	MERGLER BERNARD J	4,329.7	25	50	\$ 2,500	\$ 20,500	Row Building
258 OAK	SNYDER GLENN J	4,815.5	32	150	\$ 2,400	\$ 50,000	Manufacturing
262 OAK	SNYDER GLENN J	4,880.7	31	150	\$ 9,300	\$ 74,800	Row Building
264 OAK	SIMON HERALD J & ONE	4,683.8	31	150	\$ 9,300	\$ 19,300	Distribution Facility
324 OAK NORTH	BUFFALO PROPERTIES LTD	4,094.9	40	99	\$ 7,900	\$ 69,100	Row Building
328 OAK NORTH	BUFFALO PROPERTIES LTD.	8,884.9	58	150	\$ 4,400	\$ 10,000	Distribution Facility
334 OAK NORTH	BUFFALO PROPERTIES LTD.	16,927.7	136	123	\$ 8,400	\$ 90,000	Distribution Facility
PHASE TWO:							
441 ELLICOTT	BUFFALO PROPERTIES LTD.	16,983.1	97	150	\$ 12,900	\$ 75,000	Row Building
453 ELLICOTT	BUFFALO PROPERTIES LTD.	1,493.2	56	27	\$ 800	\$ 9,100	Distribution Facility
457 ELLICOTT	BUFFALO PROPERTIES LTD.	2,389.5	31	84	\$ 6,600	\$ 7,800	Parking Lot
459 ELLICOTT	BUFFALO PROPERTIES LTD.	4,511.5	8	172	\$ 700	\$ 17,900	Distribution Facility
501 ELLICOTT	PLATINUMDOME INC. D/B/A	4,485.6	29	150	\$ 13,100	\$ 26,000	Parking Lot
525 ELLICOTT	FREY THE WHEELMAN INC	16,444.3	100	150	\$ 49,100	\$ 49,100	Vacant Commercial Land
PHASE THREE:							
357 ELLICOTT	SIMON BERT	3,671.9	40	90	\$ 2,700	\$ 86,100	Row Building
367 ELLICOTT	SIMON BERT	2,732.9	30	90	\$ 1,400	\$ 53,900	Distribution Facility
371 ELLICOTT	SIMON BERT W. JR;	2,800.3	30	95	\$ 7,300	\$ 8,600	Parking Lot
375 ELLICOTT	SIMON BERT W. JR;	6,809.5	44	150	\$ 16,800	\$ 19,800	Parking Lot
379 ELLICOTT	SIMON JR. BERT	7,549.6	50	150	\$ 3,800	\$ 90,000	Distribution Facility
383 ELLICOTT	SIMON BERT	11,318.4	75	150	\$ 28,700	\$ 33,800	Parking Lot
58 HURON EAST	SIMON BERT W. JR.;	2,788.7	30	70	\$ 7,100	\$ 8,400	Parking Lot
62 HURON EAST	SIMON BERT W. JR;	2,998.1	30	100	\$ 10,200	\$ 12,000	Parking Lot
64 HURON EAST	SIMON BERT W. JR;	3,795.4	25	150	\$ 12,800	\$ 15,000	Parking Lot
66 HURON EAST	SIMON BERT W JR.;	3,973.4	25	150	\$ 12,800	\$ 15,000	Parking Lot

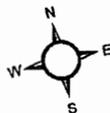
SOURCE: City of Buffalo Real Property Services, 2004

EXHIBIT 5 : EXISTING LAND USE



THE INFORMATION ON THIS DOCUMENT IS BASED ON DATA
 GATHERED FROM THE FOLLOWING DATA SOURCES AND
 SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

DATA SOURCES: CITY OF BUFFALO
 NYS BIG CLEARINGHOUSE



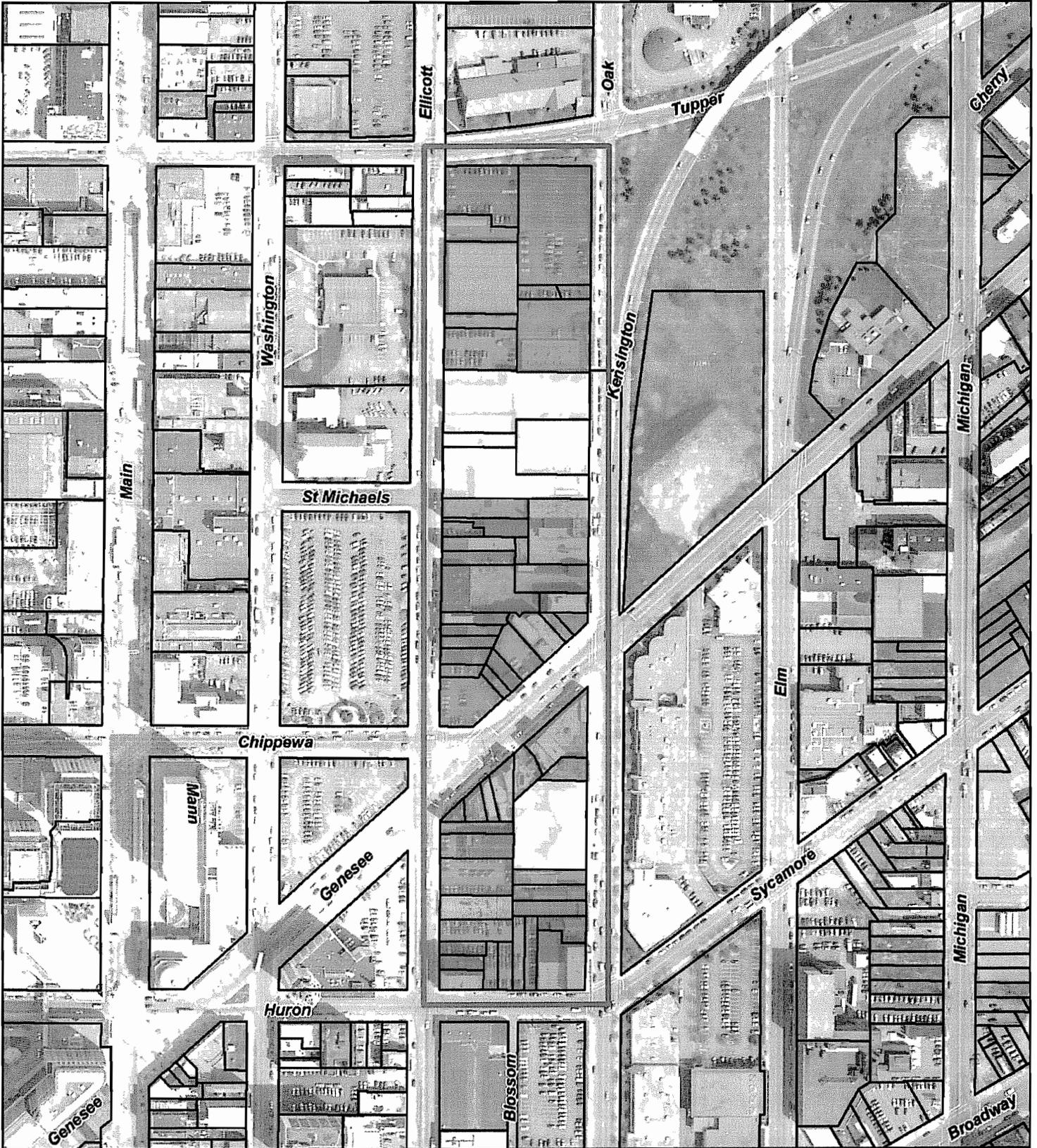
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KEY TO FEATURES	
	PARCELS (2004)
	PROJECT BOUNDARY
	EXISTING LAND USE
	MULTIPLE RESIDENTIAL
	GOVERNMENT/PUBLIC
	COMMERCIAL
	INDUSTRIAL
	VACANT

WENDEL DUCHSCHERER
 ARCHITECTS P.C.

WD PROJECT #274731
 NOVEMBER 2005

EXHIBIT 6 : PROPOSED LAND USE



THE INFORMATION ON THIS DOCUMENT IS BASED ON DATA GATHERED FROM THE FOLLOWING DATA SOURCES AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

DATA SOURCES: CITY OF BUFFALO
NYS GIS CLEARINGHOUSE



KEY TO FEATURES

○ PARCELS (2004)

○ PROJECT BOUNDARY

PROPOSED LAND USE

● COMMERCIAL OR MIXED USE

● PUBLIC

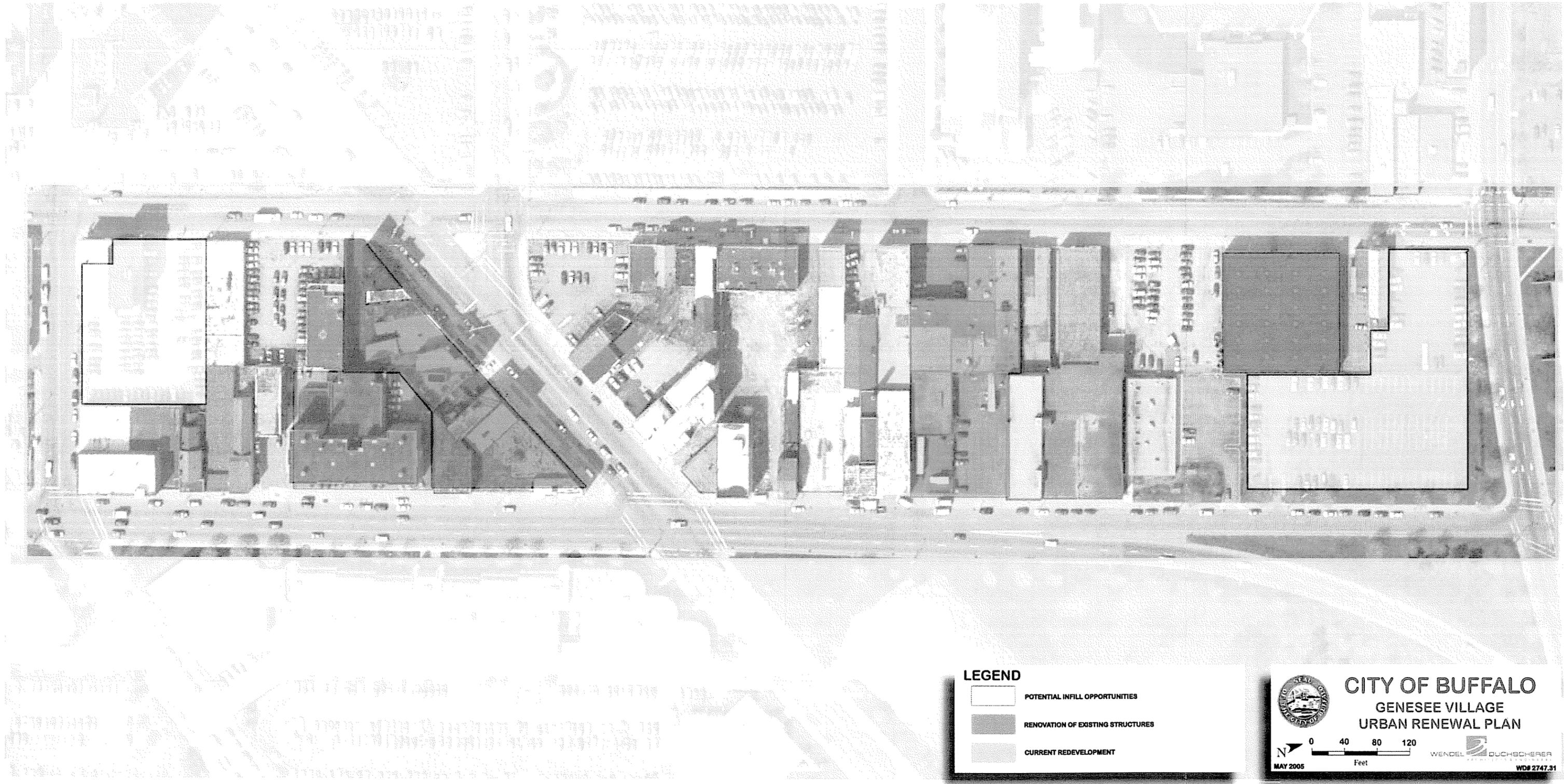
● RESIDENTIAL / ANCILLARY COMMERCIAL

WENDEL DUCHSCHERER
ARCHITECTS P.C.

WD PROJECT #274731
NOVEMBER 2005

EXHIBIT 7
Representative Uses Table

Allowed Uses- "As of Right"		
Residential		Eating and drinking establishments
Office		Hotels
Retail		Entertainment uses
Representative Allowed Retail Uses		
Antique stores	Furrier shops	Photographic equipment stores
Art galleries, commercial	Gift shops	Photographic studios
Artist supply stores	Hardware stores	Picture framing shops
Bakeries	Interior decorating shops	Post office
Bicycle sales	Jewelry or art metal craft shops	Record stores
Bookstores	Leather goods or luggage shops	Seed or garden supply stores
Candy or ice cream stores	Locksmith shops	Sewing machine sales
Carpet, rug or linoleum stores	Medical or orthopedic appliance sales	Shoe store
Cigar or tobacco stores	Millinery shops	Sporting or athletic goods
Clothing, clothing accessory stores	Music store	Stamp or coin stores
Clothing rental shops	Newsstands	Stationery stores
Copying shops	Optician or optometrist shops	Television and other appliance stores
Displays	Package liquor stores	Toy stores
Drugstores	Paint stores	Variety stores
Dry goods or fabric shops	Pet shops	Wallpaper stores
Fishing tackle, equipment shops		Watch and clock sales, repairs
Florist shops		
Food stores (farmers' market)		
Furniture stores		
Representative Allowed Service Uses		
Automobile rental	Loan offices	Furniture repair and upholstery shops
Banks	Messenger offices	Printing or publishing establishments
Barbershops	Parking facilities	Storage and warehousing facilities as accessory for an off-site use permitted in the districts
Beauty parlors	Shoe or hat repair shops	Wholesale stores, offices and salesrooms in this article
Dry-cleaning pickup services	Tailor or dressmaking shops	
Eating & drinking establishments	Telegraph offices	
Electrolysis studios	Trade or professional schools	
Gasoline service stations	Travel bureaus	
Laundry establishments		
Allow Uses Subject to Design Review		
Drive-in facilities (banks, restaurants, photo service)		
Funeral homes or undertaker establishments		
Radio and television transmitting stations		
Prohibited Uses		
Automobile repair services and storage (excluding daily parking)		
Billboards, pole signs and roof signs		
Contractor's yard, permanent storage of construction equipment		
Truck terminal, as a primary use		



LEGEND

	POTENTIAL INFILL OPPORTUNITIES
	RENOVATION OF EXISTING STRUCTURES
	CURRENT REDEVELOPMENT

 **CITY OF BUFFALO**
GENESEE VILLAGE
URBAN RENEWAL PLAN

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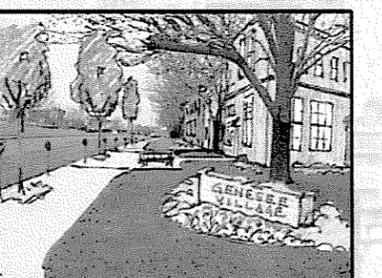
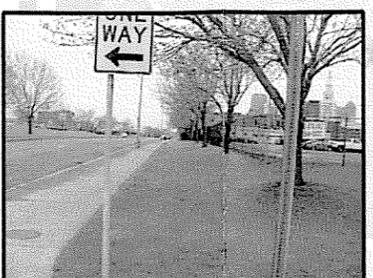
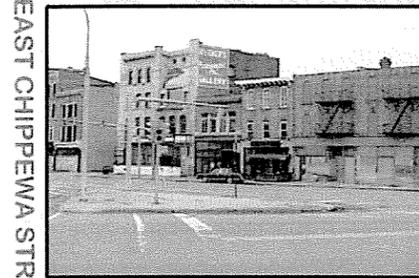
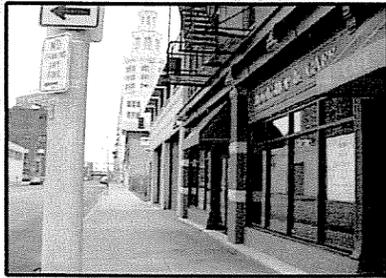
MAY 2005

WENDEL DUCHSCHERER
ARCHITECTS & ENGINEERS
WD# 2747.31

**EXHIBIT 9
Existing Property Ownership Table**

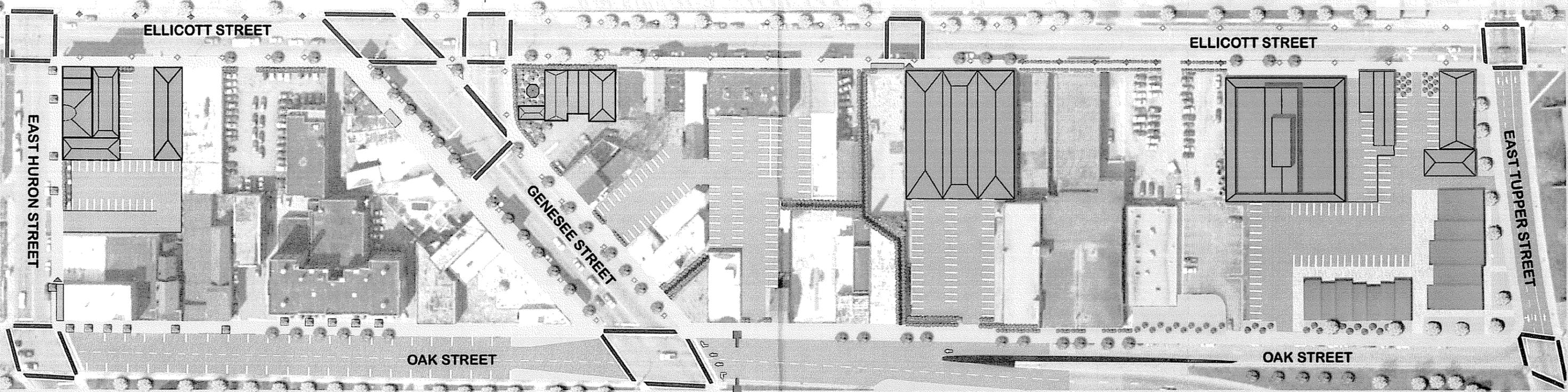
Address	Owner of Record	Area (SF)	Frontage	Depth	Land Value	Total Value	Existing Land Use
62 CHIPPEWA EAST	PLATINUMDOME INC	10,801.8	68	--	\$ 43,900	\$ 51,600	Parking Lot
357 ELLICOTT	SIMON BERT	3,671.9	40	90	\$ 2,700	\$ 86,100	Row Building
367 ELLICOTT	SIMON BERT	2,732.9	30	90	\$ 1,400	\$ 53,900	Distribution Facility
371 ELLICOTT	SIMON BERT W. JR.;	2,800.3	30	95	\$ 7,300	\$ 8,600	Parking Lot
375 ELLICOTT	SIMON BERT W. JR.;	6,809.5	44	150	\$ 16,800	\$ 19,800	Parking Lot
379 ELLICOTT	SIMON JR. BERT	7,549.6	50	150	\$ 3,800	\$ 90,000	Distribution Facility
383 ELLICOTT	SIMON BERT	11,318.4	75	150	\$ 28,700	\$ 33,800	Parking Lot
391 ELLICOTT	SIMON GERALD J.;	7,701.5	49	150	\$ 5,600	\$ 95,000	Bar
395 ELLICOTT	PLATINUMDOME	3,735.3	25	151	\$ 2,800	\$ 2,800	Vacant Industrial Land
429 ELLICOTT	PLATINUMDOME INC	2,258.7	26	92	\$ 6,100	\$ 7,200	Parking Lot
433 ELLICOTT	FOX ERIC	3,399.0	33	107	\$ 2,600	\$ 29,700	Story Small Structure
435 ELLICOTT	BUFFALO PROPERTIES LTD.	2,869.6	25	118	\$ 2,200	\$ 27,000	Row Building
437 ELLICOTT	OSHEI WILLIAM B	2,912.8	24	129	\$ 2,300	\$ 65,000	Row Building
439 ELLICOTT	439 ELLICOTT STREET LLC	3,440.4	25	140	\$ 2,600	\$ 52,500	Row Building
441 ELLICOTT	BUFFALO PROPERTIES LTD.	16,983.1	97	150	\$ 12,900	\$ 75,000	Row Building
451 ELLICOTT	455 ELLICOTT STREET, LLC	4,364.5	28	150	\$ 10,700	\$ 12,600	Parking Lot
453 ELLICOTT	BUFFALO PROPERTIES LTD.	1,493.2	56	27	\$ 800	\$ 9,100	Distribution Facility
455 ELLICOTT	455 ELLICOTT STREET LLC	4,416.4	28	150	\$ 3,200	\$ 82,000	Kenel/Veterinary Clinic
457 ELLICOTT	BUFFALO PROPERTIES LTD.	2,389.5	31	84	\$ 6,600	\$ 7,800	Parking Lot
459 ELLICOTT	BUFFALO PROPERTIES LTD.	4,511.5	8	172	\$ 700	\$ 17,900	Distribution Facility
461 ELLICOTT	ELLICOTT LOFTS III, LLC	7,197.3	40	172	\$ 3,400	\$ 50,000	Distribution Facility
465 ELLICOTT	ELLICOTT LOFTS III, LLC	23,563.7	102	150	\$ 7,700	\$ 100,000	Distribution Facility
475 ELLICOTT	ELLICOTT LOFTS III, LLC	4,481.6	30	150	\$ 2,300	\$ 40,000	Distribution Facility
481 ELLICOTT	ELLICOTT LOFTS, LLC	34,243.1	130	150	\$ 21,800	\$ 1,800,000	Apartment
495 ELLICOTT	BUFFALO URBAN RENEWAL	13,027.5	86	150	\$ 22,900	\$ 22,900	Parking Lot
501 ELLICOTT	PLATINUMDOME INC. D/B/A	4,485.6	29	150	\$ 13,100	\$ 26,000	Parking Lot
505 ELLICOTT	FREY THE WHEELMAN INC	22,452.9	148	150	\$ 11,100	\$ 300,000	Distribution Facility
519 ELLICOTT	YARTZ FRANKLIN H	7,003.5	54	95	\$ 5,100	\$ 158,000	Kenel/Veterinary Clinic
525 ELLICOTT	FREY THE WHEELMAN INC	16,444.3	100	150	\$ 49,100	\$ 49,100	Vacant Commercial Land
85 GENESEE	TRIANGLE DEVELOPMENT LLC	1,301.5	67	45	\$ 2,300	\$ 2,300	Vacant Commercial Land
91 GENESEE	TRIANGLE DEVELOPMENT LLC	2,682.2	46	75	\$ 3,500	\$ 10,000	Row Building
97 GENESEE	E.P.B. OF BUFFALO INC	2,060.6	21	90	\$ 1,400	\$ 80,000	Row Building
99 GENESEE	PLATINUMDOME INC	4,913.2	70	73	\$ 3,800	\$ 70,000	Row Building
107 GENESEE	PLATINUMDOME INC	4,226.3	26	73	\$ 5,000	\$ 5,000	Vacant Commercial Land
109 GENESEE	PLATINUMDOME INC	11,997.0	179	145	\$ 19,500	\$ 130,000	Row Building
110 GENESEE	JULIANO CHRISTOPHER	1,581.2	20	67	\$ 1,000	\$ 21,800	Row Building
112 GENESEE	NAGEL CARL	2,792.1	34	77	\$ 2,000	\$ 71,000	Row Building
118 GENESEE	F SCHERER & SONS INC	6,131.0	58	92	\$ 3,700	\$ 4,400	Parking Lot
122 GENESEE	F SCHERER & SONS INC	6,553.7	58	116	\$ 5,100	\$ 150,000	Row Building
128 GENESEE	CITY OF BUFFALO	1,649.7	22	80	\$ 1,800	\$ 1,800	Vacant Commercial Land
130 GENESEE	BUFFALO PROPERTIES LTD.	2,002.1	37	65	\$ 1,800	\$ 60,000	Story Small Structure
58 HURON EAST	SIMON BERT W. JR.;	2,788.7	30	70	\$ 7,100	\$ 8,400	Parking Lot
62 HURON EAST	SIMON BERT W. JR.;	2,998.1	30	100	\$ 10,200	\$ 12,000	Parking Lot
64 HURON EAST	SIMON BERT W. JR.;	3,795.4	25	150	\$ 12,800	\$ 15,000	Parking Lot
66 HURON EAST	SIMON BERT W. JR.;	3,973.4	25	150	\$ 12,800	\$ 15,000	Parking Lot
68 HURON EAST	MAIN-HURON LLC	10,999.4	100	120	\$ 43,000	\$ 200,000	Row Building
254 OAK	MERGLER BERNARD J	4,329.7	25	50	\$ 2,500	\$ 20,500	Row Building
258 OAK	SNYDER GLENN J	4,815.5	32	150	\$ 2,400	\$ 50,000	Manufacturing
262 OAK	SNYDER GLENN J	4,880.7	31	150	\$ 9,300	\$ 74,800	Row Building
264 OAK	SIMON HERALD J & ONE	4,683.8	31	150	\$ 9,300	\$ 19,300	Distribution Facility
266 OAK	BOYS CONTINUATION SCH	26,777.0	184	150	\$ 400,000	\$ 915,600	School
286 OAK	CITY OF BUFFALO	3,589.4	46	100	\$ 7,000	\$ 210,500	School
324 OAK NORTH	BUFFALO PROPERTIES LTD	4,094.9	40	99	\$ 7,900	\$ 69,100	Row Building
328 OAK NORTH	BUFFALO PROPERTIES LTD.	8,884.9	58	150	\$ 4,400	\$ 10,000	Distribution Facility
334 OAK NORTH	BUFFALO PROPERTIES LTD.	16,927.7	136	123	\$ 8,400	\$ 90,000	Distribution Facility
362 OAK NORTH	KASTING HOLDING CORP	17,162.6	111	150	\$ 8,000	\$ 180,000	Distribution Facility
380 OAK NORTH	CITY OF BUFFALO	22,751.5	150	150	\$ 40,100	\$ 277,100	Animal Welfare
390 OAK NORTH	ELLICOTT LOFTS III, LLC	2,487.4	31	90	\$ 4,800	\$ 4,800	Vacant Commercial Land
394 OAK NORTH	ELLICOTT LOFTS III, LLC	1,920.4	29	72	\$ 3,600	\$ 4,200	Parking Lot
400 OAK NORTH	ELLICOTT LOFTS III, LLC	37,049.9	245	150	\$ 73,500	\$ 73,500	Vacant Commercial Land

SOURCE: City of Buffalo Real Property Services, 2004



EAST CHIPPEWA STREET

ST. MICHAEL'S PLACE



ELLICOTT STREET

ELLICOTT STREET

EAST HURON STREET

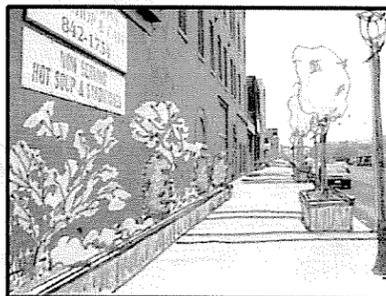
EAST TUPPER STREET

GENESEE STREET

OAK STREET

OAK STREET

KENSINGTON (RT 33) OFF-RAMP



LEGEND

	BIKE RACK		NEW/RENOVATED STRUCTURES
	OUTDOOR SEATING AREA		GATEWAY FEATURE
	TREE IN PLANTER BOX		CROSSWALKS/WALKWAYS
	TREE IN PIT		SHRUB
	EXISTING TREE		LAWN AREA
			PROPOSED LIGHT
			EXISTING LIGHT
			ORNAMENTAL FENCE

CITY OF BUFFALO
GENESEE VILLAGE
URBAN RENEWAL PLAN

DECEMBER 2005

WENDEL DUCHSCHERER

WD# 2747.31

SECTION V: REFERENCE DOCUMENTS

- A. Site Designation Map and Authorizing Resolution, Common Council Proceedings (need date/ reference number from City)
- B. The Queen City Hub: A Regional Action Plan for Downtown Buffalo, November 2003, City of Buffalo.
- C. Queen City in the 21st Century: Buffalo's Comprehensive Plan, October 2004, City of Buffalo Office of Strategic Planning.
- D. Zoning Ordinance of the City of Buffalo, Chapter 511.
- E. Sign Ordinance of the City of Buffalo, Chapter 387.
- F. Subdivision Control Ordinance of the City of Buffalo, Chapter 421.
- G. New York State General Municipal Law, Article 15, Urban Renewal.
- H. New York State Environmental Quality Review Act (SEQR) Regulations, 6 NYCRR 617.
- I. Article 8 of the New York Environmental Conservation Law.