

URBAN RENEWAL PLAN
DOWNTOWN RENEWAL PROJECT

PHASE III

APRIL 20, 1976

The Urban Renewal Plan for the City of Buffalo's Downtown
Renewal Phase III program consists of the following narrative
plan and the attached maps as follows:

<u>Exhibit</u>		<u>Page</u>
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2	Land Use Plan Map	7A
3	Design Plan Map	9A
4	Erie Street Mall Design Map	10A
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B. DESCRIPTION OF THE PROJECT

1. Boundaries of the Urban Renewal Area

The boundaries of the Downtown Renewal Project Phase III are indicated on the Project Boundary Map (See Exhibit (1, Page 4A) attached to and made a part of this Plan. The Project Area is more particularly described as follows:

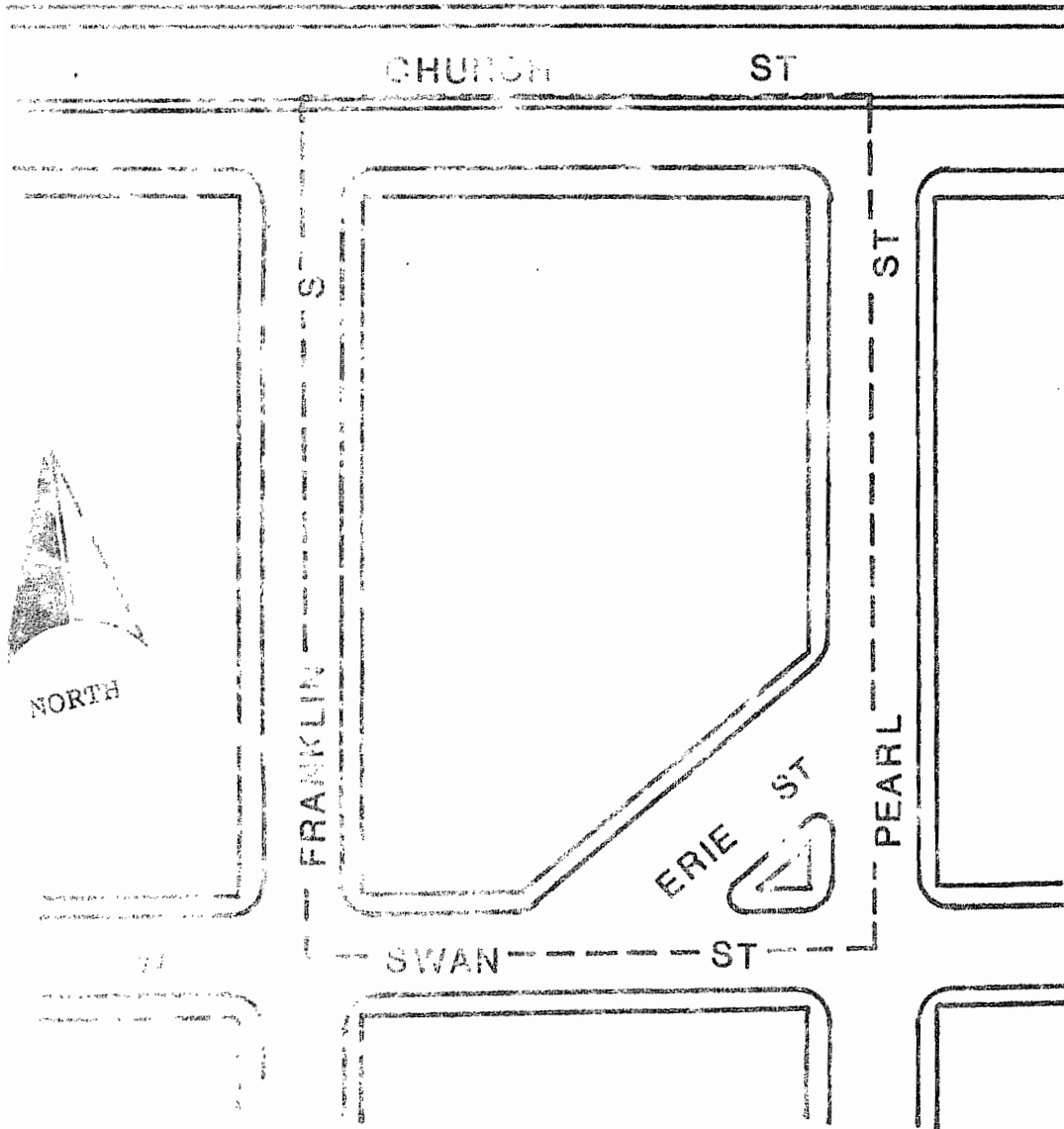
All that tract or parcel of land situated in the City of Buffalo, County of Erie, State of New York, and described as follows:

Beginning at a point of intersection of the centerline of Church Street (99' feet wide) with the centerline of Pearl Street (66' feet wide); thence southerly along said centerline of Pearl Street to its intersection with the centerline of W. Swan Street (66' feet wide); thence westerly along W. Swan Street to its intersection with the centerline of Franklin Street (66' feet wide); thence northerly along the centerline of Franklin Street to its intersection with the centerline of Church Street; thence easterly along the centerline of Church Street to the place and point of beginning.

DOWNTOWN RENEWAL

PHASE III

PROJECT BOUNDARY MAP



LEGEND

PROJECT BOUNDARY

SCALE 1" = 100'

2. Urban Renewal Plan Objectives

The primary objective of the City of Buffalo is to accomplish the cohesive development of its Central Business District into a viable community asset.

The goals and objectives as established in the Buffalo Master Plan, the Community Renewal Plan and various other reports is to:

- a. foster the renewal of a substandard predominately commercial area;
- b. develop new open space, along with commercial facilities;
- c. contribute to strengthening and upgrading the community's economical and commercial base.

Specific project objectives embodied in this Plan to be achieved through public and private action as follows:

- a. the acquisition and/or demolition of all structurally substandard buildings;
- b. the elimination of blighting influences;
- c. the creation of safe, efficient and functional vehicular pedestrian circulation systems, with separation of conflicting patterns and movements;
- d. to protect, conserve and enhance the adjacent new public and commercial facilities developed in Phase I and Phase II;

- e. to develop cleared or open land in conformance with patterns of land use for development of a mall type area, and the expansion of communication facilities to support the existing Central Business District in accordance with the objectives of the Buffalo Master Plan;
- f. to promote the highest possible standards in building and environmental design.

3. Types of Proposed Urban Renewal Actions

The City of Buffalo, hereinafter referred to as the "City", with the authorization of the governing body thereof, proposes certain Urban Renewal actions with the Downtown Renewal Project Phase III which include:

a. Clearance and Redevelopment

- 1. The acquisition of all real property as identified for such action on the "Land Acquisition Plan Map". (See Exhibit 5 Page 17A).
- 2. The clearance of all substandard structures and improvements thereon.
- 3. The relocation of site occupants residing in structures which are considered substandard and scheduled to be cleared.
- 4. The assembly or reassembly of such cleared land into parcels whose size, shape, location and relationship to other areas and facilities which will be economically feasible to achieve new private development to meet the objectives of this plan and the projected market demands for such new development.

5. Sale or lease of all land acquired and/or vacated by the City for reuse in accordance with the goals and objectives as established in the Urban Renewal Plan.

b. Public Improvements and Facilities

1. The modification, development, and construction of necessary public improvements and facilities required to adequately support and service the existing and proposed land uses and activities in the Downtown Renewal Project Phase III area, including streets, utilities, Mall areas, and pedestrian facilities.
2. The vacation of Erie Street between Pearl and W. Swan Streets for development in conformance with the Plan.
3. Underground placement of all remaining and new utilities.

c. Land Use Plan

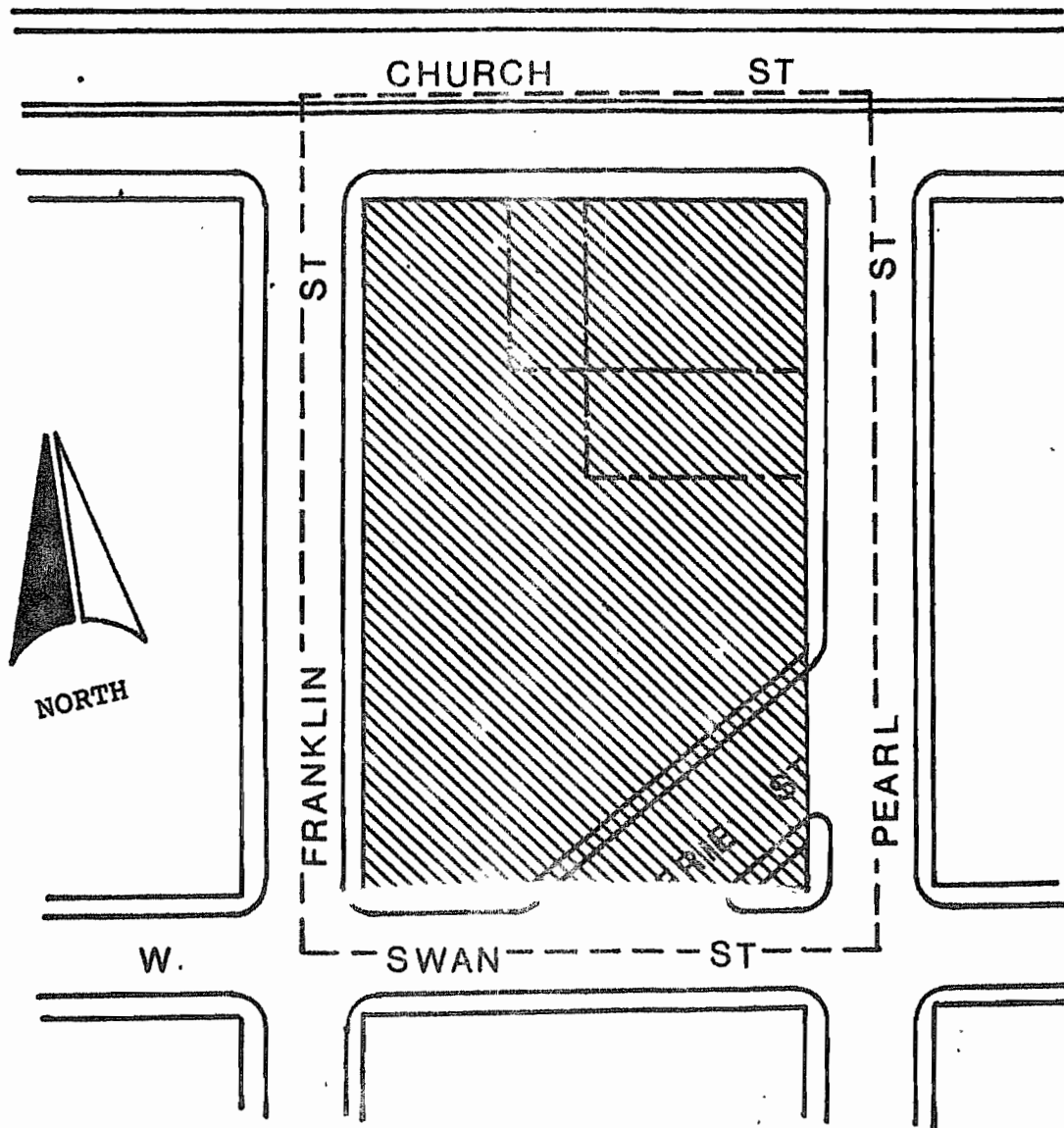
1. The Land Use Plan (See Exhibit 2, Page 7A), attached hereto and made a part of this Plan, identifies the following general land use categories and areas which are established and permitted within the Downtown Renewal Project Phase III:
 - a. Public street Rights-of-Way, including rights-of-way within which public vehicular use will be restricted.
 - b. Commercial use ("C3" - Central Business District).

Types of use permitted within the above land use categories, other than Public Street Rights-of-Way are outlined in the following section of this Plan.

DOWNTOWN RENEWAL

PHASE III

LAND USE PLAN



LEGEND



PROJECT BOUNDARY



COMMERCIAL (CENTRAL BUSINESS DISTRICT)

2. Land Use Provisions and Building Requirements

The following requirements shall apply to the use and development of land within the Downtown Renewal Project Phase III, and together with the Land Use Plan Map, shall constitute the provisions of this Urban Renewal Plan that govern such use and development.

These requirements are established as basic guides and standards for new construction and development, reflecting the public renewal objectives and intent of the City in undertaking the Downtown Renewal Project Phase III. It is not intended, however, that such provisions unduly inhibit exploration of valid land uses, design concepts, economic concepts, or other development and objectives which, while varying from some aspect of these requirements, may nevertheless achieve the public objectives embodied herein.

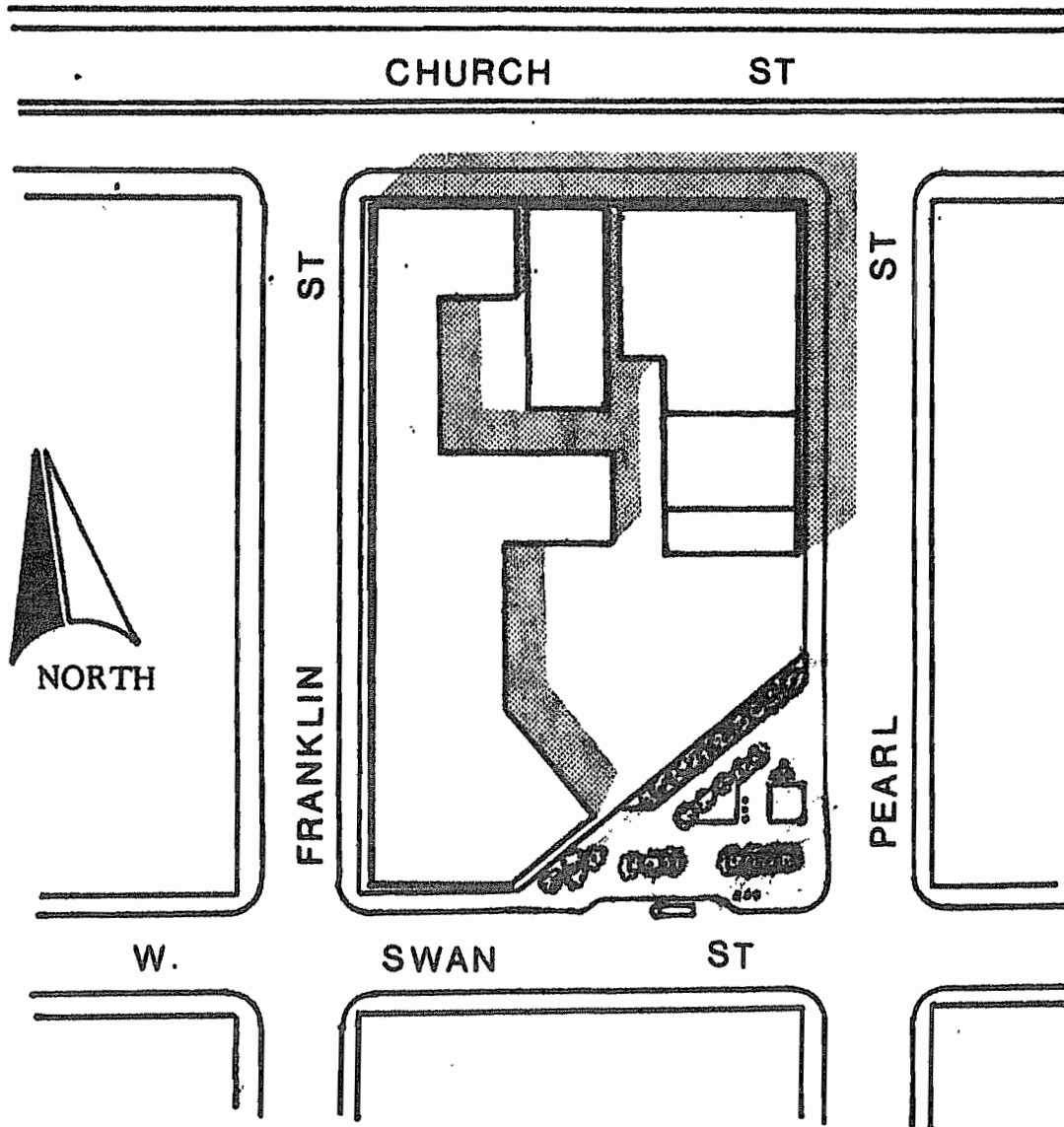
The Commissioner of Community Development and the City Planning Board shall be responsible for review of all redevelopment proposals, and for interpretations of the terminology and intent of this Plan, and shall determine the appropriateness and acceptability of all redevelopment proposals in terms of their conformity with the Urban Renewal Plan. The Commissioner of Community Development, shall, in all cases, act on behalf of the City, as the initial authority in the review of proposals, and shall consult with the City Planning Board, as required prior to any recommendations to the Common Council regarding such proposals.

A Design Plan (See Exhibit 3, page 9A) is also attached but shall not be construed as applicable in governing or controlling the specific type, character, or pattern of redevelopment which may be permitted. The Design Plan, and Section C3, Design and Development Objectives, of the Plan, is intended to generally illustrate and guide the interpretation of the Land Use Provisions, Building Requirements; and Public Objectives of the Urban Renewal Plan.

DOWNTOWN RENEWAL

PHASE III

DESIGN PLAN MAP



a. PUBLIC USE AND DEVELOPMENT

In addition to adjustments in the Public Street Right-of-Way, the City shall provide curbing where necessary.

(1.) Open Space Area

An Open space or mall area is to be developed by the proposed developer. This Open space shall be coordinated to blend with the park beautification of Erie Blvd. Mall, (See Exhibit 4, page 10A). The future intent of the developer to construct a building shall take the Mall area into account and incorporate an open visual effect in their plans. This will create the effect of continuance through the structure from Main Street (Cathedral Park) to the Waterfront Erie Basin Marina area.

b. COMMERCIAL - CENTRAL BUSINESS DISTRICT

- (1.) In the area of the project designated for central business district development, permitted uses may include the following:

- Communication Facilities
- Office Building
- Banking Institution
- Mall and/or Walkway
- Parking and/or Garage
- Restaurant
- Retail Store

Other uses generally comparable to the above may be authorized by the Commissioner of Community Development. Site development plans shall be submitted to the City Planning Board and the Commissioner of Community Development for approval. Noxious or nuisance uses will be prohibited.

(2.) Off-Street Loading

It is the intent of this Plan that all uses and activities within the Downtown Renewal Project Phase III have off-street facilities or areas for receipt, loading and distribution of material or merchandise, or other servicing by vehicle. Adequate off-street loading facilities shall be provided and available within or adjacent to all new building development and shall furthermore be located entirely within the parcel of such buildings.

Common use of loading facilities by a number of establishments, or grouping of such facilities to serve several uses or establishments, may be permitted. In any permitted cases, or similar existing circumstances, the City may require and enforce such agreements as to limited hour and/or staged delivery schedules by the various uses and establishments, as may be required to effectively utilize

ICE PARK

shaded seating area
views of the water
activities in Skyway Park.
linkage between
and Seneca Green.

ST. JOSEPH'S PARK

- passive gathering area highlighted by sculpture.
- secondarily offers potential for sales and bazaar.
- planting areas, seat walls and benches offer a relaxed quiet environment.
- earth mounds provide containment to the space and screen the adjacent parking areas and streets.

SWAN ST. PARK

- major pedestrian circulation crossroads occur in this area.
- major bus stop served by shelter facilities.
- character and spirit of Cathedral Park extended into the Mall, through the provision of shaded walks, planters and benches.

SKYWAY PARK

- terraces offer display and sales potential for vendors, exhibits & gatherings.
- major water feature provides accent to the area and diminishes the Skyway effects.
- earth mounds provide direction to pedestrians and work in combination with the planting to provide a pleasant background to the terrace spaces.
- offers a welcome area to the office workers.

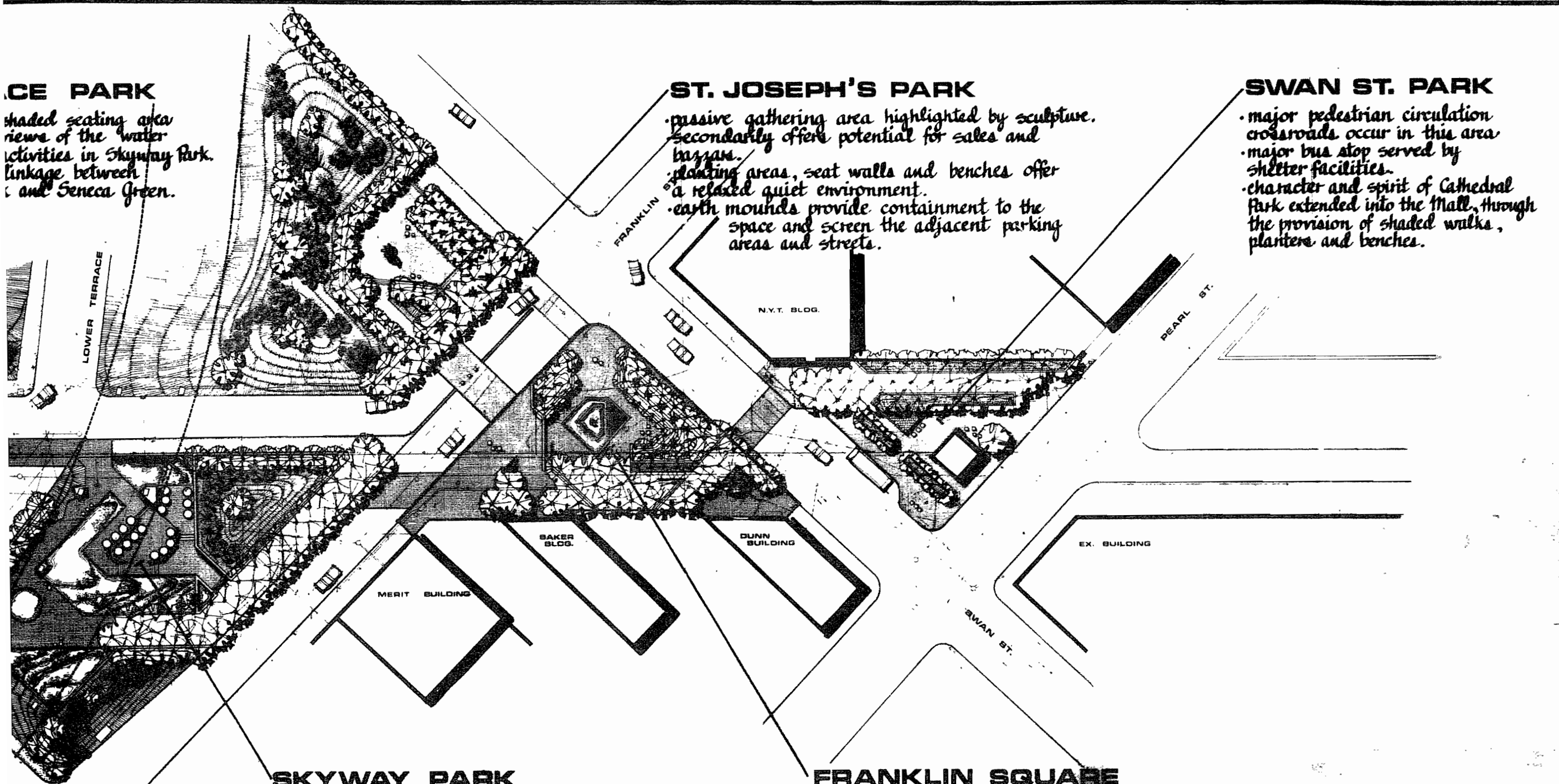
FRANKLIN SQUARE

- continues the pedestrian connection along Erie Street.
- sculptural fountain provides a focal point to the seating area.
- shaded walkways and benches offer relief and contrast to the urban scene.

GREEN

green space provides
mainstay of the Mall.
top can respond to
lance - informal lunches)

for winter ice skating.
mounds screen portion of
park & adjacent streets.



ERIE STREET MALL

ILLUSTRATIVE SITE PLAN



SCALE 1" = 50'

PREPARED BY: BRISTOL LITVINSKI WOJCIK
LANDSCAPE ARCHITECTS-ARCHITECTS & PLANNERS
SARATOGA SPRINGS, N.Y.

CITY OF BUFFALO
DEPT. OF COMMUNITY DEVELOPMENT
DEPT. OF PUBLIC WORKS

STANLEY MAKOWSKI
RICHARD MILLER, COMMISSIONER
JAMES J. WAGG, CLERK

SHEET NO.

DATE
DRAWN
CHECKED
REVISIONS

WATERFRONT ENTRY

- walks and terraces connect the waterfront parcel with the Erie St. Mall.
- overlooks provide vantage points to the waterfront site.
- entrance to the development parcels provided in this area.

EARTH BERM

- planting and earth mounds screen parking areas from the mall.
- simple treatment facilitates modification that may be required to accept future development.

TERRACE PARK

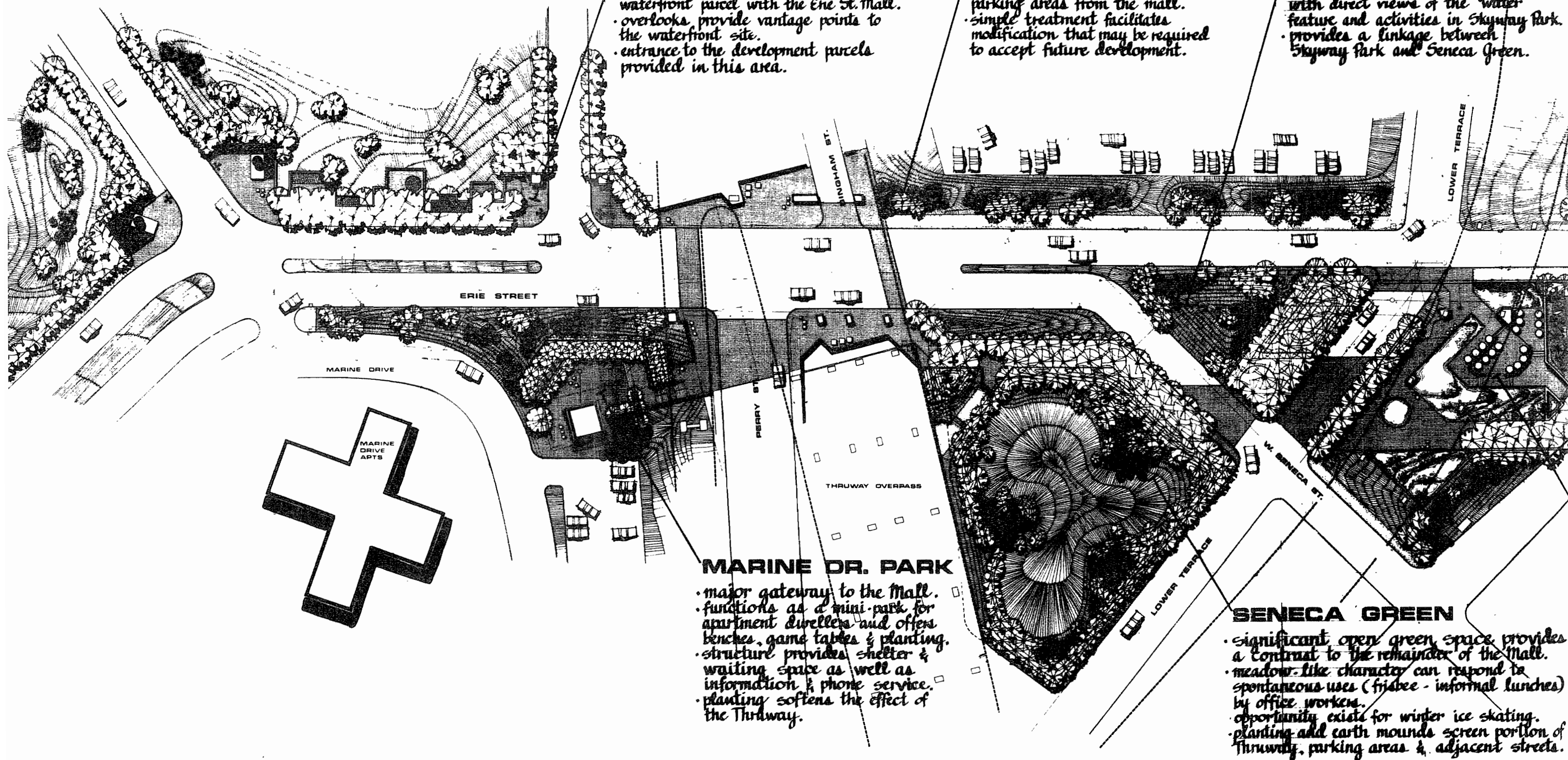
- offer a tree shaded seating area with direct views of the water feature and activities in Skyway Park.
- provides a linkage between Skyway Park and Seneca Green.

MARINE DR. PARK

- major gateway to the Mall.
- functions as a mini-park for apartment dwellers and offers benches, game tables & planting.
- structure provides shelter & waiting space as well as information & phone service.
- planting softens the effect of the Thruway.

SENECA GREEN

- significant open green space provides a contrast to the remainder of the Mall.
- meadow-like character can respond to spontaneous uses (frisbee - informal lunches) by office workers.
- opportunity exists for winter ice skating.
- planting and earth mounds screen portion of Thruway, parking areas & adjacent streets.



such reduced or grouped facilities, and service vehicles will be denied any on-street parking or standing which may result from lack of adherence to such schedules.

Loading and other service areas shall be subject to the following requirements:

- a) Loading areas shall be surfaced with a dustless all-weather durable material capable of bearing all vehicular loads to which they may be subjected, and shall be properly graded and drained to collect and dispose of surface water.

c. Related Provisions

All vehicular access from or egress onto, any public right-of-way shall be carefully reviewed by the Commissioner of Transportation and the Commissioner of Community Development.

d. Sidewalk Coverings

Subject to approval of the City, sidewalk coverings, canopies, marquees or similar structures may be extended a maximum of ten (10) feet into any public right-of-way but in no case closer than six (6) feet to the face of any street curb.

Vertical clearance from the sidewalk shall be not less than ten (10) feet. Supporting posts or columns if permitted, shall be located so as to not impede general, pedestrian movement.

e. Signs

- (1) A sign program, describing the location, nature, character and size of signs shall be presented to the Commissioner of Community Development as part of any redevelopment proposal.
- (2) All signs within the Downtown Renewal Project Phase III, shall be restricted to signs which identify buildings to which they are attached, or uses, businesses, services, or goods located or obtainable on the premises.
- (3) No flashing electrical signs may be used.

(4) Exceptions for special heraldic devices and symbols, hanging signs, or mechanical signs may be approved on an individual basis by the Commissioner of Community Development, if these can be shown to relate to the entity which the building represents. Fixed signs and advertising and heraldic devices shall be approved on the basis of a general plan for each portion of the property separately conveyed in relation to facade structures, rather than on an individual basis.

f. Illumination

All illumination of buildings, grounds, signs, or other appurtenances within the Downtown Renewal Area shall be arranged and shielded that no direct ray shall cross any street or property line, or otherwise create a nuisance to any adjacent use or activity, public or private. Such illumination shall be non-flashing and non-blinking.

g. Building Design and Materials

All buildings should be constructed of substantial and permanent materials, consistent with long-range economic use and competitive requirements. While a variety of architectural expressions shall be encouraged, building elements shall harmonize with each other and with surrounding areas, and discordant novelty designs shall not be permitted.

h. Architectural and Landscape Plans

The Commissioner of Community Development shall evaluate architectural plans for all new buildings to ensure that each building will be a distinguished architectural expression which may have a distinctive character and yet be harmonious with adjacent buildings in the project, and to ensure that the buildings will conform with the urban design concepts on which the Urban Renewal Plan is based. Portions of building sites not containing structures shall be appropriately landscaped. The Commissioner of Community Development shall evaluate landscape plans to ensure that the landscaping will complement the building or buildings on the site and adjacent buildings in the project, and to ensure that the landscaping will conform with the urban design concepts on which the Urban Renewal plan is based. In the disposition of land and in owner participation agreements, the Commissioner of Community Development may establish detailed design criteria with appropriate provisions in the disposition documents and owner participation agreements.

i Off-Site Improvements

The City of Buffalo shall, as a condition of sale or lease, require a redeveloper, at his own expense, to install street trees, landscaping, paving, benches, screening, waste receptacles, and other improvements.

3. Design and Development Objectives

The basic objectives of this Plan have been stated under B2, Urban Renewal Plan Objectives. These objectives are directed primarily at the functional restoration and strengthening of the Project Area as the current and continuing location of Central Business facilities and other Social and economic resources of the community.

Exception:

The Commissioner of Community Development, the City Planning Board, and the Common Council may approve variations from and exceptions to any of the above requirements on the basis of development program and site plans submitted by redevelopers for disposal parcels under such programs and site plans are considered to best serve the objective of the Urban Renewal Plan for Central Business District Development.

4. Duration of Land Use Provision and Building Requirements

This Urban Renewal Plan, and all provisions contained herein governing the use and redevelopment of lands in the Downtown Renewal Project Phase III Area, including any modification thereof, shall be in full force and effect for a period of Forty (40) years following the date of the resolution of the Common Council of the City of Buffalo approving and adopting this Urban Renewal Plan.

D. PROJECT PROPOSALS

1. Land Acquisition

No acquisition is anticipated under this Plan. However, the Commissioner of Community Development reserves the right to acquire if the owner of any particular parcel refuses to bring the property up to standards as mentioned elsewhere in this Plan. (See Exhibit 5, Page 17A).

2. Land Disposition

a. Real property will be disposed of subject to the provisions as set forth in 3. below. The area proposed for disposition is indicated on the Land Disposition Plan (See Exhibit 6, Page 17B).

3. Redevelopers Obligations

The Land held by the City of Buffalo will be disposed of subject to a mutual agreement, between the City and the Redeveloper. The Redeveloper will be required by the contractual agreement, to observe the Land Use and Building Requirement provisions of the Urban Renewal Plan.

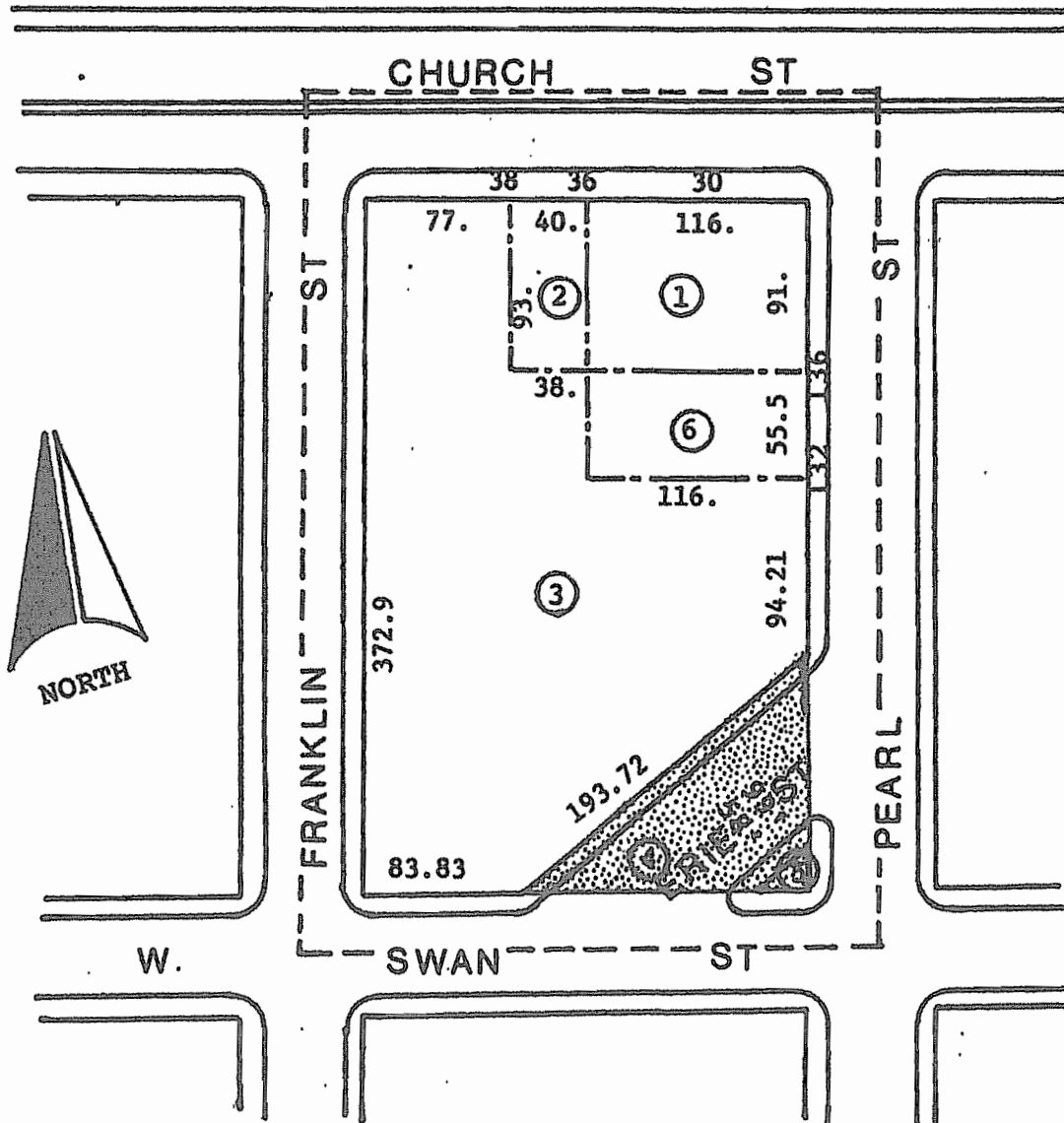
In addition, the following provisions will be included in the agreement:

a. That the Redeveloper will submit to the City a plan and schedule for the proposed development for their approval.

DOWNTOWN RENEWAL

PHASE III

LAND ACQUISITION PLAN MAP



PARCEL	OWNER	TO BE ACQ. OR VACATED	NOT TO BE ACQUIRED
1	BUFFALO HOLDING CORP.		10,672 sq. ft.
2	UNITED STATES FIDELITY GUARANTEE		3,720 "
3	NEW YORK TELEPHONE CO.		50,882 "
4	CITY OF BUFFALO (VACATED ERIE ST.)	8,908 sq. ft.	
5	CITY OF BUFFALO (TRIANGLE)	392 " "	
6	MONROE ABSTRACT AND TITLE CORP.		6,438 "
TOTALS	sq. ft.	9,300	71,712

LEGEND

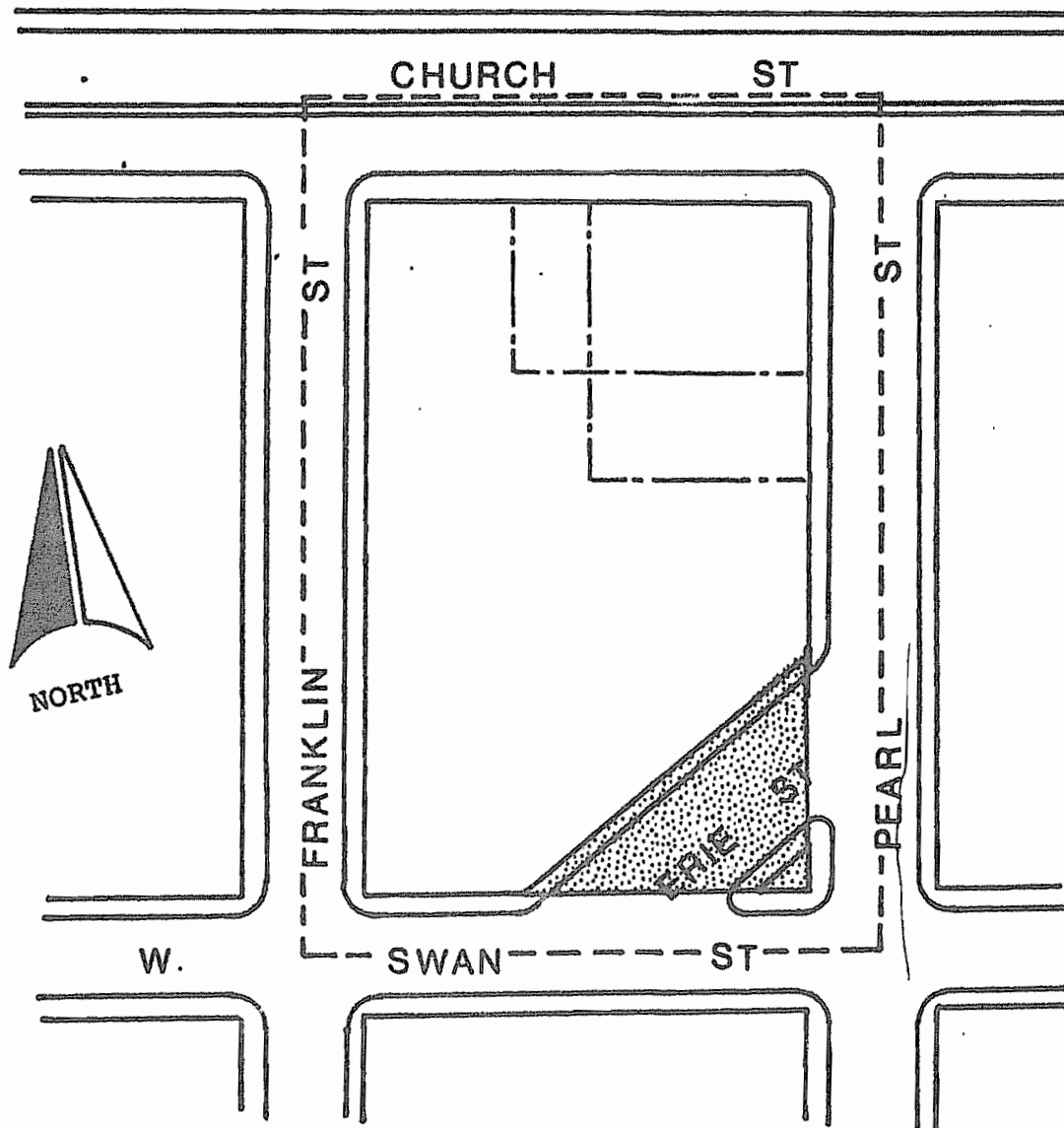
- - - PROJECT BOUNDARY
 ① PARCEL NUMBER
 160.19 PARCEL DIMENSION

36 STREET ADDRESS
 [SHADING] AREA TO BE ACQUIRED OR VACATED
 SCALE 1" = 100'

DOWNTOWN RENEWAL

PHASE III

LAND DISPOSITION PLAN MAP



LEGEND

----- PROJECT BOUNDARY



AREA TO BE DISPOSED (9,300 SQ. FT.)

ENTIRE BLOCK TO BE ZONED C-3 (CENTRAL BUSINESS DISTRICT)

- b. That the purchase of the land is for the purpose of redevelopment and not for speculation.
- c. That the land will be developed in conformity with the provision of the Urban Renewal Plan.
- d. That the building or improvements will be commenced and completed within a reasonable time.
- e. That the Redevelopers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed or any improvements erected or to be erected thereon, nor will the Redeveloper himself or any other person, claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, or vendees in the premises therein conveyed or any improvements erected or to be erected thereon. The above provision will be perpetual and will run with the land.

4. Improvement of Erie Street

A portion of Erie Street shall be closed to public vehicular traffic and improved as per mutual agreement between the City of Buffalo and the Redeveloper, as cited elsewhere in this plan. (See Exhibit 3, Page 9A).

5. Underground Utility Lines

Relocation and provisions for private and public utility systems will be made as needed to adequately serve the redevelopment undertaken in accordance with this Plan. Such relocation as required will be coordinated with other private and public construction, and will include elimination of all overhead utility lines, and the underground installations of all new lines and systems. The cost of relocating the underground utility lines within the vacated portion of Erie Street will be borne by the Redeveloper, with an appropriate easement width.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

1. The following community facilities and utilities are existing or will be provided:
 - a. Sewers
 - b. Water lines
 - c. Street lights
 - d. Street improvements
 - e. Public open space

2. No additions or alterations to the local codes or ordinances are necessary to effectuate the urban renewal plan.
3. The schedule for effectuation of the urban renewal plan is contingent upon the development plans of the proposed developers.

F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time, by the Common Council of the City of Buffalo, provided that any such changes, amendments, or additions made subsequent to the sale or lease of land in the project area by the City of Buffalo shall be concurred in by the owners or lessees of the project land abutting such land.