Pratt-Willert Revitalization
Urban Renewal Plan Amendment

Office of Strategic Planning
Division of Land Use
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Pratt-Willert Revitalization
Urban Renewal Plan Amendment

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Section I: Introduction and Background

The Common Council of the City of Buffalo approved the Pratt-Willert Revitalization Urban Renewal Plan on July 23, 1985, C.C.P. 102 and subsequently amended the Project Area on April 29, 1986, C.C P 105 The area is generally bounded by Genesee Street and Broadway on the north, Eureka, Spring and Iroquois Streets on the east, William Street on the south, and Milnor and Spruce Streets on the west which is an irregular shape and also includes the block bounded by Michigan, Cypress, Pine and Sycamore Streets.

The Project area is considered part of the Willert Park neighborhood and has suffered from blighting conditions. The current Urban Renewal Plan has been instrumental for key improvements and economic opportunities in the Home Ownership Zone area.

The Proposed Pratt-Willert Revitalization Urban Renewal Plan Expansion and Amendment Area ("URP Expansion and Amendment Area") is bounded by the rights of way of Spring Street on the west, Sycamore Street on the north, Jefferson Avenue on the east and Broadway on the south and is a seen as an integral part of the Homeownership Zone revitalization efforts that has also suffered from blighting conditions.

Census data for the URP Expansion and Amendment Area is available at the Census Tract 25.02, Block Group 2 (BG 2) level of geography This data reveals that the area's inhabitants have predominantly low to moderate income. According to statistics from the 2000 U.S. Census provided by the federal Department of Housing and Urban Development to the City of Buffalo Office of Strategic Planning in 2003, 58 percent of the area's 112 residents have Low/Mod Income. According to the 2000 Census, only seven (9 percent) of the 76 persons who were 16 years or older were in the labor force. All seven (100 percent) of those in the labor force were unemployed. The median age in BG 2 was 42.8 years, several years older than the median age for the City of Buffalo (33.6 years).

Per the Census, in 2000 there were 73 housing units in BG 2, 24 (33 percent) of which were vacant. Of the 49 occupied units, 28 or 57 percent were owner-occupied. The median value for specified owner-occupied units in BG 2 was $27,500, less than half the City's median value of $59,300.

Over the years the URP Expansion and Amendment Area has become increasingly depleted. The area includes 79 parcels, of which 60 (76 percent) are vacant. In addition, the City of Buffalo owns 57 (72 percent) of the 79 properties Building conditions for the remaining structures in the neighborhood range from standard to substandard. According to a review of inspections activity, several of the 19 remaining properties with structures had numerous code violations that have resulted in complaints and related inspections activity. In addition, three of these properties have been foreclosed on by the City and three have been boarded up and sealed.

Records of recent permit activity primarily include minor repairs and improvements. Of note, two properties have recently had demolition permits processed. In addition, a portion of one property has been converted into a rooming house and another property has changed its use to a used car dealership.

Since the early 1980s, an immense amount of government subsidized residential development has taken place proximate to the URP Expansion and Amendment Area. In 1997, the City was awarded designation as a Homeownership Zone, one of only 11 homeownership zones in the country. This designation provided financial incentives to stimulate residential development and increase homeownership opportunities. As part of the HOZO project, the City is planning the development of 26 new homes in the URP Expansion and Amendment Area, 18 of which will be sold without subsidy (market rate), with the remaining eight being subsidized (affordable) units.

In 2006, the former Buffalo Forge plant was demolished, creating an approximately 10 acre vacant site between Broadway, Mortimer, Sycamore and Spring Streets. This property and the adjacent vacant

parking lots for the former Buffalo Forge Plant represent an excellent redevelopment opportunity in the URP Expansion and Amendment Area.

The land in the proposed URP Expansion and Amendment Area is significantly underutilized in relation to the purposes for which they were constructed. The physical condition of the few remaining structures is standard or substandard. Inspections activity indicates the presence of blighting conditions. Permit activity reveals a lack of investment in these structures that could lead to significant improvements. Demographics show a population that is more than half Low/Mod Income. Expanding the Pratt-Willert Revitalization URP will allow the City to most effectively proceed with its revitalization plans for this neighborhood, including the HOZO project. In sum, these factors lead to a conclusion that this area warrants treatment under an urban renewal plan.

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 Pratt-Willert Revitalization Expansion and Amendment 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 adjacent to 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 Boundary Map (Exhibit 2).** They are generally described as follows:

Beginning at point of the intersection of the western right-of-way line of Spring Street and the northern right-of-way line of Sycamore Street, thence easterly along the northern right-of-way line of Sycamore Street to the intersection of the northern right-of-way line of Sycamore and the eastern right-of-way line of Jefferson Avenue, thence southerly along the eastern right-of-way line of Jefferson Avenue to the

intersection of the eastern right-of-way line of Jefferson and the southern right-of-way line of Broadway, thence westerly along the southern right-of-way line of Broadway to the intersection of the southern right-of-way line of Broadway and the western right-of-way line of Spring Street, thence northerly along the western right-of-way line of Spring Street to the point of the beginning.

The Project Area contains approximately 20.8 acres of land, exclusive of street right-of-way According to City of Buffalo Assessment data from 2006, the Project Area includes a total of 79 parcels of land. The City of Buffalo owns 57 of the parcels in the project area.

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 Pratt-Willert Revitalization Project Area is situated at a very visible location, and the streets surrounding the block are major north/south and east/west routes into and out of the central business district and major connection to the City's highway system. Blighting or substandard conditions in this location have a deleterious effect on downtown revitalization efforts in general, due to this prominence. The proposed URP Expansion and amendment will result in the elimination of substandard, unsanitary and blighting conditions within the Project Area. The Plan Amendment will facilitate the continued redevelopment of the adjacent neighborhoods and the stabilization of property values and uses. The URP Expansion and Amendment will provide a rational basis for redevelopment, resulting in more attractive, vital, and viable land uses and activities. The result will be residential buildings on the interior street with mixed-uses and retail on the major commercial thoroughfares. One such planned development will be the Sycamore Village Housing Development program later defined under the Section titled "Goals and Objectives".

SECTION III – URBAN RENEWAL PLAN PROVISIONS

A. URBAN RENEWAL PLAN OBJECTIVES

a) <u>Authority</u>

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.

b) Goals and Objectives

The primary objectives of the Urban Renewal Plan for the Pratt-Willert Revitalization Project Area Amendment are in accordance with objectives established by the City's comprehensive planning documents. These documents include *Queen City in the 21st Century: Buffalo's Comprehensive Plan* and *The Queen City Hub: a Regional Action Plan for Downtown Buffalo.* As *The Regional Action Plan for Downtown* notes, the new downtown Education and Public safety Campus anchored by Erie Community College, the Buffalo and Erie County Library and the Public Safety Campus "will be a catalyst for connecting new neighborhood developments on the southeast side of Downtown to the Downtown core."[1]

Public and private sector investment will lead to redevelopment that will establish a critical mass 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.

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 strengthen investments already made in the Pratt-Willert Urban Renewal Plan and Homeownership Zone areas

Specific goals and objectives for the Pratt-Willert Revitalization Project Area Amendment are:

- To support renovation of existing structures for continued 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 on major connector routes;
- 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;
- To implement the subdivision of the 3.86 acre parcel to be known as Sycamore Village defined as follows:
  Sycamore Village will consist of 26 homes on a 3.86 acre parcel located at Sycamore and Jefferson Ave. The subdivision will be composed of 8 affordable homes and 18 market rate homes. The goal of this project was to create a neighborhood that would incorporate the

[1] *A Regional Action Plan for Downtown Buffalo*, pg. 7

advantages of both city and suburbia. Through the design of its public spaces, streets, and green space, Sycamore Village reflects a strong sense of community and of being part of the city At the same time, the individual house plans accommodate modern needs in terms of square footage, garages, outdoor space and security The home designs that have been constructed are flexible enough to be applied to lots of varying sizes, with or without alleys, and with attached or detached garages. All of the units provide a front or side porch that opens onto the street, and the setbacks of the new houses align with the others in creating a sense of neighborhood, maintaining a continuous urban fabric. The models will be three and four bedroom homes which will have two car and some one car attached garages. The design of the subdivision is predicated on a new-urbanist concept where after pursuing several possible schemes, the team decided on a final design that simply faced all of the houses toward the streets, with vehicular access to the rear of the lots through alleys. When complete, the neighborhood of Sycamore Village will be the most thorough example to date of the principles of the New Urbanism in the City of Buffalo. Due to its housing, multiple transit connections, and pedestrian-oriented streetscape, this development is likely to serve as a textbook model for healthy urban growth in the future. The implementation of this project will require new water, sewer, sanitary, electric, gas, telephone, cable services to all 26 homes. If the opportunity presents itself, optic fiber will be brought to each home. Streetscape enhancements to Sycamore, Mortimer, Jefferson and Matthews Streets will take form in new curbs, sidewalks, trees, fencing, street lighting and lawns. A new park like lawn area with a decorative pedestrian walkway in the interior of the block offers a secure area for young children to play. Since the residences are accessed by the alley, the fronts of the homes look out onto this lawn area. All homes have useable porches. The plan creates a compact, walk-able, residential community with a program of market-rate housing and social housing. Immediately across Sycamore Street, Davis, Camp, Kane streets where well over $3 million dollars of HOME money has been spent to construct 19 homes for sale to low income residents as part of the Mayors Livable Communities initiate as well our CCE target areas.

c) 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 Pratt-Willert Revitalization Project Area Amendment, which may include:

a. Site Assembly and Land acquisition
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 3: Existing Land Use Map.** Many of these parcels are former industrial properties and are currently vacant. With vacant as the current prominent land use, and where redevelopment of these parcels for infill buildings is preferred there is an opportunity to create a neighborhood parking area behind the parcels fronting on Broadway and Jefferson Avenue. Mixed uses are to be encouraged in the Project Area, particularly along the Broadway and Jefferson frontages. Alleys or cut-trough to newly created parking areas would support the

mixed uses along the business corridors. 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 5**, attached herein and made a part of this Plan, identifies the permitted land use in the Pratt-Willert Revitalization Project Area Amendment.

Land Uses Permitted

Permitted uses include residential, office, retail, with general commercial and light industrial uses restricted or prohibited after review by the City Planning Board as identified in **Exhibit 6: Representative Uses Table with limitations and exceptions**. Other uses may be allowed after consideration by the City of Buffalo Planning Board, which must determine if the proposed use would fit appropriately in the district and with adjoining uses.

The intent of the plan amendment is to promote an urban residential neighborhood that supports, retail, office, and other uses. Design standards are intended to be pedestrian-friendly, and "engender a more vital, cohesive and attractive pedestrian, streetscape and overall environment."

Site and development plans shall be subject to the review and approval of the City of Buffalo Planning Board. All proposed development shall undergo design review. Such applications shall be processed by the Department of Economic Development, Permits and Inspections.

Any change of use shall require prior approval of the City Planning Board and the Common Council pursuant to Section E 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 Pratt-Willert Revitalization Urban Renewal Project Area Amendment, and together with the Proposed **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 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 Executive Director 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 Executive Director 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 Executive Director 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. **Residential**: design shall comply with the height, lot, area and yard requirements for the One-Family Residential (R-1) District set forth in Article IV, Section 511-9 and Section 511-10 of the zoning ordinance, as well as the Citywide Design and Site Plan regulations in Article XXVIII of the zoning ordinance.

c. **General Commercial and Light Industrial:** design shall comply with the lot, area and yard requirements for the General Commercial (CM) District set forth in Article XII, Section 511-42 of the zoning ordinance, as well as the Citywide Design and Site Plan regulations in Article XXVIII of the zoning ordinance. Maximum height for the proposed Light Industrial Use area is four (4) stories or 50 feet.

d. **Mixed uses**. design should comply with the lot, area and yard requirements for the Apartment (R-4) District set forth in Article VII, Section 511-22 of the zoning ordinance, as well as the Citywide Design and Site Plan regulations in Article XXVIII of the zoning ordinance. Building design requirements along Broadway and Jefferson Avenue, in the areas proposed for either General Commercial, Light Industrial or Mixed uses shown on Exhibit 5, should comply with the following design guidelines in addition to the Citywide Design and Site Plan regulations in Article XXVIII of the zoning ordinance.
    - Minimum building height: The minimum building height from curb level for buildings fronting on Broadway and Jefferson, in the areas proposed for either General Commercial, Light Industrial or Mixed uses shown on Exhibit 5, is two (2) stories or 24 feet, whichever is greater.
    - Maximum building height:
        - The maximum building height from curb level for buildings fronting on **Broadway or at the corner of Broadway and Jefferson Avenue**, in the areas proposed for General Commercial, Light Industrial or Mixed uses shown on Exhibit 5, is four (4) stories or 50 feet, whichever is greater.
        - The maximum building height from curb level for buildings fronting on **Jefferson Avenue**, in the areas proposed for Mixed uses shown on Exhibit 5, is three (3) stories or 50 feet, whichever is greater

e. **Building Materials-Commercial Buildings**: Building materials shall harmonize with and complement adjoining structures. Outside walls of all buildings shall be constructed of masonry construction, or 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.

f. **Building Articulation-Commercial Buildings**: 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, and changes in building materials or texture or other architectural treatment.

g. **Roofline-Commercial Buildings:** All flat roofs must be surrounded by a parapet. All pitched roofs shall be harmonious with the established roof configurations on the street.

h. **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.

i. **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.
   - In the areas proposed for Mixed uses, parking should be situated in the interior of the Project Area and in the rear portions of parcels that front Broadway and/or Jefferson. In addition, parking lots may be located along Rey, George or Matthews.

j. **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.

k. **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.

l. **Signs:** 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.

m. **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.

n. **Infrastructure**: Two (2) pedestrian alleyways shall be dedicated as follows: on the block of Broadway between Mortimer and Jefferson, starting from as close to the middle of the block as feasible and situated between the sidewalk along the northern side of Broadway leading to the rear toward Rey; and on the block of Jefferson between Broadway and George, starting from as close to the middle of the block as feasible and situated between the sidewalk along the western side of Jefferson leading to the rear and eventually connecting to Rey.

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.
   - 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.
   - Where applicable, consolidate multiple sign panels on one post.

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.

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 Executive Director of the Office of Strategic Planning, herein after referred to as the "Executive Director", 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 date 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 Executive Director 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.

d) 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 2017 and shall be binding and effective upon all properties covered by the Urban Renewal Plan.

C. PROJECT PROPOSALS

1. Land Acquisition

At this time no real property is planned to be acquired for redevelopment in the Pratt-Willert Revitalization Project Area Amendment.

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 Amendment 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.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statements are made to conform to 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.

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.

E. 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:	Existing Land Use Map
Exhibit 4.	Existing Zoning Map
Exhibit 5:	Proposed Land Use Map Plan
Exhibit 6:	Representative Uses Table
Exhibit 7:	Existing Property Ownership Table

SECTION V: REFERENCE DOCUMENTS

A. The Queen City Hub: A Regional Action Plan for Downtown Buffalo, November 2003, City of Buffalo.

B. Queen City in the 21st Century: Buffalo's Comprehensive Plan, October 2004, City of Buffalo Office of Strategic Planning.

C. Zoning Ordinance of the City of Buffalo, Chapter 511.

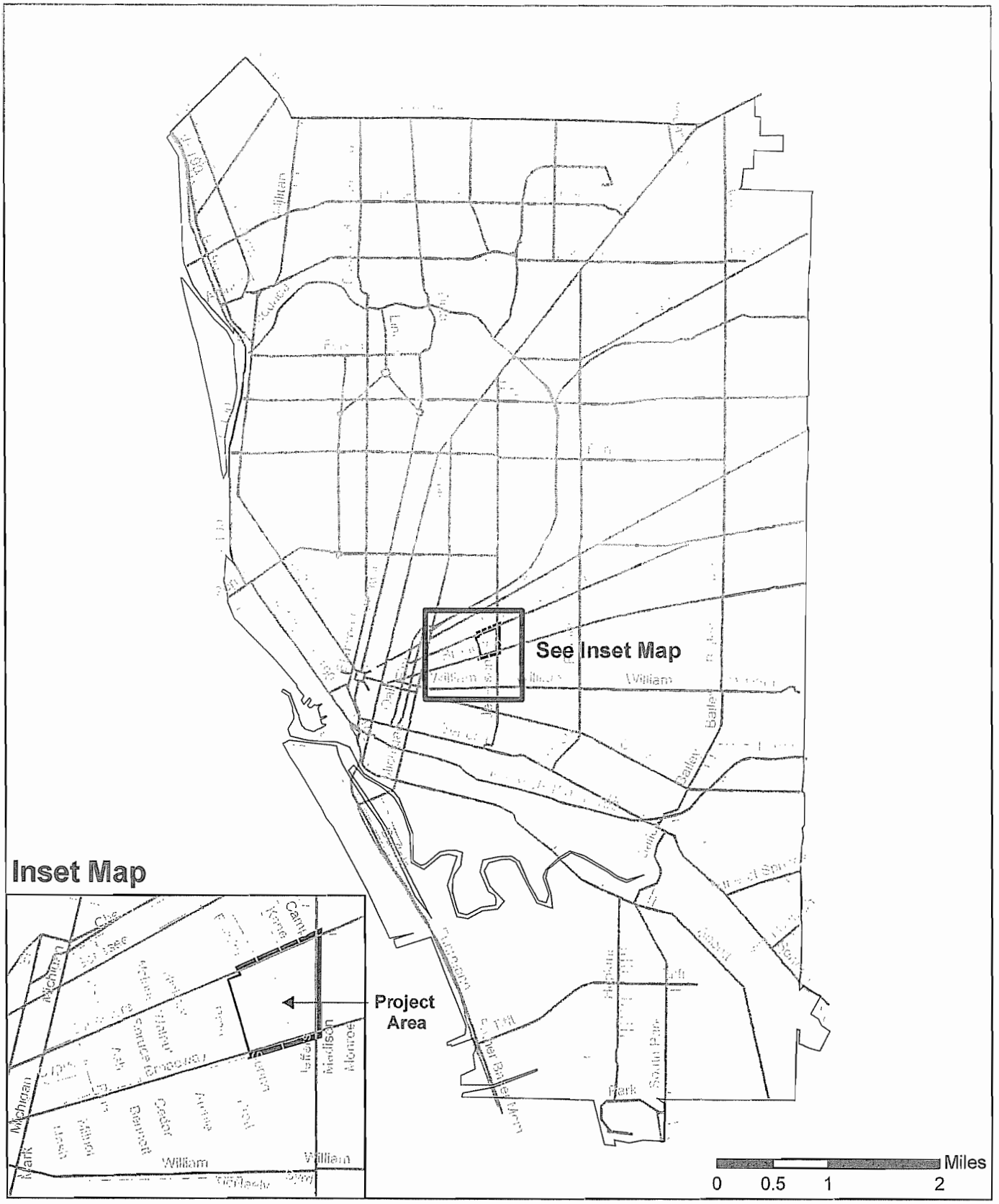
D. Sign Ordinance of the City of Buffalo, Chapter 387.

E. Subdivision Control Ordinance of the City of Buffalo, Chapter 421.

F. New York State General Municipal Law, Article 15, Urban Renewal.

G. New York State Environmental Quality Review Act (SEQR) Regulations, 6 NYCRR 617

H. Article 8 of the New York Environmental Conservation Law.



Pratt-Willert Revitalization Urban Renewal Plan Amendment
Exhibit 1 - Project Location Map (For Display Purposes Only)

Project Area

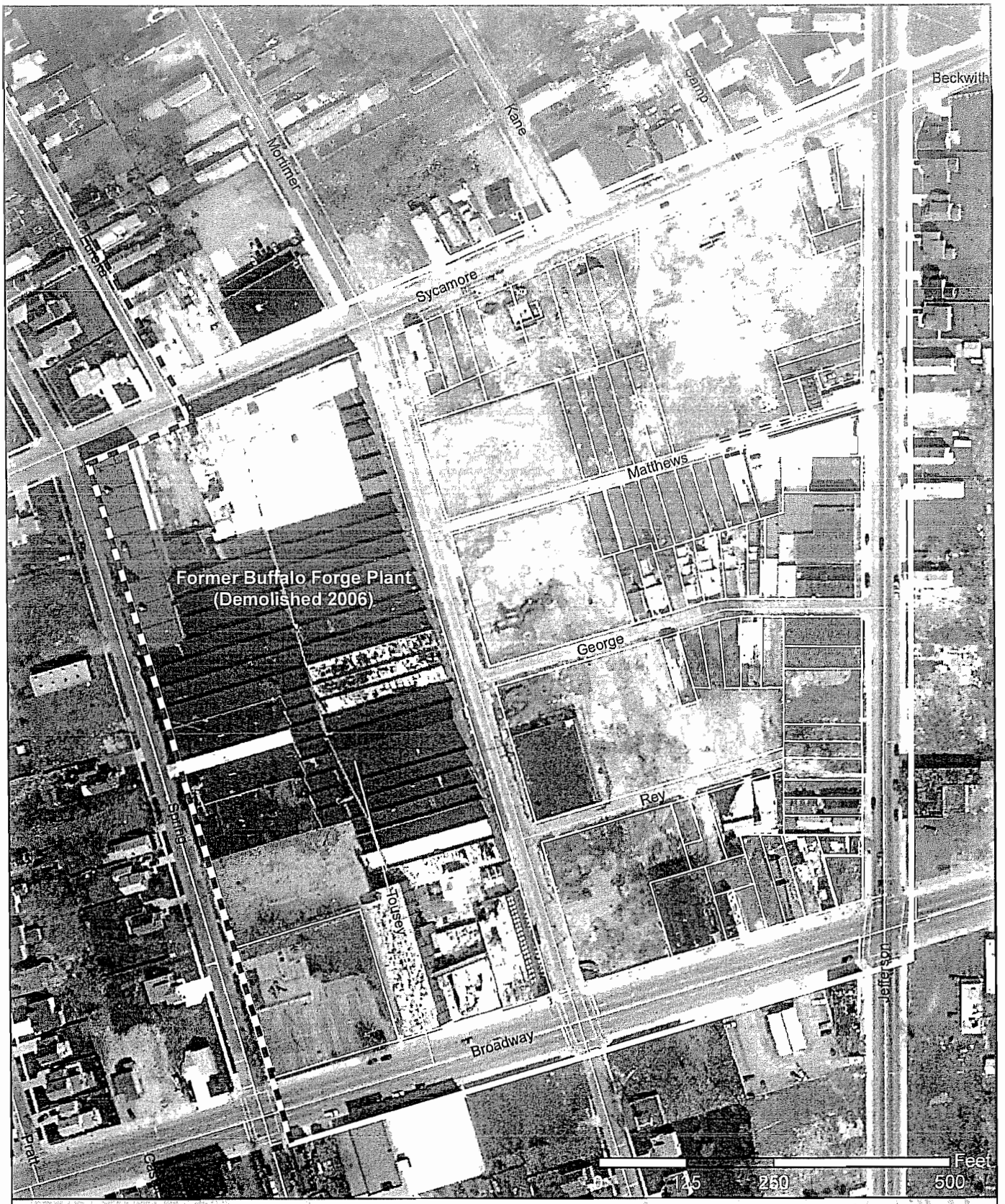
Existing URP Area

Major Street

Street

N

City of Buffalo Office of Strategic Planning, March 2007



Pratt-Willert Revitalization Urban Renewal Plan Amendment

Exhibit 2 - Project Boundary Map (For Display Purposes Only)

N

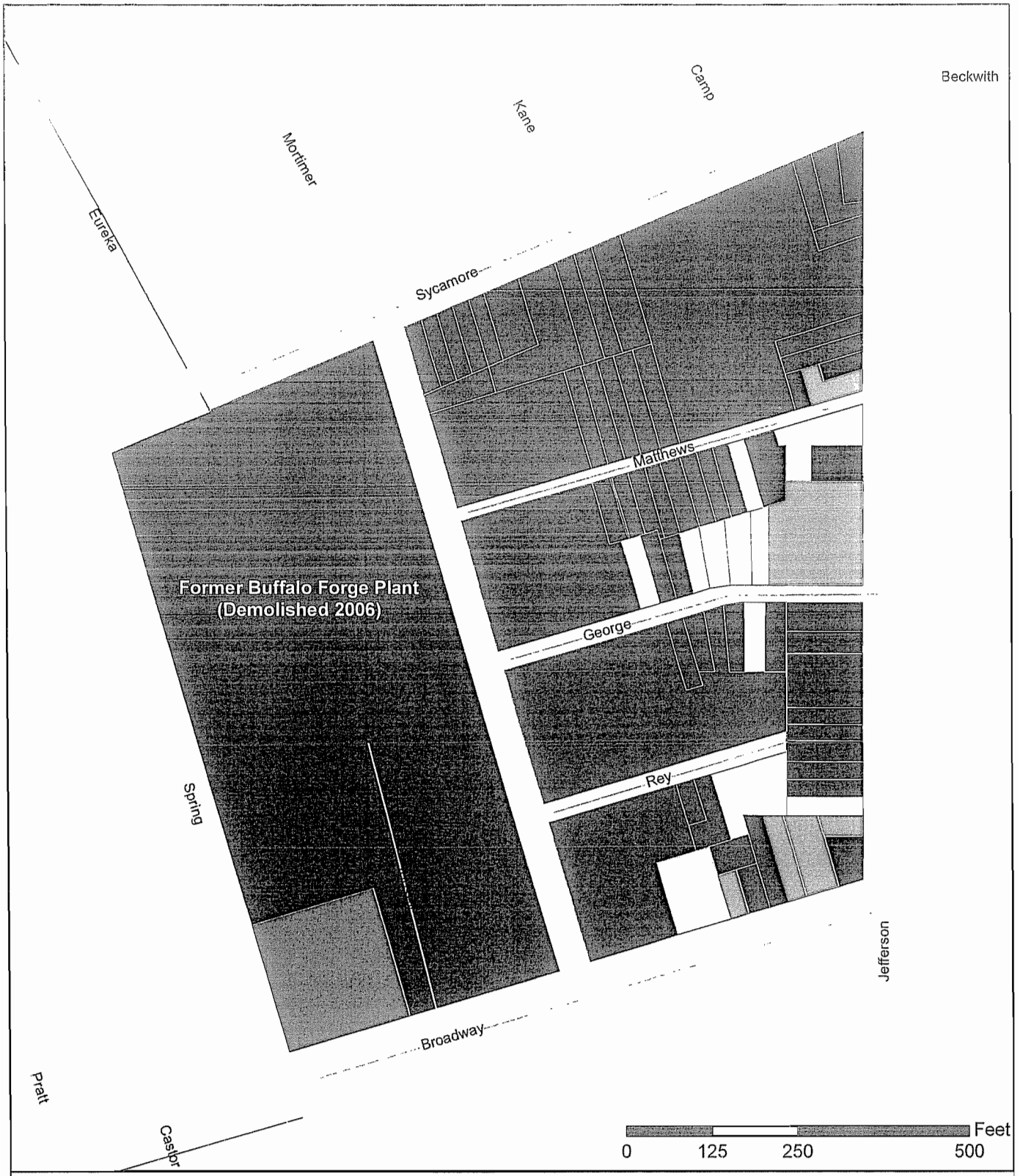
Project Boundary

Existing URP Area

Parcels within project area

Street

City of Buffalo Office of Strategic Planning, March 2007



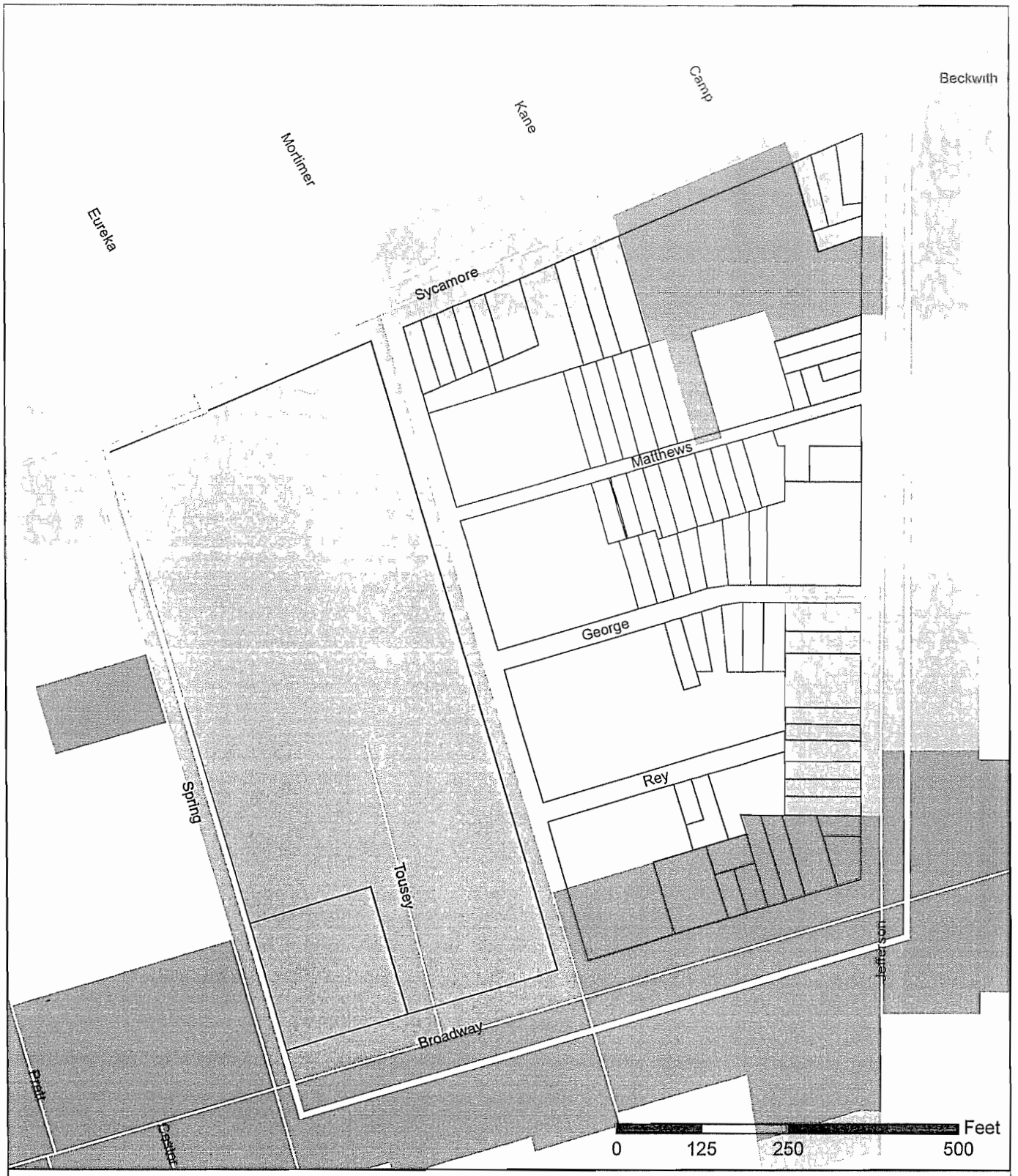
Pratt-Willert Revitalization Urban Renewal Plan Amendment

Exhibit 3 - Project Area Existing Land Use Map (For Display Purposes Only)

N

Parkland	Industrial	Project Boundary
Residential	Public Service	Existing URP Area
Commercial	Vacant	Street
Recreation	Community Service	

City of Buffalo Office of Strategic Planning, March 2007



Pratt-Willert Revitalization Urban Renewal Plan Amendment

Exhibit 4 - Project Area Existing Zoning Map (For Display Purposes Only)

N

C2 Community Business District - C2

CM General Commercial District - CM

M1 Light Industrial District - M1

M2 General Industrial District - M2

R2 Dwelling District - R2

R3 Dwelling District - R3

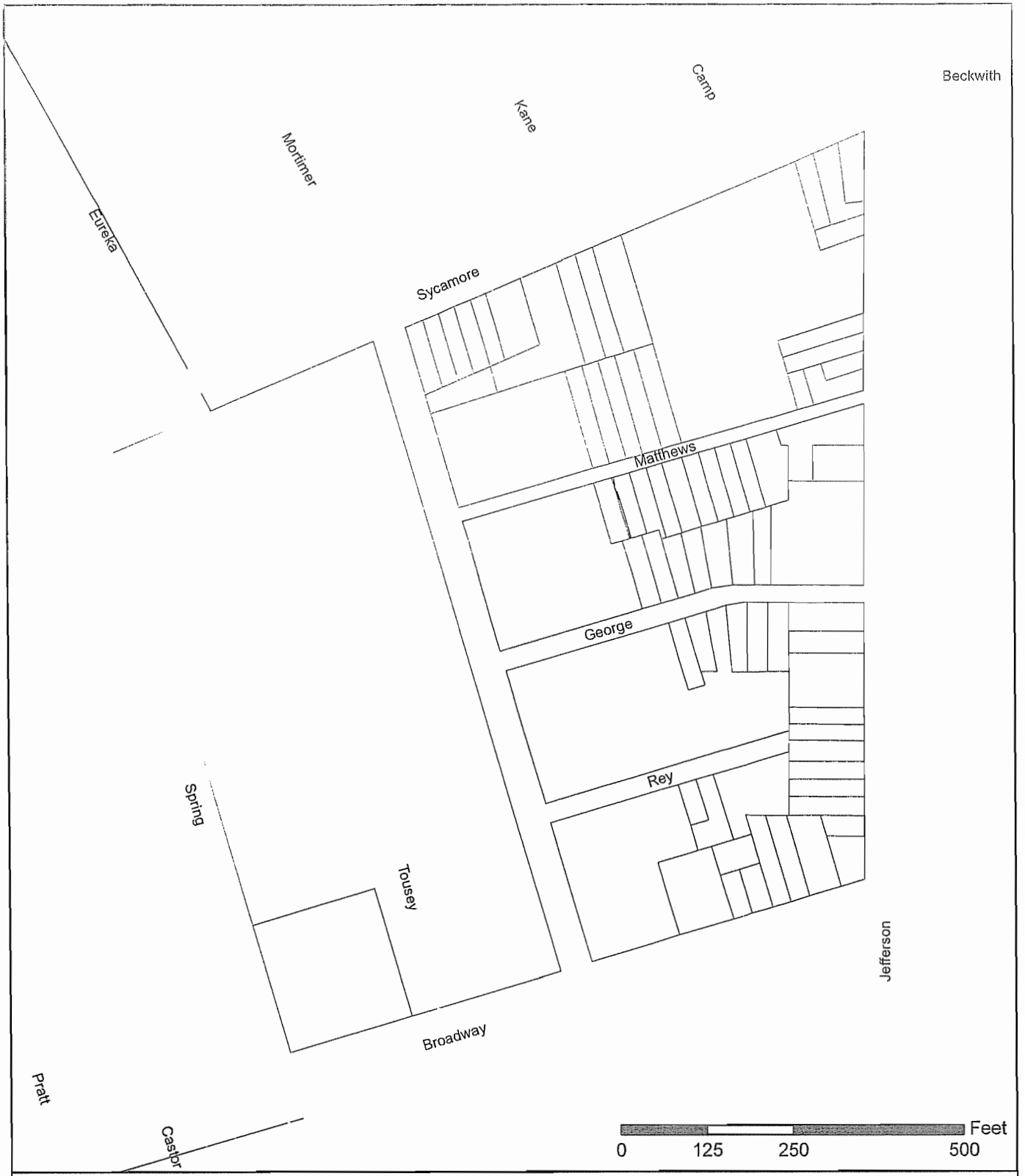
R4 Apartment District - R4

Project Boundary

Parcels

Street

City of Buffalo Office of Strategic Planning, March 2007



Pratt-Willert Revitalization Urban Renewal Plan Amendment
Exhibit 5 - Project Area Proposed Land Use Map (For Display Purposes Only)

N

Residential
Mixed Use
Commercial/Light Industrial
Project Boundary
Pratt-Willert_URP
Street

City of Buffalo Office of Strategic Planning, March 2007

EXHIBIT 6

Representative Uses Table

Allowed Uses- "As of Right"		
Residential Office Retail		
Representative Allowed Retail Uses		
Antique stores Art galleries, commercial Artist supply stores Bakeries Bicycle sales Bookstores Candy or ice cream stores Carpet, rug or linoleum stores Cigar or tobacco stores Clothing, clothing accessory stores Clothing rental shops Copying shops Displays Drugstores Dry goods or fabric shops Fishing tackle, equipment shops Florist shops Food stores (farmers' market) Furniture stores	Furrier shops Gift shops Hardware stores Interior decorating shops Jewelry or art metal craft shops Leather goods or luggage shops Locksmith shops Medical or orthopedic appliance sales Millinery shops Music store Newsstands Optician or optometrist shops Package liquor stores Paint stores Pet shops	Photographic equipment stores Photographic studios Picture framing shops Post office Record stores Sewing machine sales Shoe store Sporting or athletic goods Stamp or coin stores Stationery stores Television and other appliance stores Toy stores Variety stores Wallpaper stores Watch and clock sales, repairs
Retail Representative Allowed Service Uses		
Automobile rental Banks Barbershops Beauty parlors Dry-cleaning pickup services Eating & drinking establishments Electrolysis studios Laundry establishments Furniture repair and upholstering shops	Loan offices Messenger offices Shoe or hat repair shops Tailor or dressmaking shops Telegraph offices Trade or professional schools Travel bureaus Printing or publishing establishments	Storage and warehousing facilities as accessory for an off-site use permitted in the districts Wholesale stores, offices and salesrooms in this article
Restricted Uses		
Any General Commercial and Light Industrial Uses described in Sections 511-39 and 511-44 of the City of Buffalo's Zoning Ordinance deemed appropriate for the Designated general commercial/industrial areas by the City Planning Board	Automated car wash facilities Amusement arcades Parking facilities Small animal hospital, veterinary clinic or kennel	
Prohibited Uses		
Automobile Assembly Billboards, pole signs and roof signs Concrete products manufacture (including crushing operations) Contractor's yard, permanent storage of construction equipment Foundry's Gasoline service stations Radio and television transmitting stations	Solid or Liquid Fuel Storage Storage or killing of live animals Seed or garden supply stores Truck terminal, as a primary use Vehicle sales and repair services and storage (excluding daily parking) Other General Commercial or Light Industrial Uses deemed inappropriate by the City Planning Board	

Exhibit 7:
Existing Property Ownership Table

Address		Owner of Record	AREA (SF)	FRONT	DEPTH	Land Value	Total Value	Existing Land Use
450	BROADWAY	CITY OF BUFFALO	35,552	185	190	$26,400	$78,600	Playground
490	BROADWAY	BUFFALO FORGE CO	347,698	225	941	$95,300	$95,300	Vacant Commercial Land
498	BROADWAY	BUFFALO FORGE COMPANY	33,923	134	208	$21,500	$25,300	Vacant Commercial Land
512	BROADWAY	GODS HOLY TEMPLE	8,954	81	108	$6,600	$10,000	Religious Facility
520	BROADWAY	APPLEWHITE EDWARD	1,852	28	66	$1,400	$25,000	Multiple Use/Purpose Downtown Row Type
521	BROADWAY	CITY OF BUFFALO	2,621	60	42	$1,900	$1,900	Vacant Commercial Land
522	BROADWAY	BUFFALO NEIGHBORHOOD	2,090	32	66	$1,600	$1,600	Vacant Commercial Land
524	BROADWAY	BUFFALO NEIGHBORHOOD	3,719	26	130	$2,400	$2,400	Vacant Commercial Land
526	BROADWAY	ALI NADIR	3,701	30	122	$2,700	$11,000	Multiple Use/Purpose Downtown Row Type
534	BROADWAY	CITY OF BUFFALO	3,113	34	64	$1,600	$1,600	Vacant Commercial Land
Undefined	BROADWAY	See 558 Jefferson	1,792	Undefined	Undefined	$0	$0	Car Wash
24	GEORGE	NIX JOSEPH SR.;	3,001	30	104	$1,100	$8,700	Single Family Residence
25	GEORGE	CITY BUFFALO PERFECTING TITLE	2,506	25	100	$900	$900	Vacant Residential Land
26	GEORGE	CITY BUFFALO PERFECTING TITLE	2,677	26	104	$900	$900	Vacant Residential Land
30	GEORGE	CITY BUFFALO PERFECTING	2,429	25	90	$800	$800	Vacant Residential Land
31	GEORGE	CITY BUFFALO PERFECTING TITLE	2,349	31	88	$1,000	$1,000	Vacant Residential Land
32	GEORGE	BRIGGS A J	2,475	25	90	$800	$11,300	Two Family Residence
34	GEORGE	BRIGGS LACEY E	3,214	30	90	$1,000	$10,900	Single Family Residence
38	GEORGE	MCSWEEN MARY H	3,561	32	94	$1,100	$10,100	Single Family Residence
39	GEORGE	LYNCH ELTYN	2,607	31	100	$1,100	$1,100	Vacant Residential Land
40	GEORGE	CITY BUFFALO PERFECTING TITLE	2,794	25	107	$900	$10,200	Two Family Residence
41	GEORGE	LYNCH ELTON & W	2,959	30	100	$1,000	$13,200	Single Family Residence
43	GEORGE	CITY OF BUFFALO	3,147	30	100	$1,300	$1,500	Vacant Commercial Land
558	JEFFERSON	SCOTT ROBERT & W	5,540	Undefined	Undefined	$0	$0	Car Wash
562	JEFFERSON	CITY BUFFALO PERFECTING TITLE	3,041	27	110	$1,000	$9,000	Two Family Residence
564	JEFFERSON	WHITSON CLAUDETTE	2,807	25	110	$2,100	$2,100	Vacant Commercial Land
566	JEFFERSON	CITY BUFFALO PERFECTING	2,866	26	110	$900	$900	Vacant Residential Land
568	JEFFERSON	BUFFALO NEIGHBORHOOD	3,399	30	110	$1,100	$1,100	Vacant Residential Land
572	JEFFERSON	BUFFALO NEIGHBORHOOD	2,637	24	110	$900	$900	Vacant Residential Land
574	JEFFERSON	CITY OF BUFFALO	2,680	24	110	$900	$900	Vacant Residential Land
576	JEFFERSON	CITY BUFFALO PERFECTING	8,715	78	110	$3,300	$3,300	Vacant Residential Land
584	JEFFERSON	CITY OF BUFFALO	3,542	32	110	$1,200	$1,200	Vacant Residential Land
588	JEFFERSON	CITY OF BUFFALO	4,625	42	110	$1,500	$1,500	Vacant Residential Land
594	JEFFERSON	FERGUSON ELECTRIC	19,874	149	110	$6,600	$70,000	Storage, Warehouse and Distribution Facility
614	JEFFERSON	PENTECOSTAL TEMPLE CHURCH	3,927	52	71	$3,700	$3,700	Vacant Commercial Land
618	JEFFERSON	PENTACOSTAL TEMPLE CHURCH	7,143	59	121	$7,100	$148,700	Religious Facility

Source:
2006 Assessment Records with Updates
March 2007

Exhibit 7:
Existing Property Ownership Table

Address		Owner of Record	AREA (SF)	FRONT	DEPTH	Land Value	Total Value	Existing Land Use
622	JEFFERSON	DANIELS RICHARD E	3,075	31	Undefined	$1,900	$22,500	Multiple Use/Purpose Downtown Row Type
624	JEFFERSON	BUFFALO NEIGHBORHOOD	1,559	27	57	$700	$700	Vacant Residential Land
628	JEFFERSON	BUFFALO URBAN RENEWAL	3,060	26	117	$1,000	$1,000	Vacant Residential Land
630	JEFFERSON	BUFFALO URBAN RENEWAL	3,265	26	127	$1,000	$1,000	Vacant Residential Land
644	JEFFERSON	BUFFALO URBAN RENEWAL	2,105	30	65	$800	$800	Vacant Residential Land
22	MATTHEWS	BUFFALO URBAN RENEWAL	3,742	25	142	$1,000	$1,000	Vacant Residential Land
23	MATTHEWS	CITY BUFFALO PERFECTING	2,511	27	89	$900	$900	Vacant Residential Land
24	MATTHEWS	CITY OF BUFFALO	208	2	89	$100	$100	Vacant Residential Land
25	MATTHEWS	CITY OF BUFFALO	2,192	25	89	$800	$800	Vacant Residential Land
26	MATTHEWS	BUFFALO URBAN RENEWAL	3,652	25	143	$1,000	$1,000	Vacant Residential Land
27	MATTHEWS	CITY OF BUFFALO	2,478	26	89	$900	$900	Vacant Residential Land
28	MATTHEWS	BUFFALO URBAN RENEWAL	3,689	25	143	$1,000	$1,000	Vacant Residential Land
29	MATTHEWS	CITY OF BUFFALO	2,530	25	108	$900	$900	Vacant Residential Land
30	MATTHEWS	BUFFALO URBAN RENEWAL	4,375	30	143	$1,200	$1,200	Vacant Residential Land
31	MATTHEWS	CITY OF BUFFALO	3,083	30	107	$1,100	$1,100	Vacant Residential Land
32	MATTHEWS	BUFFALO URBAN RENEWAL	4,354	29	144	$1,200	$1,200	Vacant Residential Land
33	MATTHEWS	CITY BUFFALO PERFECTING	2,569	25	107	$900	$900	Vacant Residential Land
35	MATTHEWS	CITY BUFFALO PERFECTING	2,527	25	107	$900	$900	Vacant Residential Land
39	MATTHEWS	CITY BUFFALO PERFECTING	2,487	25	107	$900	$900	Vacant Residential Land
41	MATTHEWS	CITY BUFFALO PERFECTING TITLE	2,480	25	106	$900	$10,200	Single Family Residence
43	MATTHEWS	PENTECOSTAL CHURCH OF GOD	4,698	45	106	$2,000	$2,400	Vacant Commercial Land
54	MATTHEWS	PENTECOSTAL CHURCH OF GOD	1,352	25	55	$600	$7,400	Vacant Residential Land
187	MORTIMER	BUFFALO FORGE COMPANY	65,274	200	365	$36,500	$50,000	Storage, Warehouse and Distribution Facility
213	MORTIMER	BUFFALO FORGE CO	40,636	194	215	$17,600	$20,700	Vacant Commercial Land
233	MORTIMER	BUFFALO FORGE CO	29,604	143	200	$14,200	$14,200	Vacant Commercial Land
247	MORTIMER	BUFFALO URBAN RENEWAL	3,466	29	103	$1,000	$1,000	Vacant Residential Land
19	REY	CITY BUFFALO PERFECTING	1,654	27	59	$700	$700	Vacant Residential Land
23	REY	BUFFALO NEIGHBORHOOD	3,597	27	100	$900	$900	Vacant Residential Land
33	REY	ROBINSON BARBARA	8,623	111	Undefined	$3,800	$14,200	Two Family Residence
373	SYCAMORE	BUFFALO URBAN RENEWAL	2,763	28	100	$1,000	$1,000	Vacant Residential Land
375	SYCAMORE	BUFFALO URBAN RENEWAL AGENCY	2,504	25	100	$900	$900	Vacant Residential Land
379	SYCAMORE	BUFFALO URBAN RENEWAL	2,512	25	100	$900	$900	Vacant Residential Land
381	SYCAMORE	BUFFALO URBAN RENEWAL	2,617	25	100	$1,900	$1,900	Vacant Commercial Land
383	SYCAMORE	BUFFALO URBAN RENEWAL	2,381	25	100	$900	$900	Vacant Residential Land
385	SYCAMORE	BUFFALO URBAN RENEWAL	5,474	55	100	$4,100	$4,100	Vacant Commercial Land
391	SYCAMORE	BUFFALO URBAN RENEWAL	11,878	53	150	$6,000	$6,000	Vacant Commercial Land

Source:
2006 Assessment Records with Updates
March 2007

Exhibit 7:
Existing Property Ownership Table

Address		Owner of Record	AREA (SF)	FRONT	DEPTH	Land Value	Total Value	Existing Land Use
399	SYCAMORE	BUFFALO URBAN RENEWAL	4,750	30	153	$3,400	$3,400	Vacant Commercial Land
401	SYCAMORE	BUFFALO URBAN RENEWAL	4,220	27	160	$1,200	$1,200	Vacant Residential Land
405	SYCAMORE	BUFFALO URBAN RENEWAL	7,233	45	165	$2,000	$2,000	Vacant Residential Land
415	SYCAMORE	BUFFALO URBAN RENEWAL	85,077	276	313	$24,000	$24,000	Vacant Residential Land
435	SYCAMORE	BUFFALO URBAN RENEWAL	2,885	30	100	$1,000	$1,000	Vacant Residential Land
437	SYCAMORE	BUFFALO URBAN RENEWAL	4,096	40	101	$2,900	$2,900	Vacant Commercial Land
443	SYCAMORE	BUFFALO URBAN RENEWAL	3,160	40	88	$2,600	$2,600	Vacant Residential Land

Source:
2006 Assessment Records with Updates
March 2007