



**Beltline Brownfield
Opportunity Area
Nominating Document
(DRAFT)**

City of Buffalo

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2.0 - Project Overview

In 2017, Governor Andrew M. Cuomo announced the designation of four new Brownfield Opportunity Areas, all located in the City of Buffalo. The designations help communities implement strategies to revitalize neighborhoods affected by dormant and blighted brownfield properties and rebuild areas to create a vibrant economy and support progress and growth. These new designations bring the total number of designated Brownfield Opportunity Areas in New York State to 44.

The Brownfield Opportunity Area Program is administered by the New York Department of State. The program offers communities funding to develop revitalization strategies to promote sound redevelopment and enhanced environmental quality within areas affected by the presence of brownfields.

Prior to submitting these four areas for Brownfield Opportunity Area designation, the City of Buffalo received planning grants through the Department of State BOA Program to complete revitalization strategies for the neighborhoods. Secretary of State Rossana Rosado accepted the nominations for these Brownfield Opportunity Areas and determined they meet the necessary requirements and criteria for designation.

Developers, property owners and others with projects and properties located within the designated Brownfield Opportunity Areas will be eligible to access additional Brownfield Cleanup Program tax incentives to develop projects aimed at transforming dormant and blighted areas in their communities and putting them back into productive use. In addition, projects within each designated Brownfield Opportunity Area will be entitled to receive priority and preference for certain State grants.

The four new designated Brownfield Opportunity Areas in the City of Buffalo in Erie County are:

The Tonawanda BOA. The Tonawanda Street Corridor Brownfield Opportunity Area consists of a 650-acre area in the City of Buffalo. The area contains 46 potential brownfield sites. Primary community revitalization objectives include: restoring environmental quality, reconstruction of the Scajaquada Expressway, restoration of Scajaquada Creek, implementation of multi-modal transportation improvements in the BOA and promote adaptive reuse.

The South Buffalo BOA. The South Buffalo BOA study area is approximately 1,968 acres, making it the largest BOA to receive funding in New York State. The BOA is located just outside the central business district in the southwest portion of the City of Buffalo, Erie County and the western region of New York.

The Buffalo River Corridor BOA. The Buffalo River Brownfield Opportunity Area consists of a 1,050-acre area in the Old First Ward section of the City along the Buffalo River, which is characterized by 58 potential brownfield sites. Primary community revitalization objectives

include restoration and enhancement of the environmental quality of the river, enhancement of waterfront access and promotion of quality placemaking.

The Buffalo Harbor BOA. The Buffalo Harbor Brownfield Opportunity Area consists of a 1,045-acre area with six brownfield sites totaling approximately 249 acres. The area includes frontage on both the Inner Harbor and Outer Harbor, and contains a mix of historic maritime, industrial, and residential development.

The Beltline BOA. The Beltline BOA Encompass a large portion of the East Side of Buffalo, NY. Within the boundaries of the BOA are several anchor sites that connect neighborhoods through incentives for community and economic development throughout the East Side of Buffalo.

The Buffalo Niagara region is undergoing a reorganization from an industrial-based economy to one centered on health care, advanced manufacturing, and tourism. This transition, which accelerated during the latter-half of the 20th century, resulted in a loss of manufacturing jobs and population. Since 2000, development in the region has shifted to attract investments in tourism, commerce, biomedical research and treatment, and innovative alternatives to conventional energy production. With this shift, there has been job growth, opportunities for business development, year-around entertainment options, new housing, and a stronger pulse reverberating from within our city.

Since 2003, \$7.5 billion has been invested or proposed for downtown, the Buffalo Niagara Medical Campus, and the Larkin District. While many investments are geared towards medical, mixed-use, and tourism venues, over \$251 million has been dedicated to residential projects, and \$1.1 billion to mixed-use projects. This increase in residential development is attracting new renters and property owners, bringing much needed economic and social vitality to the region's core.

In 2012, Governor Andrew M. Cuomo committed \$1 billion to the Buffalo area to create thousands of jobs and spur billions in new investment and economic activity over the next several years. While great strides were made prior to the announcement of the Buffalo Billion, even greater progress has been proposed, approved and built.

Over the last decade, the city has focused industrial land reclamation efforts in South Buffalo, with remarkable success evidenced by River Bend. However, the city will soon face a shortage of shovel-ready land for the projected growth in advanced manufacturing and logistics. An accessible labor force, established road, rail, and utility infrastructure, and the potential for land assembly make the Northland Corridor an ideal location for the city's next manufacturing center.

A significant amount of investment from the Governor's office focused on the development of the Northland Corridor Redevelopment Project, also known as the Northland Beltline. The Northland Corridor originally developed as a manufacturing center along the New York Central Belt Line and remains one of the most extensive industrial areas on the East Side. It is in a walkable, Delavan Grider neighborhood near the Erie County Medical Center and several public schools, including the new Manufacturing Magnet School at Burgard.

The Buffalo Urban Development Corporation (BUDC), in partnership with Empire State Development and the City of Buffalo, has acquired multiple properties in the Northland Belt Line Corridor. The purpose of these acquisitions is to return these properties to productive use, assist with revitalizing the surrounding neighborhood, and provide employment opportunities for nearby residents by creating a new manufacturing hub on the East Side.

In September 2014, the Buffalo Billion Initiative awarded funding to acquire and plan for over 35 acres of vacant or underutilized land and over 700,000 square feet of industrial buildings in the Northland Corridor. The first step was to formulate a redevelopment plan for the key properties that the BUDC acquired. Concurrent with preparation of this plan, the Buffalo Urban Development Corporation (BUDC) along with the Buffalo Urban Renewal Agency (BURA) held a number of stakeholder and public meetings and prepared a neighborhood strategy for the larger surrounding area. Since then we have continue to engage the community and create

In 2017 Phase II of the Buffalo Billion allocated \$65 million to projects, and potential projects along four (4) major thoroughfares including: Michigan avenue, Jefferson Avenue, Fillmore Avenue, Bailey Avenue. Through a targeted investment strategy performed by UBRI, the areas have the potential to become catalyst for wide-spread revitalization of the East Side.

The investment along the Fillmore corridor allows opportunity for repurposing and reuse of underutilized buildings by new entrepreneurs and manufacturers. This includes opportunities within and around Fillmore and Northland. The revitalization of the Northland Corridor will expand employment and training opportunities within the Delavan Grider Neighborhood and East Side residents.

In 2018, the Northland Workforce Training Center create economic onramps to training, apprenticeships, and career placement for energy and advanced manufacturing industry careers. Buffalo Manufacturing Works (BMW) transitioned to the Northland Campus in October 2019. Buffalo Manufacturing Works is a state-of-the art facility that creates an ecosystem to help local manufacturers identify, test, and implement technologies to create a competitive advantage for their products, expand into new markets and boost productivity, and stimulate innovation and growth for the region's manufacturing sector. With the Workforce Training Center and Buffalo Manufacturing Works has been strong

anchors to attract other advance manufacturing investors and tenants to the Northland Campus. The addition of Manna Culinary Group as the new restaurant operator has been a major asset to the anchor site, by enhanced a social dimension on the campus with all tenants, businesses, events, and neighborhood residents.

There is a Strong relationship among the Northland Beltline Taxpayers Association residents, businesses, community services, workforce trainers and churches working together to enhance the campus. The BOA designation is yet another opportunity for collaborating with the City and State on a redevelopment plan for the area.

2.2- Vision, Goals, and Objectives

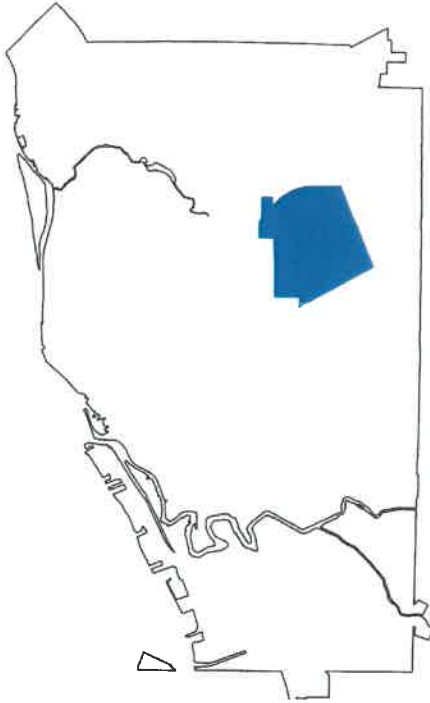
As with any vision, the processes and discussions are guided by broad-based community, municipal, and state support, and grounded in emerging challenges, initiatives, and opportunities. The vision calls for a vibrant mixed-use employment district focusing primarily on workforce training and advanced manufacturing that will revitalize the Delavan/Grider neighborhood and impact the entire East Side. The district will provide education and employment opportunities in addition to implementing practical and aesthetic improvements. The revitalization of this district will be a benefit not only to the East Side residents, but a catalyst for transformation and growth for the East Side of Buffalo, and entire City of Buffalo.

[Objectives, Goals, and Policies:](#)

The Belitline Brownfield Opportunity Area (BOA) is a next generation, world class community that allows opportunity for residents, businesses, and stakeholders to create opportunities, cultivate relationships, and collaborate on endeavors.

2.3- Boundary Description and Justification

The Beltline BOA includes the Delavan Grider, Martin Luther King Park, and Lovejoy Neighborhoods within the Masten and Love Joy, and Fillmore Districts. The area encompasses approximately 1.5 square miles and is bounded by East Delavan Avenue to the north, Kehr/Fugeron Street along the south, and CSX rail line (Beltline), Fillmore Avenue to the west, and Grider Street to the east.



The boundary for the proposed BOA includes the additional sites: The former American Axle Plant, the former Kensington Heights parcel adjacent to Glenny Park, the Buffalovac property, and the Wonder Bread building. These sites are located within the urban neighborhoods on the East Side of Buffalo and have the potential to have significant impact within the neighborhoods.

The goal of the BOA is to return these vacant, underutilized properties to productive use, assist with revitalizing the surrounding neighborhood, and provide employment opportunities for nearby residents by creating a new manufacturing and employment hubs on Buffalo's East Side. The Northland Beltline Campus includes several clusters of residential uses, particularly along Longview Avenue, Schauf Avenue and Chelsea Place. It is anticipated that BUDC's stabilization, remediation and redevelopment of the industrial properties will strengthen the area and re-establish what was formerly a vibrant mixed-use neighborhood.

The Northland Project area properties that were acquired by BUDC include:

1. 683 Northland Avenue – A 7.3-acre property containing a 235,000 SF building that was constructed between 1911 and an addition in 1981. This is the headquarters of

the Workforce Training Center (WTC). The Northland Workforce Training Center has a partnership with SUNY Erie and SUNY Alfred State to offer courses in Machine and Tools trades, Welding, Mechatronics, and Construction Electrician. Buffalo Manufacturing Works (BMW) recently relocated to the 683 Northland. BMW adds tremendous value to the campus as a support to other advance manufacturing companies within the campus and region. The Manna Culinary Group is the new restaurant operator as mentioned previously. SparkCharge has located the 683 Northland site. SparkCharge makes battery packs for electric cars. They are also the previous winner of the 43 North Competition.

2. 537 East Delavan Avenue – This is a 10.5-acre property temporarily containing a 300,000 square-foot (SF) building that was constructed between 1924 and 1944 and was vacant and severely deteriorated. In 2017, a large portion of the Houdaille Factory was demolished leaving two buildings on 537 E. Delevan which are currently under reconstruction with the use of Restore New York funding. The two buildings that are under construction include: 541 E. Delevan, which is 40,000 square-feet. Potential, future home of Project Rainfall, and 612 Northland, which is roughly 15,000 square-feet, which is currently occupied by Albright Knox Art Gallery.
3. 631 Northland Avenue - A 3.9-acre property containing a 42,000 SF building that was constructed in 1953. The building is currently vacant and is in predevelopment phase for renovation and marketing for industrial use.
4. 741 Northland Avenue – A 4.9-acre property containing a 96,000 SF building that was constructed in 1942 and is currently vacant and in poor condition. This structure shares a common wall with the building at 777 Northland Avenue.
5. Erie County Medical Center (ECMC) – One of the anchor institutions within the City of Buffalo and Western New York Region, has recently made some significant upgrades to their entry way atrium, and soon to be additional \$50 million trauma center. ECMC has also acquired the former Kensington Heights Site.
6. Glenny Park – Glenny Park has several recommended enhancements including: Placed Based Park Amenities, Infrastructure, Walkable Trails, and Enhanced Greenspace. Both the baseball diamonds are repurposed and extended. There is a miniature football field included, which not add another sport activity to the park, but also a potential for multi-purpose space.
7. OSC (Former American Axle) – As a brownfield site, OSC will benefit from the Beltline BOA. However, there is an opportunity to focus on four (4) parcels of vacant lots that are just across E. Delavan Avenue of the site. The enhancements of the parcels will add the growing business district of the Delavan Grider Neighborhood.
8. Mt. Olive Community Development Corporation (CDC (Mt. Olive Baptist Church) – The Mt Olive Baptist Church has owned 919 – 921 E. Delavan and has received

over \$2 million in government funding for rehab and reconstruction of the building. The site will consist of 8 apartment units and a small community room.

9. True Community Development Corporation (True Bethel Baptist Church) – True CDC has completed several affordable housing projects and has plans to do more infill housing within the boundaries of Fillmore Ave. (North), Kehr St (South), Box Ave. E. Ferry (East).
10. Harmac – Bailey Green Initiative. Harmac has adopted a boundary in the East Side within the Bailey and Genesee St intersection. Harmac has begun a series of planning and redevelopment activities including residential-infill housing (in partnership with Habitat for Humanity), Residential Trail, Green and park space (common area development), this includes the now headquarters for the “Stop the Violence Coalition.
11. Within the Harmac (and BOA) boundary is Groundwork Market Gardens – Groundwork Market Garden, a community-oriented organic farm producing food HUB for a thriving Community Supported Agriculture and farm stand. Rows of cabbage, kale, broccoli, radishes, garlic, and other spring vegetables fill the field adjoining the high tunnel, a covered structure like an open greenhouse, where tomatoes, fennel, basil, and marigolds shelter from spring winds. Fruit tree saplings line the back fence, beyond which an abandoned rail line teems with overgrowth.
12. East Side Avenues - Empire State Development (ESD) today announced information sessions for the \$2 million East Side Commercial District Program, an initiative part of Governor Andrew M. Cuomo's East Side Corridor Economic Development Fund. The Program will provide up to \$50,000 in grant assistance to commercial property owners in four commercial districts with buildings in need of exterior and interior repairs.
13. Wonder Bread - Stinson, the Hamilton-based developer who owns the former Adam's Mark Hotel, is buying the vacant Fougerson Street factory that once produced the legendary bread with the idea to turn it into 500 apartments, stores and commercial space.
14. Northeast Greenway Rails to Trails - The Northeast Greenway would connect the North Buffalo Rail Trail, whose southern terminus is currently the LaSalle Metro Station park and ride lot, to an existing multi-use path that runs parallel to William L. Gaiter Parkway between Kensington Avenue and East Delavan Avenue. This connection would see the conversion of an overgrown 1-mile stretch of DL&W/Erie Rail Road corridor between Main Street and Kensington Avenue now owned by the City of Buffalo into a multi-use walking and biking path – the first to be built on Buffalo's East Side.

15. Infill Housing – Several infill housing and rehab projects have occurred and are in progress including: True Community Development Corporation (CDC). True CDC has single family, multi family and senior towers that have been developed along E. Ferry and Kehr St. Mt. Olive Community Development Corporation (CDC) has received over \$2 million to rehab 919 – 921 E. Delavan into an 8 unit residential building.
16. Persistence Preparatory Academy - Persistence Preparatory Academy recently announce their relocation to the former Public School #62. This will call for a complete renovation and use as a school. The location is within the boundary, located a short distance from Wonder Bread.

Below is a map (Figure 1.1) of the Northland BOA boundaries. This includes the four anchor sites: Northland Beltline Campus, within the context of the City of Buffalo.

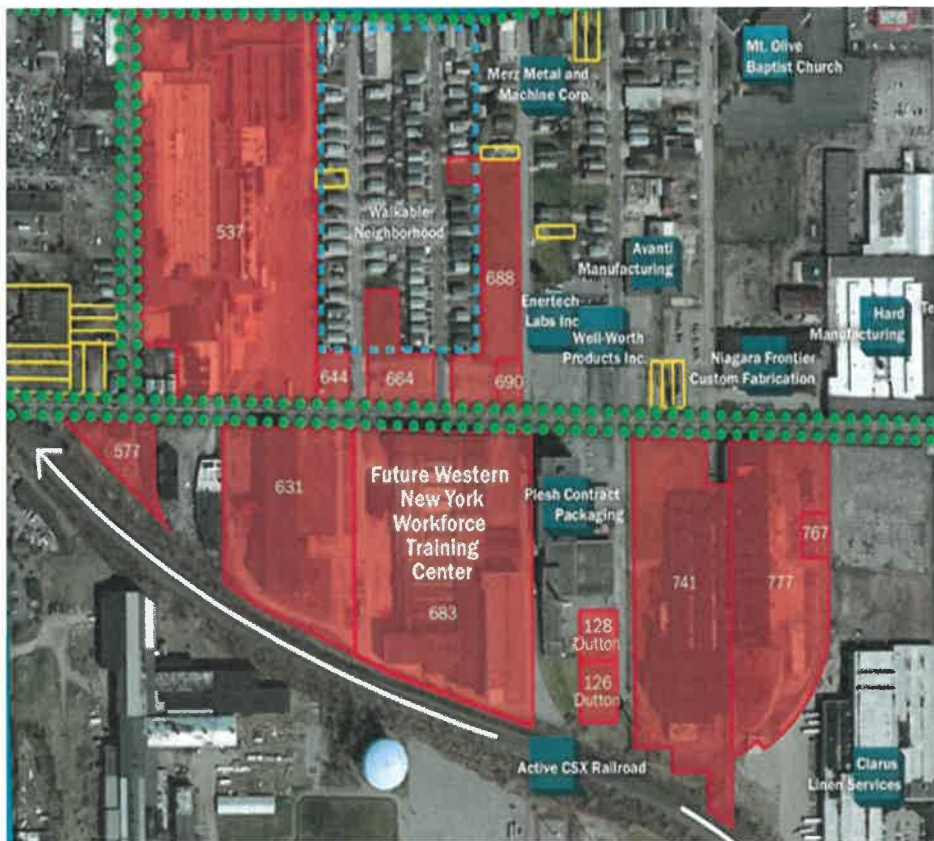


Figure 1.1 Northland boundary and BUDC properties

To the north is the 75-acre (and growing) Erie County Medical Center Campus (ECMC), which is the regional center for trauma care and a major teaching facility for the University at Buffalo UBMD. The ECMC has purchased the former Kensington Heights site

Kensington Heights – Immediately adjacent to the Erie County Medical Center is the former Kensington Heights Public Housing Complex. The public housing complex was constructed in 1958, and housed hundreds of residents in six high-rise buildings. By the 1980s, the complex was closed and stood vacant for 30 years. In 2010, Buffalo Municipal Housing Authority began demolishing the towers. In 2018, ECMC purchased the property and is engaging the community to help shape priorities that ground future planning of the 17-acre site.

The Northland campus has several access/entry points of into the campus. There are several side streets that intersect with the corridor at Northland. Two key intersections that enter the campus are the Fillmore/Northland and Grider/Northland intersections, each at opposite ends of the corridor. These are not major nodes, but they are key to the transportation structure and infrastructure of the campus, which we'll discuss later. Fillmore Avenue is a major thoroughfare within the City of Buffalo, particularly the East Side. In previous years, Fillmore Avenue received a significant amount of investment to enhance infrastructure improvements including curbs and sidewalk repairs, light pole enhancements and banners to add a sense of place to the MLK Park Neighborhood. In 2018-2019 Annual Action Plan, parts of Fillmore and key side streets received a little over \$1 million dollars in Federal Entitlement funding to provide additional infrastructure improvements.

Just recently, Empire State Development awarded \$60 million to the development of major thoroughfares along the East Side of Buffalo. Out of the \$50 million, \$500,000 will be used for strategic investments to Michigan Avenue, Jefferson Avenue, Fillmore Avenue, and Bailey Avenue. With this amount of significant investment, Fillmore is in position for strong economic growth and sustainability.

Fillmore is one of four (4) thoroughfares that are adjacent to the northland neighborhood campus. The Northland neighborhood is a mixed-use neighborhood dominated by residential streets of one and two-family detached houses. East Delavan Avenue is the neighborhood center with a combination of residential and retail uses. Influential institutions within the City including Erie County Medical Center, Mt. Olive Baptist Church, several public Schools including STEM School at MST, and a new Manufacturing School at Burgard High School.

This Nomination Document outlines the final strategy for the designation of the Northland Beltline Redevelopment Project BOA. The designation provides expanded eligibility for state-sponsored environmental remediation and economic development, as well as investment opportunities for the development of Northland's campus.

2.4 Community Participation and Techniques to Enlist partners

Critical to achieving Mayor Brown's vision for the development of the Northland Corridor, and the Beltline BOA is the inclusion of community input as a critical and integral part of the process. The Buffalo Urban Development Corporation, Mayor's Office of Strategic Planning and the entire development team have put together an extensive effort to engage residents and stakeholders in a discussion about the future of the Northland Corridor, the Delavan-Grider neighborhood, and the Beltline BOA. In addition to large public meetings, there have also been numerous small group and one-on-one meetings with neighborhood

stakeholders and elected officials. Below is a summary of various methods used to reach the interested individuals and organizations.



A. Community Participation - General Public Meetings

Seven (8) public meetings have been held at the Delavan Grider Community Center: October 14, 2015; February 24, 2016; January 30, 2017; July 20, 2017; May 21, 2018; November 15, 2018 (Open House); April 9, 2019, May 28, 2019, and March 5, 2020. Additional public meetings will be held in the future. The first meeting took a charrette-style format to optimize the public's opportunity to be heard. More than 150 attendees packed the gymnasium of the Delavan Grider Community Center for an introductory presentation on the background of the Northland Corridor Project and its centerpiece: The Western New York Workforce Training Center. The public participated at roundtables, hosted by a moderator from the project team and were asked a series of questions regarding the condition and needs of their neighborhood. Comments were recorded and later organized into a document that was shared among the project team.

This first step was vitally important as the residents participated in the visioning process as well as strengths and assets and formulating an implementation strategy. Several hundred residents have attended these neighborhood meetings. They have been provided with the status and updates on redevelopment efforts and have been able to provide input on the neighborhood redevelopment strategy. The meetings have included opportunities to sit down in small groups with members of the project team and discuss a range of strategies for Northland Corridor. Notification of the meetings are accomplished via media advertising

(local radio and neighborhood newspapers), social media, postcards and posters delivered to residents and through a variety of neighborhood organizations. During these meeting we used an interactive SWOT analysis to gather new insights from the BOA boundary, as well as augment the information we already obtained in previous meetings. What we've gained were the following:



Strengths

Many participants stated that the strengths of the neighborhood could be attributed to the support of community-based groups, an affordable living standard, homeownership, accessibility of major roadways, strong community values, and perseverance of residents in addressing neighborhood problems. Consistently mentioned was proximity to community institutions and services such as retail, restaurants, health services, places of worship, and community centers.

Weaknesses

Many participants stated that the weaknesses of the neighborhood result from poor police intervention, poverty, neglected vacant land, absentee home ownership, crime, lack of access to employment, and limited educational opportunities. Also identified as areas of concern were the need for increased employment opportunities in closer proximity to the neighborhood, improvements to the general aesthetic, upgraded infrastructure, and increased attention to crime and poverty.

Opportunities

Community members routinely acknowledge the presence of schools in the neighborhood to be a positive factor. However, they believe these schools can be better in the delivery of quality education curriculum to better prepare students for current and future job openings. Participants also felt that school leadership could be more proactive in partnering with the community to address a range of issues outside of school hours. The redevelopment of the former industrial facilities along the Northland/Belt Line corridor were regularly mentioned as employment opportunities for neighborhood residents.

Threats

There is an overwhelming sentiment among many participants that external factors threaten the community, such as drug dealers, absentee landlords, and youth from other neighborhoods. Housing development and construction projects that are inconsistent with neighborhood context were identified as points of concern, especially about current zoning regulations, as was the increase in commercial traffic from major developments. Others identified youth as a potential threat due to a lack of educational, employment, and community opportunities. Many linked these concerns with young pregnancies, unemployment, and substance abuse.

B. Techniques to Enlist Partners - Stakeholder Advisory Meetings

The Mayor and BUDC team have organized a Northland Stakeholders Advisory Committee. It is comprised of neighborhood residents, neighborhood businesses, representatives from key community organizations and institutions, local clergy and elected officials. In late-2015, many of these stakeholders were assembled into a formal advisory committee to provide further guidance to the project team while serving as a key conduit of information to the community. The project team ensured the committee was regularly updated on the progress of the project and solicited their feedback prior to the presentation of products before the greater public. The committee continues to meet as needed throughout the project. The committee meets periodically to receive updates from the project team and give feedback in return. There have been six (8) stakeholder meetings held to-date: January 14, 2016; June 1, 2016; August 4, 2016; September 28, 2016; May 18, 2017; January 9, 2018, April 19, 2019, October 3rd, 2019, and December 3rd, 2019. The stakeholders have been a major contributor of our initial meetings to provide feedback for the BOA. The first BOA meeting was held on October 3rd at Northland Central. We presented some brief details of the BOA benefit program, and the initial BOA boundaries.

BOA Stakeholder Advisory Meetings

Additional meetings have been held on October 3rd, and December 3rd, 2019 to begin to capture information about the Beltline BOA boundary, Key Sites, and Place making strategies. The first meeting on October 3, 2019. The focus for this meeting was specific to the Beltline BOA boundaries: if the current boundaries were sufficient, or if we needed to think about incorporating additional sites. The discussion also focused around Strategic Sites were: the sites selected in addition to the Northland Beltline Campus valid and strategic sites. Lastly, placemaking was also discussed: what were opportunities for creating sustainable places? The purpose of the stakeholder engagement process of the BOA is to gain feedback on the preliminary work from the planning team and to provide suggestions, recommendations and comments.

Each group focused on a section of the BOA. For each section, a series of questions were asked to help guide the discussion among the stakeholders within each of the three groups. This facilitation model was designed to create dialogue as well as a feedback that would lead to identifying projects that would benefit from being within a BOA boundary and add value to the overall development to the Beltline BOA and East Side of Buffalo.

Group 1 Boundaries: Purpose: To identify a potential boundary for the Beltline BOA, and if other sites outside the current boundary? If so what are the recommended sites?



The Boundaries selected for the Beltline BOA included four (4) institutional/anchor sites: the Northland Beltline Campus, OSC - the former American Axil Plant, ECMC and the former Kensington Heights, and Wonder Bread. As we examined the boundary and these key institutional sites, the guiding questions for discussion included:

- 1. What are the strengths of this proposed boundary? What are the weaknesses?**
- 2. With respect to the Northland Campus: What additional (nearby) sites should be included?**
- 3. If you could redraw the BOA boundary what would it look like? Why?**

The outcomes of the discussion resulted in an expansion of the original boundary. The key inquire was regarding residential housing. The initial sites we selected were all large commercial, industrial sites, or those that would benefit from the Beltline BOA. These did not include residential sites as the BOA does not provide a direct benefit to residential sites. The provoking question from the stakeholder group was: “How can homeowners benefit from the Beltline BOA?” There was a significant amount of residential area that we decided to include in the Beltline BOA due to this question and feedback. The thought was that the Beltline BOA would be attractive enough for new businesses (both maker and retail) that the homeowners would benefit from economic growth, in hopes of new home creation, infill development and increased residents form the economic growth activity.

Group 2 – Strategic Sites: Some sites are BUDC owned, some sites are city owned, others are privately owned.



Strategic Sites: This group discussion was guided by the following questions:

- 1. Assess the current strategic sites. Do you agree with the current strategic sites selected? If not, why not?**
- 2. Are there other sites you would have selected as strategic sites? What are they? Why?**
- 3. How would you rank the top 5 strategic sites? Explain.**

The Goal was to create a discussion centered around some of the institutional assets, as well as other business, commercial, faith-based, park and greenspace assets within the original boundary that could have the same neighborhood transformative impact with the Beltline BOA Boundary as the other assets. A big takeaway from this was incorporation of Harmac – Bailey Green Initiative, the Northeast Greenway Rails To Trails, and the Persistence Preparatory Charter School and purchase of the former Public School #62 on Genesee and Mozelle Street. These were just a few projects that identified as key, transformative projects as we expanded the boundary of the Beltline BOA. Other sites included ECMC and the former Kensington Heights Site, Glenny Park, Mt. Olive Baptist Church and Mt. Olive CDC, and True Bethel Baptist Church and True CDC.

Group 3 – Placemaking: In this group, participants examine the campus to enhance placemaking. Feedback on a series of topics regarding transportation/mobility, housing, park/green space, commercial corridors, and opportunities for Public Art were sought.



Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Making places is about how people interact, connect, engage with activities. How a place feels, the culture, housing, lighting, quality of life, public art, design and other elements that foster social interaction. The stakeholders were asked to think about what can be done to create “key places/venues” for social interaction and engagement. The guiding discussion questions included:

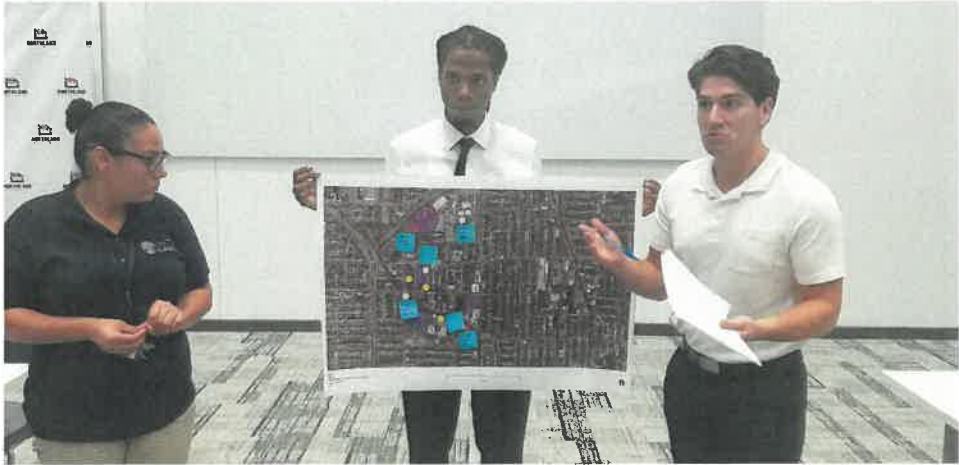
- 1. What approach would you take toward creating a healthy, sustainable place?**
- 2. What elements (infrastructure, activities, programs, business development, etc) would you focus on for placemaking? Explain.**
- 3. Name 5 of the most important elements you feel need to be incorporated when creating a public space? Where would you include on Northland’s Campus?**

A series of sites were identified and discussed including the original ECMC, Glenny Park, and the Former Kensington Heights site. Also additional sites within the Northland Bletline Campus discussed which included Northland and Fillmore, the CSX Bridge, Shantell Martin Mural Site, and NFTA Bus shelters that will be constructed at the bus stops at Grider, Fillmore and Northland, E. Delavan and Schauf. These were just a few placemaking ideas that came out of this discussion.



Interactive Workshops

In September 2019, The City of Buffalo Office of Citizen's Service asked the Buffalo Urban Development Corporation to hold a workshop for the AmeriCorps Vista Program and participants. The workshop was designed to educate the participants about the Northland Beltline Campus and to get feedback on the Northland Beltline BOA by participating in a fun interactive and engaging activity. The participants were broken up into three (3) groups. Each group was given an opportunity to create a personal narrative about the northland Beltline Campus. That narrative was based on identifying and assessing strengths, weaknesses, opportunities, and then creating a place making strategy for campus, give the campus a name, and discuss some goals and strategic sites. The groups had 45 minutes to come up with a strategy for the campus and then each group was to provide a 10 minute presentation on their campus plan.



3.0 - Analysis

The Northland Beltline Campus itself is in census tract 34 respectively. For this analysis the BOA includes census tracts 34, 170, 35, and 36 to capture the Campus footprint as well other brownfield sited and anchor institutions. This includes the Erie County Medical Center Building, Kensington Heights, Glenny Park, Math, Science, Technology School, the American Axle plant on E. Delavan Avenue, and the former Wonder Bread factory on Fugeron Street. The Beltline BOA Campus is located within the Masten District on the East Side of Buffalo.

3.1- Community and Regional Setting

The data from the community and regional setting is derived research by the University at Buffalo Regional Institute (UBRI) and their Community Visioning Study for the ECOMC, Glenny Park initiative. Also from the Buffalo Urban Renewal Agency (BURA), who provided general demographics for tracts 140, 70, 35, and 36. The community and regional setting cover three (3) specialized, yet broad areas of the Northland footprint. These Include: General demographics of the designated census tracts, Jobs and Workforce, Housing and Neighborhoods, Food Access and Community Health.

Aside from the Northland Central Campus, Erie County Medical Center, the former American Axle Plant, and Wonder Bread, most of the neighborhoods is devoted to residential and commercial uses. Vacant land can be found in both residential (38%) and commercial properties within the neighborhood makes up more than a fifth (11%) of the overall neighborhood. Only 3% of the neighborhood land is designated as parks and open space.

There are brownfield sites. Including 537 E. Delavan (a superfund site), 631 Northland and the Buffalovac are just a few of these sites. Some sites have completed remediation, other sites surrounding the Northland Campus are currently listed as hazardous waste sites on the National Priorities List (NPL). On the Northland campus, 537 E. Delavan is designated as a Superfund Site and will be undergoing remediation.

Fillmore Corridor

Fillmore Avenue begins at Main Street to the north and terminates at Seneca Street to the south. While only 4.5 miles long, the character of the street and its adjacent neighborhoods vary greatly. The northern section of Fillmore is serviced by the Amherst Metro Rail Station and Main Street businesses and services including a concentration of social services and workforce trainers. The former Kensington Heights public housing complex offers 17 acres of vacant land at Fillmore Avenue and the Kensington Expressway. Past the Kensington Expressway is the Erie County Medical Center campus, which is the regional center for

trauma care and a major teaching facility. Established in 1912, the campus, and 500+-bed facility on Grider Street is one of the East Side’s major employers and largest institutions.

Further south large swaths of vacant and underutilized industrial land are reminders of Fillmore’s manufacturing past. Fillmore Avenue forms the western edge of the Northland Avenue Redevelopment Area in the Delavan-Grider neighborhood—an ongoing Buffalo Billion project that will transform vacant industrial land into a new commerce and manufacturing campus that focuses on workforce and innovation. One of Fillmore’s two major business districts is just south of East Ferry Street and leads into historic Frederick Law Olmsted designed MLK Park. Its other is at the intersection of Broadway and Fillmore where landmarks such as the Broadway Market and Central Terminal tell of Fillmore’s rich history and provide opportunity for the future. At its furthest point south, Fillmore is a major connector to two new employment hubs—the Larkin District and the High-Tech Innovation Hub at Riverbend, home to the Tesla solar panel manufacturing facility (*UBRI – BBI East Side Economic Development Corridor Economic Development Fund: Fillmore Corridor P. 24-25.*).

Major Employers

Due to its industrial past as a manufacturing district on the Belt-Line Railroad Corridor, the Beltline BOA remains a major concentration of employers in East Buffalo. Most of the employment opportunities are heavily dominated by the anchor institutions within the BOA boundaries. The top industries include professional industry jobs, along with scientific and technical jobs make up 32% of the industry workforce. The manufacturing employment opportunities account for 11% of employment, as does the educational employment industry account for 11% of the workforce. The anchor institutions are the Erie County Medical Center (ECMC), the Northland Workforce Training Center (NWTC). (Strategic Plan, COB Equal opportunity zones report.).

Major Employer	Business Type	Location	Employees
ECMC	Medical Center	462 Grider St.	1,000-4,999
Hard Manufacturing	Bed and Crib Manufacturing	230 Grider St.	10
Plesh Contract Packaging	Packaging Manufacturing	711 Northland Ave.	20-49
Well Worth Products	Performance Chemicals	180 Dutton Ave.	10

Ben's Tires Center	Auto Parts Merchant	540 East Delavan Ave.	2
Buffalo Engine Components	Auto Scrap Metal Operation	1824 Fillmore Ave.	5
Clarus Linen Service	Cleaning Operation	70 Grider St.	10-20
Enertech Labs Inc.	Auto Performance	714 Northland Ave.	6
Niagara Custom Fabrication	Machine Manufacturing	760 Northland Ave.	50
Merz Metal and Machine Corp.	Metal Fabrication	237 Chelsea Pl.	20-49
Brookline Machine Company Inc.	Wholesale Automobile Parts and Supplies	1870 Fillmore Ave.	5-9
Frontier Plating Company	Electroplating, Polishing, Anodizing Manufacturers	68 Dignity Cir.	1-4
Plastic Systems	Plastic Manufacturing	465 Cornwall Ave.	1
Speedway Racing Products	Manufacturing Fiberglass Truck and Car Bodies	200 Colorado Ave.	N/A
Twenty-First Century Press	Printing	501 Cornwall Ave.	20-49
Raw Materials Co Division International	Wholesale Scrap Metals and Iron	812 East Ferry St.	1-4
Erie County Youth Services Center	Youth Services, Detention Center	810 East Ferry St.	N/A
Hale Northeastern Inc.	Event Management Services	828 East Ferry St.	N/A

Hydra Technology Corporation	Cylinder Design for Fluid Power Industry	179 Grider St.	10-19
Harbison Brothers	Wholesale Barrels and Drums	32 Appenheimer Ave.	10-19
Harmac	Medical Supplies	2201 Bailey Avenue	400

Chart 1.1

Community Institutions

The Northland neighborhood is anchored by numerous institutions and assets providing an array of service and resources to the Delevan Grider Neighborhood. Some are assets include medical (ECMC), manufacturing (NWTC), Buffalo Manufacturing works, Delevan Grider Community Center, True Bethel Baptist Church, Math Science Technology Preparatory School. Below are some of the additional anchor institutions within the Delevan Grider Neighborhood. (Strategic Plan).

Institution	Type	Location
Delavan-Grider C.C.	Community Center	877 East Delavan Ave.
True Bethel Baptist Church	Church	907 East Ferry St.
Mt. Olive Baptist Church	Church	701 East Delavan Ave.
Ephesus Ministries	Church	341 Grider St.
Dr. Lydia T. Wright School of Excellence	School	106 Appenheimer Ave.
PS 84 Health Care Center for Children at ECMC	School	462 Grider St.
Math Science Technology Preparatory School	School	666 East Delavan Ave.
City of Buffalo Glenn Park	Park	106 Appenheimer Dr.
Vive La Casa	Humanitarian Organization	50 Wyoming Ave.

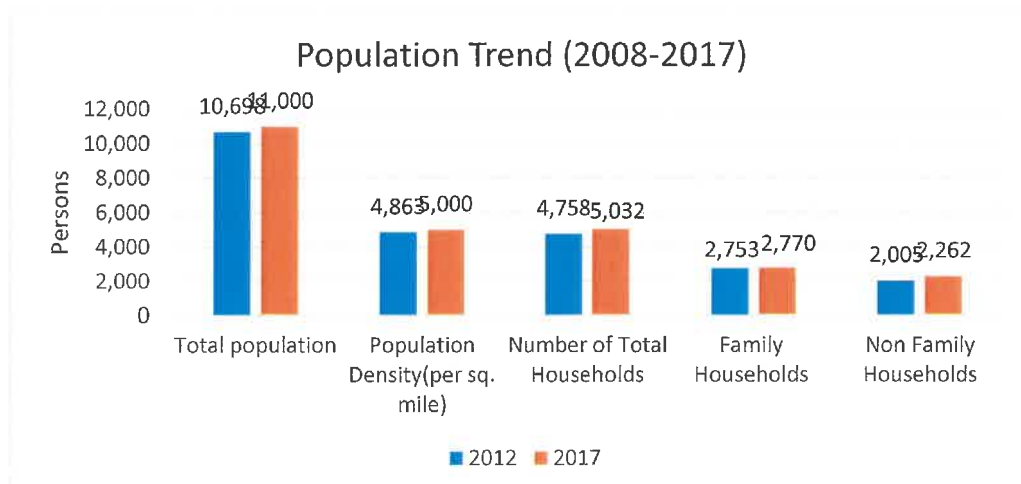
St. Phillip's Episcopal Church	Church	15 Fernhill Ave.
Pentecostal Deliverance Prayer Center	Church	76 Cornwall Ave.
Evening Star Church of God	Church	1552 Fillmore Ave.
Faith Baptist Church	Church	626 Humboldt Pkwy.
Cornerstone Church of God in Christ	Church	84 Rickert Ave.
Elim Christian Fellowship	Church	70 Chalmers

Chart 1.2

A significant number of the anchor institutions are churches, which also account for a significant amount of development activity within the Delavan Grider Neighborhood. True Bethel Baptist Church and the True Community Development Corporation has built a mix of single-family homes, multiple-family (attached) homes, and a complex for seniors. All the housing built was affordable housing subsidized with Federal Entitlement Funding. The Mt. Olive CDC has been awarded \$2.8million to do a complete rehab of their multi-unit (919 – 921) E. Delavan property. Also, the Elim Christian Fellowship Church (Elim CDC) has been awarded \$10.7 million to build affordable housing just adjacent to the new Highland Park development at the former Central Park Plaza site.

Population Trends

Unlike the city, the Delavan Grider neighborhood experienced an increase in total population from 5,330 in 2012 to 5,612 in 2017 (Population diversity needs to be calculated ACS 2017).



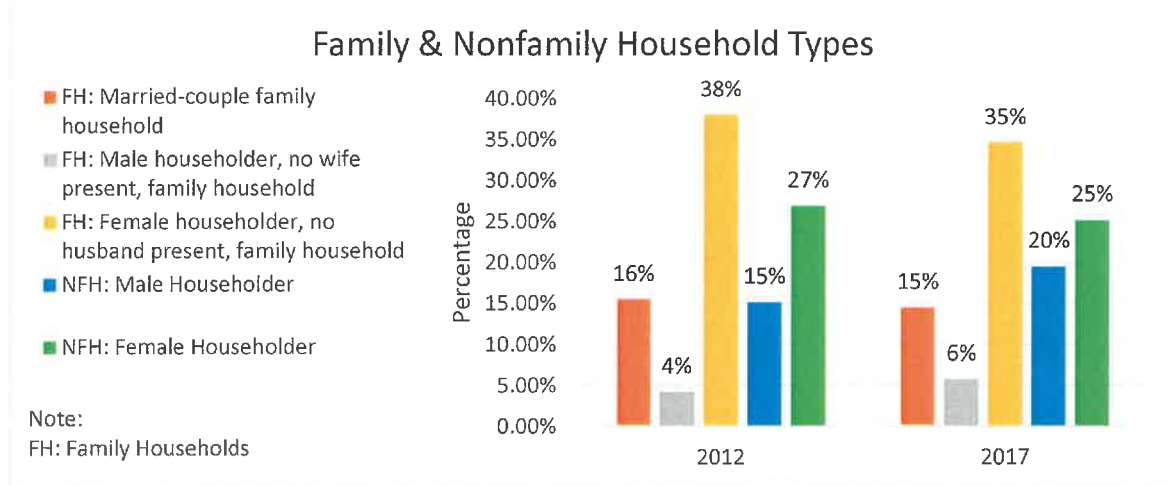
	Total population	Density (per square mile)	Total Households	Family Households	Non-Family Households	Average Household size
2012	10,698	4,863	4,758	2,753	2,005	2.18
2017	11,000	5,000	5,032	2,770	2,262	2.20
Change	+3 %	+3%	+6%	+0.6%	+13%	+0.92%

The Delavan Grider Neighborhood was 97% White in 1960, but became 80% Black by the 1980's. While the overall population declined for decades, in recent years it began to stabilize and grow more diverse. However, economic insecurity is a pervasive among residents and people of color are disproportionately affected.

The Delavan Grider area has population of about 11,000 residents. There are roughly 4,810 households, Children Under 18 - 2,860, Older Adults Age 65+ - 1,789 (UBRI, ACS 2017 5yr estimates). The Population in aging. The highest population are ages 25-44 at 16%, and the senior population is the next highest at 13%.

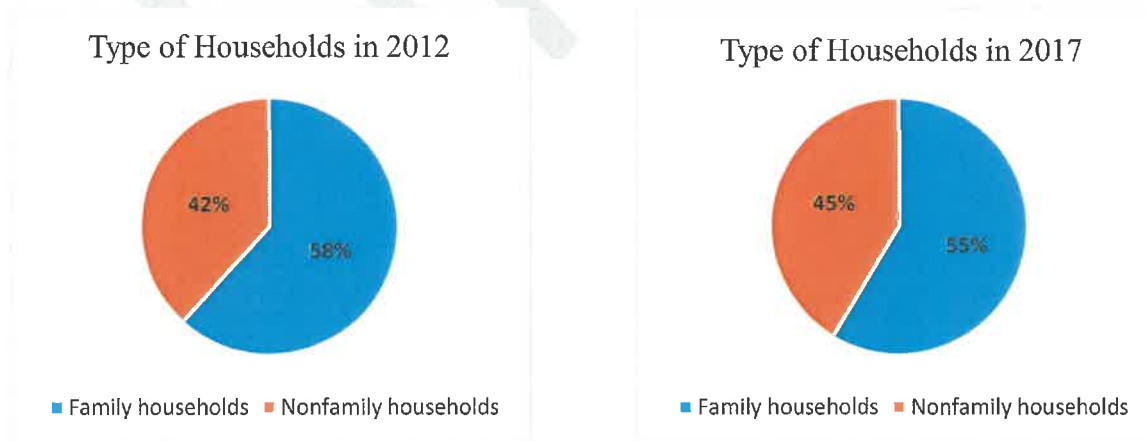
Family & Nonfamily Household Types

As a part of the Delavan Grider households, in 2012, most households (38%) were single women as head of family households. In 2017 that trend was slightly lower. These trends show the growth over time and has a way of creating.

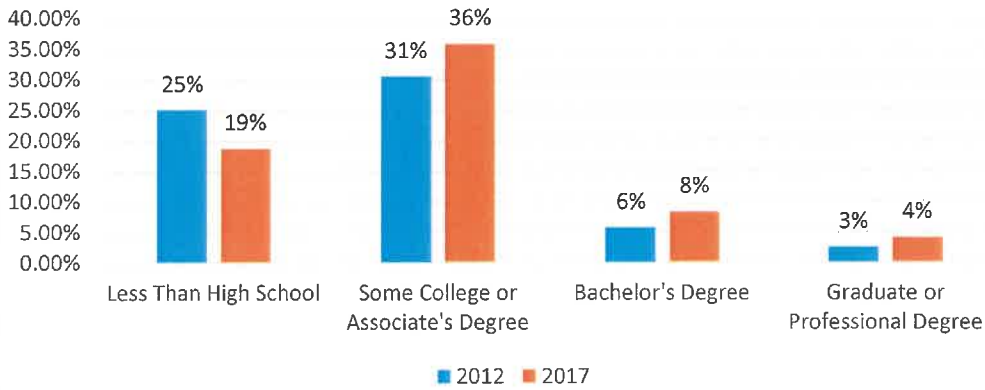


Educational Attainment

One of the benefits of the Workforce Training Center is not only providing advance manufacturing training, but the emergence of the Workforce Training Center creates opportunities for individuals the opportunity for higher education.

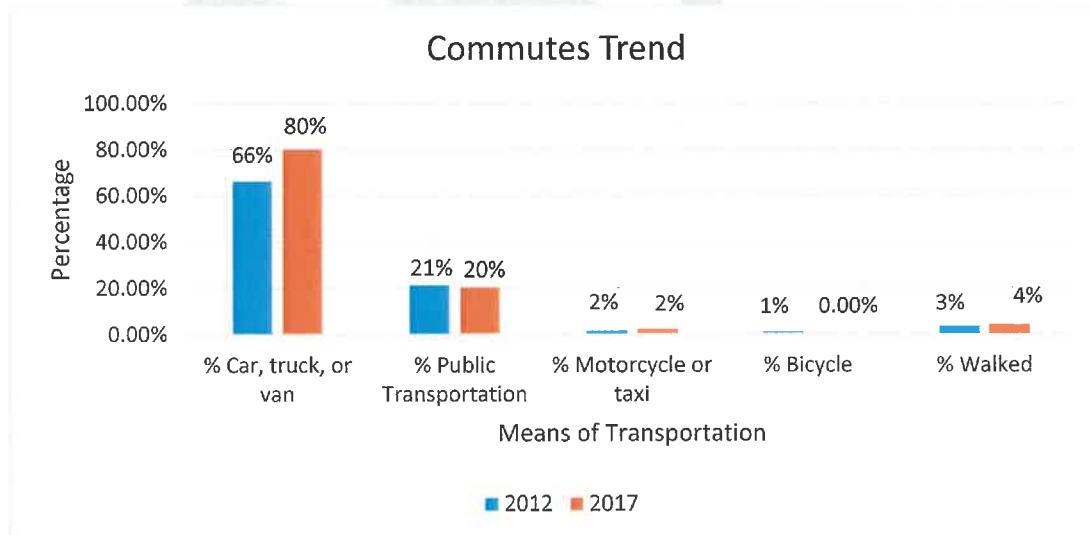


Educational Attainment



Educational Attainment		
	2012	2017
Less Than High School	25%	19%
Some College or Associate Degree	31%	36%
Bachelor's Degree	6%	8%
Graduate or Professional School Degree	3%	4%

Commute Trends



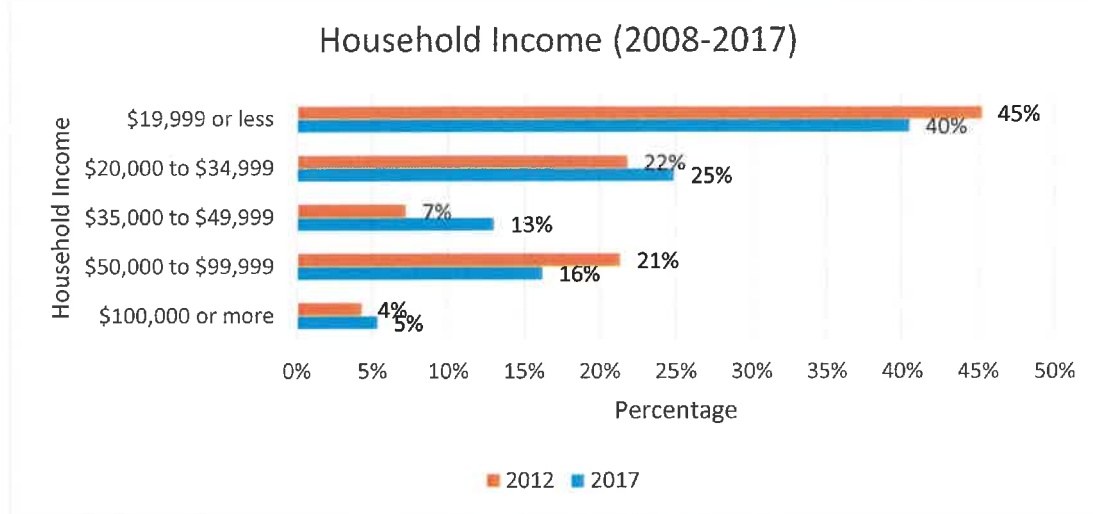
Most of the residents within the Delevan Grider neighborhood have private transportation.

Housing and Neighborhoods

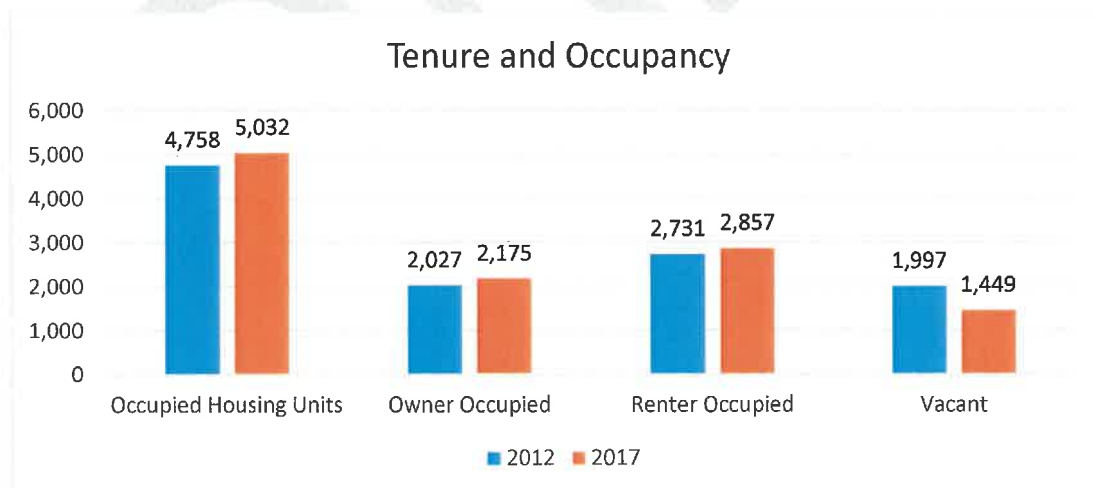
For most of its history the Delevan Grider neighborhood was evenly divided between renters and homeowners. Homeownership rates were at their highest during the 1960's at 53% of homes occupied. Today 43% of housing units are owner occupied. One in seven homes are vacant. Over half of the housing units are multifamily. There is a total of 5,827 housing units, 4,810 are occupied. Most of the housing units were built in 1940.

Through the past several years, the City of Buffalo has sold for almost 60% less than multi-family homes. Homes on the west side of Main Street also sold for much more than homes in the rest of the Delavan Grider Kensington Heights area.

Household Income



Tenure and Occupancy



3.2- Inventory/Analysis (Strategic Site, BOA Maps, Etc.)

3.2.1 – Strategic Sites

The Northland Project area properties that were acquired by BUDC include:

1. 683 Northland Avenue – A 7.3-acre property containing a 235,000 SF building that was constructed between 1911 and an addition in 1981. This is the headquarters of the Workforce Training Center (WTC). The Northland Workforce Training Center has a partnership with SUNY Erie and SUNY Alfred State to offer courses in Machine and Tools trades, Welding, Mechatronics, and Construction Electrician. Buffalo Manufacturing Works (BMW) recently relocated to the 683 Northland. BMW adds tremendous value to the campus as a support to other advance manufacturing companies within the campus and region.

The Manna Cullinary Group. On November 4th 2019 Manna @ Northland became the new restaurant operator of Northland Central and the Beltline Campus. Buffalo Manufacturing works (powered by EWI) has occupied an additional 50,000+ square feet in the rear of Northland Central. SparkCharge, winners of the 43 North Competition will be occupying 6,000 square feet of Northland Central. Spark Charge makes battery packs for electric cars. Retech has been is a company that makes plasma tools will be relocating their headquarters from San Diego California to Northland Central. Retech will be occupying building 81 of Northland central totaling 40,000+ square feet along with an additional 5,000 square feet of office space. With these new additions, Northland Central will be just at 90% occupied and will continue to be a centerpiece for the Beltline Campus and attraction for the manufacturing industry.

2. 537 East Delavan Avenue – This is a 10.5-acre property temporarily containing a 300,000 square-foot (SF) building that was constructed between 1924 and 1944 and was vacant and severely deteriorated. In 2017, a large portion of the Houdaille Factory was demolished leaving two buildings on 537 E. Delevan which are currently under reconstruction with the use of Restore New York funding. The two buildings that are under construction include: 541 E. Delevan, which is 40,000 square-feet. Potential, future home of Project Rainfall, and 612 Northland, which is roughly 15,000 square-feet, which is currently occupied by Albright Knox Art Gallery.
3. 631 Northland Avenue - A 3.9-acre property containing a 42,000 SF building that was constructed in 1953. The building is currently vacant and is in predevelopment phase for renovation and marketing for industrial use.
4. 741 Northland Avenue – A 4.9-acre property containing a 96,000 SF building that was constructed in 1942 and is currently vacant and in poor condition. This structure shares a common wall with the building at 777 Northland Avenue.

5. Erie County Medical Center (ECMC) – On of the anchor institutions within the City of Buffalo and Western New York Region, has recently made some significant upgrades to their entry way atrium, and soon to be additional \$50 million trauma center. ECMC has also acquired of the former Kensington Heights Site.
6. Glenny Park – Glenny Park has several recommended enhancements including: Placed Based Park Amenities, Infrastructure, Walkable Trails, and Enhanced Greenspace. Both the baseball diamonds are repurposed and extended. There is a miniature football field included, which not add another sport activity to the park, but also a potential for multi-purpose space.
7. OSC (Former American Axle) – As a brownfield site, OSC will benefit from the Beltline BOA. However, there is an opportunity to focus on four (4) parcels of vacant lots that are just across E. Delavan Avenue of the site. The enhancements of the parcels will add the growing business district of the Delavan Grider Neighborhood.
8. Mt. Olive Community Development Corporation (CDC (Mt. Olive Baptist Church) – The Mt Olive Baptist Church has owned 919 – 921 E. Delavan and has received over \$2 million in government funding for rehab and reconstruction of the building. The site will consist of 8 apartment units and a small community room.
9. True Community Development Corporation (True Bethel Baptist Church) – True CDC has completed several affordable housing projects and has plans to do more infill housing within the boundaries of Fillmore Ave. (North), Kehr St (South), Box Ave. E. Ferry (East).
10. Harmac – Bailey Green Initiative. Harmac has adopted a boundary in the East Side within the Bailey and Genesee St intersection. Harmac has begun a series of planning and redevelopment activities including residential-infill housing (in partnership with Habitat for Humanity), Residential Trail, Green and park space (common area development), this includes the now headquarters for the “Stop the Violence Coalition.
11. Within the Harmac (and BOA) boundary is Groundwork Market Gardens – Groundwork Market Garden, a community-oriented organic farm producing food HUB for a thriving Community Supported Agriculture and farm stand. Rows of cabbage, kale, broccoli, radishes, garlic, and other spring vegetables fill the field adjoining the high tunnel, a covered structure like an open greenhouse, where tomatoes, fennel, basil, and marigolds shelter from spring winds. Fruit tree saplings line the back fence, beyond which an abandoned rail line teems with overgrowth.
12. Ease Side Avenues - Empire State Development (ESD) today announced information sessions for the \$2 million East Side Commercial District Program, an initiative part of Governor Andrew M. Cuomo’s East Side Corridor Economic

Development Fund. The Program will provide up to \$50,000 in grant assistance to commercial property owners in four commercial districts with buildings in need of exterior and interior repairs.

13. Wonder Bread - Stinson, the Hamilton-based developer who owns the former Adam's Mark Hotel, is buying the vacant Fougerson Street factory that once produced the legendary bread with the idea to turn it into 500 apartments, stores and commercial space.
14. Northeast Greenway Rails to Trails - The Northeast Greenway would connect the North Buffalo Rail Trail, whose southern terminus is currently the LaSalle Metro Station park and ride lot, to an existing multi-use path that runs parallel to William L. Gaiter Parkway between Kensington Avenue and East Delavan Avenue. This connection would see the conversion of an overgrown 1-mile stretch of DL&W/Erie Rail Road corridor between Main Street and Kensington Avenue now owned by the City of Buffalo into a multi-use walking and biking path – the first to be built on Buffalo's East Side.
15. Infill Housing – Several infill housing and rehab projects have occurred and are in progress including: True Community Development Corporation (CDC). True CDC has single family, multi family and senior towers that have been developed along E. Ferry and Kehr St. Mt. Olive Community Development Corporation (CDC) has received over \$2 million to rehab 919 – 921 E. Delavan into an 8 unit residential building.
16. Persistence Preparatory Academy - Persistence Preparatory Academy recently announce their relocation to the former Public School #62. This will call for a complete renovation and use as a school. The location is within the boundary, located a short distance from Wonder Bread.

Below is a map (Figure 1.1) of the Northland BOA boundaries. This includes the four anchor sites: Northland Beltline Campus, within the context of the City of Buffalo.



Figure 1.1 Northland boundary and BUDC properties

683 Northland Central

683 Northland Avenue is a 7.3-acre parcel of land zoned M-1 containing approximately 235,000 sf of buildings that were constructed between 1910 and 1981 and is currently was most recently used for miscellaneous storage. The former Niagara Machine and Tool Co. industrial complex is located on the south side of Northland Avenue between Chelsea Place and Longview Avenue. The building complex comprises a four-story office area on the north side along Northland Avenue, a series of ten connecting manufacturing spaces, and a detached one-story shed located on the west side of the facility. The building complex developed from numerous building expansions between 1911 through 1983. The most recent additions of the Northland Central include:

631 Northland Avenue

631 Northland Avenue is a 3.9-acre parcel of land containing a 35,000-sf building that was constructed in 1953 and is currently vacant. This property, which is zoned M-1, was originally developed as the "Metals Fabricating Plant" for the Clearing Niagara Company, which was originally constructed around 1953 as a one-story high bay industrial facility. The

complex is currently a mixture of abandoned office, manufacturing, shipping and general business spaces. The rectangular shaped structure contains one main high bay with a truck loading dock area in the southeast side with adjacent locker rooms, a large furnace area on the southwest side and a former railroad siding at the southern end of the building. The building consists of a steel frame, slab-on-grade floor supported by a concrete foundation wall system. The exterior walls are in generally good condition. The roof is a built-up asphalt roof over precast Creteplank and is worn and in poor condition with numerous active water leaks into the building. The interior masonry walls, doors, and ladders appeared to be in generally good condition. The building structure consists of concrete perimeter foundation walls and presumably concrete spread footers or a deep foundation system at each column. The areas of exposed perimeter foundation walls appear to be in good condition with no visible signs of settlement. The floor appears to be a concrete slab-on-grade covered with wood blocking. The concrete floor, where exposed, appears in generally good condition with no visible signs of settlement. All superstructure steel observed appeared to be in good condition with no visible signs of deterioration or excess deformations. Minor corrosion in the steel was observed. Overall, the building is in a state of disrepair, but appears to be structurally sound. Stabilization would require asbestos abatement, select demolition and removal of unneeded equipment, industrial cleaning, brick repair, and roof, door and window replacement. Re-use of the structure would require new lighting, plumbing, electrical and heating/ventilation systems (BRSDP, p. E6 – E9).

741/777 Northland Avenue

741 Northland Avenue is a 4.9-acre parcel of land zoned M-1 containing a 92,000-sf building that was constructed in approximately 1942 and is currently vacant and in poor condition. This structure shares a common wall with the building at 777 Northland Avenue and is generally one-story (except for a small collapsed area on the west side). The building was originally used as a foundry building for the adjacent Otis Elevator Company and was developed in the mid-1900's. The building consists of a northern high bay and storage area with north-south oriented construction, and a southern storage and transportation dock area with east-west oriented construction. The north facade and the north half of the west side of the structure consists of a perimeter concrete foundation wall that supports a partial height concrete masonry unit ("CMU") wall. The facade area above the CMU is clad with "transit" paneling (i.e., the trade name for a composite rigid siding known to contain asbestos). The eastern-most bay of the northern high bay area is wood framed.

The building on this site is in a state of disrepair. The two most northerly sections of the roof and walls have collapsed at the wood-framed eastern bay, and the remaining wood-framed bay is in a highly deteriorated condition. A two-story addition is present near the center of the west-face of the building. The addition is constructed of CMU walls with wood framing. The addition has collapsed and has been exposed to the weather for a considerable period. Both collapsed areas continue to be open to the elements

and pose a threat to health and safety threat. The remaining portions of the building are steel framed and appear to be structurally sound. Stabilization would require asbestos abatement, select demolition and removal of unneeded equipment, industrial cleaning, brick repair, and roof, door and window replacement. Re-use of the structure would require new lighting, plumbing, electrical and heating/ventilation systems (BRSDP, p. E6 – E9).

537 East Delavan Avenue

537 East Delavan Avenue is a 10.1-acre parcel of land containing approximately 300,000 sf of buildings that were constructed between 1924 and 1944 and is currently vacant and severely deteriorated. This sprawling vacant industrial complex was the former location of Houdaille and later Vibratex Industries. A large portion of the Houdaille Factory has been demolished. Currently two buildings have been preserved and are undergoing reconstruction. The building at 612 Northland has been fully rehabbed with Restore New York Dollars and is being operated by Albright-Knox. Albright-Knox currently uses the 15,000-square-foot space to host a range of exhibitions, performances, and special events. 541 East Delavan has completed core and shell work with Restore New York dollars to

As additional funds will be used for continued build-out of the floor, roof, walls, structural framing and other elements are complete.

The exterior condition of the Administration office and Annex building is severely weathered and deteriorated. Interior walls, floors, ceilings and roof are in poor condition and would require full gutting and replacement. Given the extremely deteriorated condition of the building, it cannot be reasonably secured, and, in their current condition, these buildings pose a threat to health and safety.

The NYS Department of Environmental Conservation (“NYSDEC”) has previously conducted extensive investigations of the contamination and is currently in the process of entering an Order on Consent with BUDC that will require demolition and removal of the building floor to facilitate remediation. Considering the above conditions, reuse of the Main Plant is not considered a viable option.

The Eastern Plant area occupies approximately 41,000 sf, 541 E. Delavan Avenue, on the northeastern portion of the property. The building is currently undergoing rehab with Restore NY funding salvageable. The wood plank roofing system requires replacement, along with all windows and window framing. Renovation of the floors, walls and mechanical systems is also required. Re-use of the structure would require new lighting, plumbing, electrical and heating/ventilation systems.

Parcels at intersection of Fillmore and Northland

In October 2019 BUDC finalized a land exchange with the City of Buffalo. The exchange involved several residential parcels at 688 Chelsea and 644 Longview in exchange for 577 Northland commercial parcel. The land needs to be remediated. This allows BUDC to access and manage the commercial parcel of land at Fillmore and Northland. BUDC will take a competitive RFP approach to explore land development, design and use options.

3.2 - Real Estate Market

In 2017 CZB LLC Prepared the City of Buffalo Housing Opportunity Strategy (HOS). The document consists of four (4) parts, all designed to create a foundation for making decisions about a range of housing and neighborhood-related issues.

The first section analyzes Buffalo's housing market into three (3) fundamental findings that clarify the city's challenges: (1) the recovery is real but highly confined — Buffalo's market is generally still soft and suffering from decades of deferred maintenance; (2) low-incomes are the root cause of affordability problems — not housing costs, which remain among the lowest in the country; and (3) Buffalo's history of inequality is a significant source of instability in its housing market and threatens a durable recovery.

In the second section, the study identifies Housing Conditions and trends at the Neighborhood Level. CZB has identified Five sub-market types describe the range of market demand and neighborhood conditions within the City of Buffalo. This part provides an overview of these five types, explores the implications that conditions in each type have on decision making in an environment with limited resources, and presents ways of gauging the positive or negative impacts of current housing interventions. Dividing Buffalo into five types of submarkets helps in the work of deciding what to do where. In some parts of the city, more affordability will be necessary. In other parts of Buffalo, more private sector risk-taking is needed. In still others, a more patient strategy of preparing the area for development potential many years (if not decades) in the future is needed.

The third section presents five principles to guide action in Buffalo's complex housing market, as well as outcomes to pursue in each of the city's five market types. Lastly, the fourth section presents numerous tools are currently being used to intervene in Buffalo's housing market.

Many of the homes located within the Northland BOA Footprint (Delavan Grider Neighborhood) has a housing condition that are classified between Average, Moderate Distress, and Severe Distressed. According to the HOS the Mean MLS Sale Price within the Delavan Grider Neighborhood was between 2014-2016 was between \$24,000 - \$49,000. The renting and purchasing capacity of households within this price range were an average of \$500 (CZB p.17). Another variable associated with these trends was the

unemployment rate. The unemployment rate within the Delavan Grider area was between 13.1% and 17.8%.

The Study presents five (5) market types: **Highest Demand, Higher Demand, Moderate Demand, Lower Demand, and Lowest Demand.** According to CZB's HOS, the study shows that the housing within the Delavan Grider Neighborhood BOA footprint has a mixed of Lowest Demand and Lower Demand. Exterior conditions range between average and distressed. In the Lowest Demand 2% of the homes are classified as good condition, while 35% of housing are average conditions, and 63% of housing conditions are classified as distressed. The Lower and Lowest Demand markets have a high vacancy of residential parcels (Lower Demand 32% vacant, Lowest Demand 49% vacancy). The Lower and Lowest Demand markets also have the lowest numbers of Owner-Occupied units than any of the other neighborhoods (Lower Demand 8,276 owners, Lowest Demand 1,537 owners).

The Delevan Grider Neighborhood, Northland Beltline and surrounding neighborhoods are classified as the Lowest Demand within the City of Buffalo according the HOS analysis. This sub-market covers a relatively small area of the East Side. The population has declined 62% since 1980, 49% of its residential parcels are vacant lots, and the incomes of both renters and homeowners are extremely low. Significant assets remain, but the average sale price is just \$25,000 (CZB p.27).

To see any type of progress within this type of housing market it is recommended to approach this by securing as many funding resources/investments and stakeholders as possible, while maintaining the fabric of the neighborhood without gentrification and displacement. CZB presents several intervention strategies to help stabilize the Lower and Lowest Demand markets, while gradually making some impact within these neighborhoods. Intervention strategies include:

- **Code Enforcement** Provide robust compliance assistance
- **CDBG Rehab Loans** Target well-maintained properties on relatively stable blocks within a quarter-mile radius of key assets
- **Low Income Housing Tax Credits** Only if 100% of units are available at or above median neighborhood rents
- **HOME Multi-family** Only if 100% of units are available at or above median neighborhood rents
- **In rem foreclosure** Identify key vacant parcels to land bank for future redevelopment
- **Demolition** Follow-up with clean and green activities and alternative land uses
- **Vacant Land Management** Focus on both active and passive management of vacant land

- **Micro Mortgages** Help low-income renters reduce housing cost burdens through targeted homeownership assistance
- **Rental Inspections** Use routine inspections to improve rental standards, identify lead hazards, and encourage energy efficiency improvements
- **Neighborhood Improvement Fund** Provide allocation to be spent at community's discretion on quality of life enhancements



In addition, CBRE also provides annual reports that outlined real estate inventory. The office market report by CBRE| Buffalo considers (5) five area submarkets including: City CBD, City Other, North, South and East. The office market includes a total of more 33 million SF, including Class C office space recorded for buildings 10,000 SF and larger. Flex office space accounts for over 5 million SF with the abundance located in the North submarket, which also has the largest overall office inventory.

The overall vacancy rate for the office market as of 2014 was 14%, a 0.4% increase from 2013. Historically, Buffalo's overall vacancy is well below the national vacancy rate; however, the national vacancy is 13.9% as of the first quarter of 2015. Demand for office product continued nationally with 9.5 million SF of positive absorption, 95% occurring in the suburban markets. Buffalo experienced a small amount of positive absorption with 158,786 sq. ft. absorbed, down from the previous year.

Positive construction continues for the regional office market with over 550,000 sq. ft. under construction or planned. Demand for desirable and quality space was seen and continues into 2015. Most new projects are occurring in the City and tenant activity continued to trend upward for downtown space. This activity has not been slowed by the large amount of downtown in the nearly vacant former HSBC Tower.

The City Other submarket continues to improve its vacancy down to 13.4% from 16% with a positive absorption overall of 106,730 SF. Class B office space decreased by 4.3% to 22.1%, still very high but largely due to the redevelopment projects coming online with new space to fill. This pocket of the city is showing an overall increase in achieved rental rates due to the demand for the area and new project activity including the expansion of Larkin District. The current flex office vacancy rate in the City Other submarket is 15.5%. Rental rates for the City Other market fall at \$21-24.00/sq. ft. for Class A and \$15-19.00/sq. ft. for Class B.

Industrial Facilities

The industrial market report by CBRE| Buffalo considers (4) four area submarkets including: City, East, North and South. The industrial market includes a total more than 64 million SF of Flex, Manufacturing and Warehouse space.

The overall availability rate for the Industrial market is 4.5%, down from 5.7%, with 900,984 sq. ft. of positive absorption in Erie County. This has been the third consecutive year that demand has outpaced supply resulting in a lower overall availability rate.

Nationally, as a result of a rebounding economy and comparatively weak construction activity, the availability rate has fallen as of first quarter 2015 to 10.1%, a post-recession low. Rents have continued their steady growth and consumer consumption is stimulating industrial demand. (CBRE Research, 2015) This is the 10th consecutive year that the Buffalo Industrial Market availability rate has remained below the national average

As a border city, the status of the Canadian Industrial marketplace is critical to the Buffalo region. The Canadian industrial market remained strong in 2014 with the Toronto area at 4.1% availability rate. (CBRE Research, Q3 2014) Regionally, the greater Buffalo market is experiencing the lowest availability rate when compared to the neighboring cities of Cleveland (7.1%), Pittsburgh (7.0%) and Syracuse (17.1%).

In Buffalo 2,893,408 sq. ft. of vacant industrial space is available in the market (Q4, 2014). This is down from 3,706,392 sq. ft. (Q4, 2013). 88% of positive absorption, about 800,000 sq. ft. of warehouse and manufacturing space occurred in the City and East submarkets, accounting for much of this change.

The City submarket saw 405,899 sq. ft. of positive absorption, and the availability rate made the largest improvement for the third consecutive year, decreasing a notable 3.3%, from 6.3% in 2013. This decrease was due in large part to the lack of new construction, forcing tenants to absorb older existing industrial space.

Only 88,000 sq. ft. of newly constructed space was added to the total industrial inventory in 2014. Most of the construction demand is anticipated to come from the private sector, owner/occupiers in the form of build-to-suit facilities. Industrial rental rates are approximately \$5.75 NNN per SF and on the rise.

3.3 – Market & Economic Trend Analysis

As mentioned earlier in the document, phase II of the Buffalo Billion included \$65 million allocated to support the East Side Corridor Economic Development Fund by Empire State Development (ESD). These four corridors were chosen as they are primary economic drivers, embracing unique neighborhood character, amenities to residents and visitors, offering small business opportunities for entrepreneurs, and establishing crucial connections between anchor assets, residential neighborhoods and employment centers. Four (4) key areas has been established along the Fillmore corridor, which are Broadway-Fillmore, MLK Business District, Northland, and Main and Fillmore.

The East Side Corridor Economic Development Fund will not be enough to catalyze all opportunities for revitalization on the East Side of Buffalo. Engagement with stakeholders revealed many critical priorities to achieve economic stability along the commercial corridors. Creating strategies ripe for implementation with the community, including those that will not be covered by this funding, is a vital step in this process. ESD will work closely with government partners including the City of Buffalo (who will soon launch the Complete Communities Initiative—a targeted, holistic approach to housing and neighborhood revitalization), Erie County, other state agencies, and philanthropic foundations to explore funding opportunities to co-invest to meet more community goals than the East Side Economic Development Fund can accomplish alone.

ESD and the City of Buffalo worked together to develop an inclusionary strategy for investment that involved broad East Side stakeholder participation and a unique partnership with other funders that results in a solid plan for the \$65 million state investment, opportunity for co-investment with other funders, and a unifying voice for the community. We talked to more than 250 community members in this planning process. The engagement process consisted of four (4) stakeholder meetings were held with 130 participants to review assets and challenges and gather feedback.

The Fillmore corridor has four (4) major intersections including Broadway Fillmore, MLK Business District, Northland and Main and Fillmore. The investment in the Fillmore corridor at Northland plays a significant role in the vitality, livability and character of the Northland Beltline Campus and neighborhood. Fillmore serves as a primary economic driver for the community. It offers small businesses opportunities for entrepreneurs, and establishes critical connections between anchor assets, residential neighborhoods and employment centers.

Fillmore has the Potential to become a Transit Oriented Development community, centered around the Amherst Metro Rail Station. Proximity to Highland Park Redevelopment, a planned major residential development, and the Tri-Main Development Center, a unique business and cultural center. Traditionally the center of serviced-based organizations and businesses with an opportunity to diversify and grow business offerings.

Fillmore Avenue begins at Main Street to the north and terminates at Seneca Street to the south. While only 4.5 miles long, the character of the street and its adjacent neighborhoods

vary greatly. The northern section of Fillmore is serviced by the Amherst Metro Rail Station and Main Street businesses and services including a concentration of social services and workforce trainers. The recently demolished former Kensington Heights public housing complex occupies 17 acres at Fillmore Avenue and the Kensington Expressway. Past the Kensington Expressway is the Erie County Medical Center campus, which is the regional center for trauma care and a major teaching facility. Established in 1912, the campus, and 500+-bed facility near Fillmore Avenue on Grider Street is one of the East Side's major employers and largest institutions. Further south large swaths of vacant and underutilized industrial land are reminders of Fillmore's manufacturing past.

Fillmore Avenue forms the western edge of the Northland Beltline Campus in the Delavan-Grider neighborhood—an ongoing Buffalo Billion project that will transform vacant industrial land into a new commerce and manufacturing campus that focuses on workforce and innovation. One of Fillmore's two major business districts is just south of East Ferry Street and leads into historic MLK Park. Its other is at the intersection of Broadway and Fillmore where landmarks such as the Broadway Market and Central Terminal tell of Fillmore's rich history and provide opportunity for the future. At its furthest point south, Fillmore is a major connector to two new employment hubs—the Larkin District and the High-Tech Innovation Hub at Riverbend, home to the Tesla solar panel manufacturing facility.

The Burgard High School Advanced Manufacturing program is another contributor to a viable economic driver to the Northland Beltline Campus and Delavan Grider Neighborhood. The program prepares high school students for careers in advanced manufacturing. Led by Alfred State College in partnership with Say Yes Buffalo and Dream It Do It Western New York, the Burgard High School Advanced Manufacturing Program allows students to take college level courses in machining, welding and automotive trades, and obtain an associate's degree from Alfred State College after completion of their 13th year of schooling. The first cohort of students graduated in 2018. Burgard provides students with multiple opportunities upon graduation, including college and job placement, and has the potential to be a natural pipeline for the Northland Workforce Training Center and companies within the Northland Corridor, filling jobs and retaining a young workforce.

Improving Public Transit

The need to promote transit connectivity to key activity centers in the city and region such as downtown, the waterfront, and suburban communities. Increase transit service along corridors, especially during non-peak hours. Add bus shelters and benches at transit stops. Expand sidewalks, crosswalks and bike lanes. There is a desire for light rail service beyond Main Street.

Streetscape Enhancements

Investing in basic infrastructure enhancements to make the corridors safer and more inviting for businesses, residents, and visitors. Focus on the essentials like improved

sidewalks and street lighting. Add green infrastructure and other landscape elements to beautify the corridors and enhance sustainability.

Housing Affordability and Diversity

Maintain and expand the diversity of housing types and neighborhood character along the corridors. Protect and expand affordable housing options. Promote homeownership through single-family housing development and home repair initiatives. Implement stronger housing code enforcement to promote responsible property ownership and maintenance

Neighborhood Businesses

Expand the diversity of neighborhood-serving businesses along the corridors including retail, restaurants, and services.

Northland Solar Array and Microgrid Project

One of the major economic development assets of Northland Beltline Campus is the location of its own substation, which allows for its own energy microgrid. The work in progress for the solar microgrid is for the Northland Beltline (particularly 683 Northland) “to be a catalyst for clean energy initiatives to enhance economic development activity serving as a model for like communities. The intent is to advance the Northland Corridor while forming a platform template in which public-private partnerships can help shape energy policy that is market driven and aligns with state and regional initiatives. (renewal energy RFP.)”



This policy, among several objectives, looks toward the ability for community-based solar to help deliver low-cost electricity to reduce the energy burden of low-income households and

ensure their participation in the clean energy economy. Specifically, this project would provide capital funding to the Buffalo Urban Development Corporation (BUDC) for the development of an approximately 1-megawatt rooftop solar power array at their Northland Central Building at 683 Northland Avenue. The building houses the Northland Workforce Training Center (NWTC) and will be home to Buffalo Manufacturing Works in 2019, along with spaces for private industry tenants. Such an array could produce enough energy to power the building and at least 150 households. BUDC has already undertaken a preliminary analysis and cost estimate for installing a rooftop array at 683 Northland Avenue; there are additional/alternative siting possibilities on the Northland campus for an array should 683 Northland prove to be too difficult to accomplish. With ESD capital funding for the solar array as an incentive, BUDC will competitively solicit proposals from local groups to develop the solar array in the context of powering Northland Central and the surrounding neighborhood(s) in a community micro-grid to lower residential energy costs for income-qualified residents. The outcomes of the microgrid project would include:

a. Renewable Energy Training Curriculum

In consultation with the Northland Workforce Training Center, develop a workforce training curriculum that uses the on-site renewable energy facilities, including the installation of the facilities for this project, to meet the needs of the evolving renewable energy sector; including both design, installation and maintenance.

b. Community Solar Implementation Strategy

Strategy will include:

- i. Community outreach and participation;
- ii. Framework, criteria and geography for resident participation.
- iii. Legal and regulatory permits and requirements.
- iv. System integration requirements, including participation with National Grid, as appropriate.

4.0 – Inventory Analysis

Land Use



Figure 1-1: BOA Land Use Map

The Land use within the BOA strategy is viewed within multiple census tracts including tract 34, 170, 36 to include the old American Axel Plant, and tract 35 to include the former Wonder Bread site within the MLK neighborhood. Each site consist of a mix of uses, most which consist of industrial along with commercial uses. Most of the structures within these tracts were build pre 1939.

Vacant Land: Vacant Land: The Northland Ave. Neighborhood has a generous amount of residential, commercial and industrial vacant land. These patterns illustrate the history of this neighborhood, its loss of economic prosperity and need for revitalization.

Given the land use patterns and designations, we found the following to be relevant to our sites:

- Designate walkable mixed-use centers on Filmore Ave.

- Recognize Erie County Medical Center as a campus with a defined boundary and opportunity for connectivity.
- Convert Belt Line manufacturing centers from industrial to mixed-use.

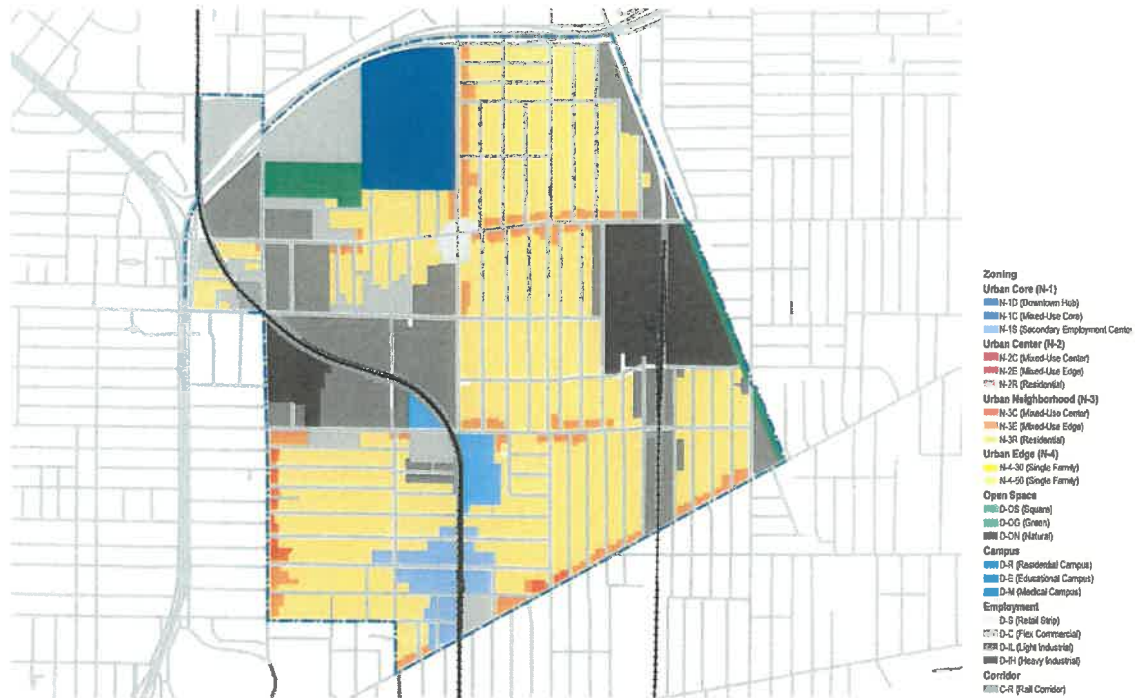


Figure 1-2: Zoning

The Unified Development Ordinance (UDO) is designed to promote the interest and welfare of city residents through standards that address the orderly and compatible use of land. The form-based code supports the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and type of blocks, thoroughfares, and open spaces (www.udo.com). The UDO presents contiguous zoning patterns throughout the Northland campus and BOA boundaries.

The Neighborhood is zoned as N3-R neighborhood residential, which allows for single family homes, mixed use development along major thoroughfares along Fillmore, Delavan, Grider and E. Ferry. The neighborhood edge development allows for more intense development within the intersections.

Public Transportation

Most employed residents drive alone to work. However, workers in the Delavan Grider area are more likely to utilize public transportation compared to workers across the city and county. In the Delavan Grider neighborhood, 72% of travelers use private transportation was a private car, truck, or van. Nineteen percent (19%) travel by way of public transit, 1% of the neighborhood are within walking distance to where they shop, live, work etc., and only 4% transport by bicycle (UBRI p.20).

With the opportunities of Northland, ECME, the former Kensington Heights and Glenny Park, public transit can help connect residents within the neighborhood throughout the city and region. 85% of households in the neighborhood live within walking distance of public transportation (UBRI p.21). Within the Delavan Grider Neighborhood 2 out of 5 households do not own a vehicle. 38% of households are without a vehicle. Compared to the City of Buffalo 28% and Erie County 13%.

Transit Access: Most of our planning area has easy access to transit, making this neighborhood a smart choice for employment generation and growth. Transit access can be improved to better accommodate pedestrians, bicyclists and facilitate access to proposed neighborhood and employment centers (Strategic Plan).

Figure 1-3: NFTA Bus Stops and Routes (need updated map).





Bus Access to
Northland Workforce Training Center

Bus Route	Distance from Northland	Walking Time	Peak Frequency
#23 Fillmore-Hertel	0.2 miles	4 minutes	10 minutes
#26 Delavan	0.2 miles	4 minutes	10 minutes
#13 Kensington	0.3 miles	5 minutes	15 minutes
#12 Utica	0.6 miles*	11 minutes*	15 minutes

*Note: people could transfer from the #12 to the #13 or #23 for a shorter walk

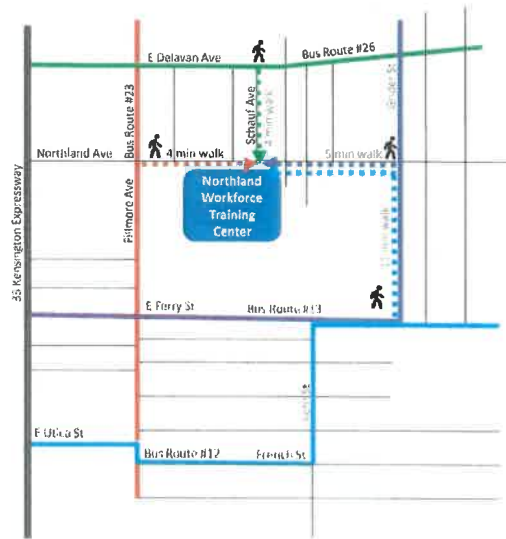


Figure 1-4: NFTA Metro Bus Access

Figure 1-4 Presents the NFTA Bus routes along the major thoroughfares of the Northland Campus. Metro buses #23, which runs along Fillmore Avenue transports roughly three thousand (3,000) passengers/day. Most of the participants along the Northland's campus. Metro Bus #26 East Delavan runs along Delavan Avenue and transports roughly three thousand (3,000) Passengers/day. Metro Buses #12 and #13 both have routes along E. Ferry to Grider Street (Bus #13 goes along Grider street). The #13 transports roughly 3,000 passengers/day while the #12 transports roughly #5,000 passengers/day and is one of the populated buses/routes within the Delavan Grider, MLK neighborhoods.

Figure 1-5: BOA Kensington Expressway and Major Arterials



The Kensington Expressway is a major means for private transportation throughout the East Side and City of Buffalo. It runs through both MLK Park and the Delevan Grider Neighborhood. As mentioned in the demographics, the commute trends show that in 2012 66% of the neighborhood traveled by private vehicle. In 2012 that trend increased by 14% to 80%. Public transit remained from 2012 to 2017 with only an increase by 1% (ACS 5yr Estimates).

Within the vicinity of the Kensington Expressway are the major medical, manufacturing, and automotive employers including ECMC, Hard Manufacturing, the Workforce Training Center, Ben's Tires, Buffalo engine Components and a host of other employers. The Kensington Expressway also runs adjacent to the former Kensington Heights site at Grider and Kensington. The Kensington expressway does not provide access directly to the Kensington Heights site, but it does give access to the ECMC campus near the Grider Street.

Another pressing issue that would also fall under the transportation section is that of access to healthy food. Delavan Grider, MLK as well as most of the East Side is classified as a Food Desert. Those are areas that have food accessibility challenges. Limited food retail is a major challenge for this area. Based on various factors including distance to food

markets, vehicle availability, and neighborhood income levels as is in the Northland and MLK neighborhood is considered a food desert.



*Figure 1-6:
CSX Rail
Lines*

CSX

Railroad tracks exist on the southern border of the Northland Corridor redevelopment area. While there once were rail sidings that serviced Northland Corridor properties from the CSX Railroad, the sidings are currently in disrepair or have been removed. Additionally, the switches providing service to those sidings from the CSX railroad no longer exist. Restoring service for the CSX railroad via sidings to any of the Northland Corridor redevelopment area would require significant investment and coordination with CSX.



Figure 1-7: Combined Interceptor and Storm Overflow and Relief

The storm water map shows the storm water system in the Delavan Grider Community, which is indicative throughout the City of Buffalo. The thick green lines show the combined storm system throughout the neighborhood. The pink lines show the interceptor which runs from Grider throughout the neighborhood to Fillmore Avenue and comes through the Kensington Expressway down to William Gaiter Parkway. The “blue line(s)” show the storm overflow from Grider Street through a portion of the Kensington Expressway and along a couple of side streets.

The total water demand for the future Northland Corridor Redevelopment area is uncertain. A final design for the buildings would need to be complete to determined. However, it is anticipated to be less than the past water usage for manufacturing.

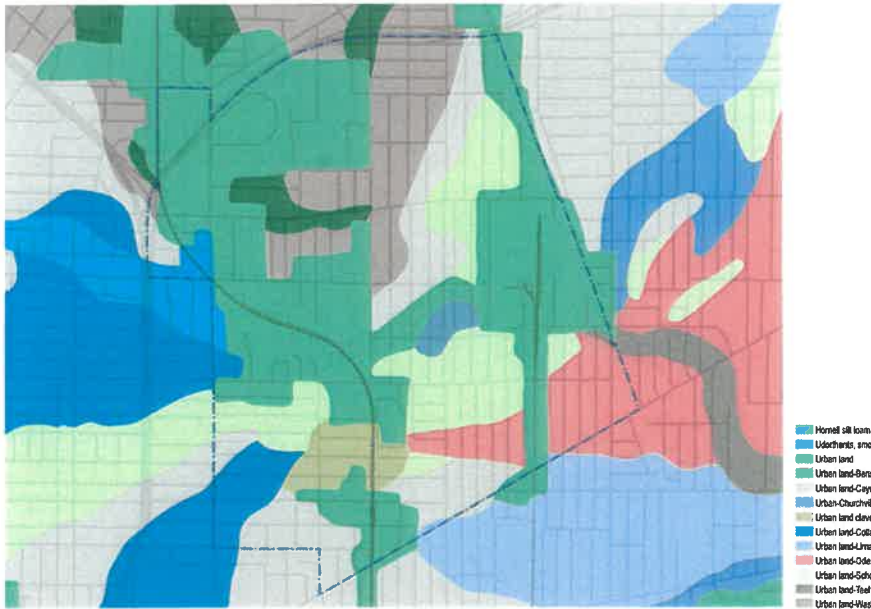


Figure 1-8: Environmental Map

Most of the Northland campus and proposed BOA boundary is classified as Urban Land according to the environmental map. In compliance with State Environmental Quality Review Act requirements a detailed Environmental Assessment (EA) was conducted. The EA included evaluations of existing resources in the project area and potential project environmental impacts. A Community Outreach effort integral to the redevelopment strategy was initiated in conjunction with the SEQRA assessment. The results of the EA were used in developing the project strategy to:

1. Develop a plan which will serve and be supported by the surrounding community; and
2. Minimize cultural and environmental impacts to support a Negative Declaration from the EA.

4.1 - Parcel/Property Profiles

Site - 1 - 683 Northland Property Profile



Description: The Western New York Workforce Training Center is an 8.548-acre site located in an urban area of the City of Buffalo at 683 Northland Avenue. The site is bounded to the north by Northland Avenue, a railroad spur to the south, and commercial/industrial properties to the east and west. **Site Features:** The site is mostly flat and includes an approximately 235,000 square foot building complex. The building complex consists of a four-story office area along Northland Avenue, a series of connecting manufacturing spaces, and a detached one-story garage. Areas not covered by buildings are either paved or covered by grass and other small vegetation.

Environmental Info

Brownfield Classification: Brownfield

Remediation Program: Brownfield Clean-up Program



PARCEL INFO

Site Owner: 683 Northland LLC.

Site Address: 683 Northland

Site Parcel ID: 140200-101-210-0005-001-100

Site Visit Date:

Current Use Class:

Existing Zoning: D-IL

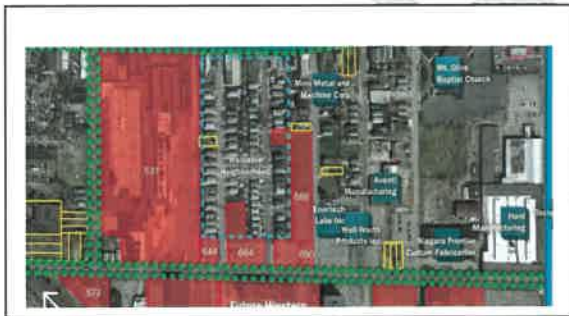
Proposed Zoning: Industrial/Manufacturing

Acreage: 7.26

537 E. Delevan Avenue



537 East Delavan Avenue was the location of the former Houdaille and later Vibratex Industries. Numerous site investigations, tank removals, and other remedial actions have been performed at the Site, which is currently listed on the New York State Registry of Inactive Hazardous Substances sites as site Number 915165. Although previous remedial measures have reduced the amount of contamination at the property, groundwater VOC contamination persists and floating product is present in groundwater monitoring wells at the site. NYSDEC is conducting further investigation and additional Site remediation.



PARCEL INFO

Site Owner: BUDC
Site Address: 537 E. Delevan
Site Parcel ID:
Site Visit Date:
Current Use Class:
Existing Zoning: Industrial
Proposed Zoning: Industrial/Manufacturing
Acreage:

631 Northland Avenue



631 Northland Avenue was originally developed around 1953 as a one-story high bay Metals Fabricating Plant for the Clearing Niagara Company. Phase I Investigation reports from 2005 and 2015 identified numerous recognized environmental conditions (RECs) and environmental concerns. Based on the findings of site Phase II Investigations, soil is contaminated with semi-volatile organic compounds (SVOCs), metals, and PCBs. Asbestos and lead-based paint is present within the building.



PARCEL INFO

Site Owner: Buffalo Urban Dev. Corp.
Site Address: 631 Northland Ave.
Site Parcel ID: 140200-101-210-0005-001-210
Site Visit Date:
Land Use: Light Industrial
Existing Zoning: D-IL
Proposed Zoning: Industrial/Manufacturing
Acreage: 3.19 AC

741 Northland Avenue



741 Northland Avenue was a manufacturing facility that was originally developed and used by the Otis Elevator Company and later by Curtiss-Wright. A Phase I Investigation report from 2015 identified numerous RECs and environmental concerns. A Phase II Investigation in 2015 identified contaminated pits, sumps, and surfaces within the building. Asbestos and lead-based paint is present within the building.



PARCEL INFO

Site Owner: Nordel 1 LLC
Site Address: 741 Northland Ave.
Site Parcel ID: 140200-101-210-0005-012-000
Site Visit Date:
Land Use: Light Industrial
Existing Zoning: D-IL
Proposed Zoning: Industrial/Manufacturing
Acreage: 4.9 AC

777 Northland Avenue



777 Northland Avenue includes a manufacturing facility that was also originally developed and used by the Otis Elevator Company and later by Curtiss-Wright. A Phase I Investigation report from 2015 identified numerous RECs and environmental concerns. A Phase II investigation in 2015 identified contaminated pits, sumps, and surfaces within the buildings. Asbestos and lead-based paint is present within the building. Chlorinated solvents were reported in groundwater in the southeast portion of the site.



PARCEL INFO

Site Owner: Nordel 1 LLC
Site Address: 777 Northland Ave.
Site Parcel ID: 140200-101-210-0005-012-000
Site Visit Date:
Land Use: Light Industrial
Existing Zoning: D-IL
Proposed Zoning: Industrial/Manufacturing
Acreage: 4.9 AC

Kensington Heights – 1827 N. Fillmore Avenue



Kensington Heights, located at 1827 N. Fillmore Avenue, was once part of a stone quarry that was filled in the earlier portion of the 1900's (likely between 1917 and 1938). Data provided from a site investigation conducted in 2012 indicates that the fill may be up 20 feet in thickness. Environmental testing of the fill in 2012 indicated contaminants commonly associated with historic fill material including metals and semivolatile organic compounds (SVOCs) at concentrations which exceed NYSDEC Part 375 Soil Cleanup Objectives.



PARCEL INFO

Site Owner: 1827 Fillmore LLC. (ECMC)
Site Address: 1827 N. Fillmore Avenue
Site Parcel ID: 140200-090-130-0001-011-000
Site Visit Date:
Land Use: Commercial
Existing Zoning: D-C
Proposed Zoning: Mixed/Commercial
Acreage: 16.90 AC

Buffalo Vac (aka Bflovac) - 750 E. Ferry Avenue



Building records suggest that there may be above ground and underground petroleum storage tanks at the site. Because of the long history of manufacturing at the site, soil contamination is likely evident. Asbestos and lead-based paint is likely present within the building. The Scajaquada Creek crosses the site in a below grade culvert structure.



PARCEL INFO

Site Owner: 750 E. Ferry LLC.
Site Address: 750 E. Ferry Street
Site Parcel ID: 140200-100-360-0006-002-100
Site Visit Date:
Land Use: Light Industrial
Existing Zoning: D-IH
Proposed Zoning: Manufacturing
Acreage: 14.53 AC

Former American Axle - 1001 E. Delevan Avenue



The Former GM and American Axle Site is located at 1001 E. Delevan Avenue. The Site is listed within the Brownfield Cleanup Program (BCP) through the NYSDEC. Based upon data from the BCP investigations, the primary contaminants at the site are PCB contaminated oil. The contamination at the site is due to spills of hydraulic oils and heat transfer fluids containing PCBs previously used at the plant. A number of groundwater wells contained separate phase oil. Further site assessment and evaluation of long-term remedial action measures to address site contamination was underway as of 2019.



PARCEL INFO

Site Owner: 1001 E. Delevan Avenue
Site Address: 1001 E. Delevan Avenue
Site Parcel ID:
Site Visit Date:
Land Use: Commercial
Existing Zoning:
Proposed Zoning: Manufacturing
Acreage:

Wonder Bread, 313 Fougeron Street



The Wonder Bread factory, built in 1923, is a 180,000-square-foot factory built in 1923. Asbestos and lead-based paint is likely present within the building. Further testing needs to be conducted to determine any environmental hazards.



PARCEL INFO

Site Owner: 974 E. Delavan Trust
Site Address: 356 Fougeron Street
Site Parcel ID: 140200-101-540-0002-001-000
Site Visit Date:
Land Use:
Existing Zoning: M-1
Proposed Zoning: Manufacturing
Acreage: 2.90 AC

5.0 – Implementation Strategy

5.1 - Northland Beltline Campus Strategy

The Vision for the Northland Beltline Campus is to be:

“A vibrant mixed-use employment district focusing primarily on workforce training and advanced manufacturing that will revitalize the Delavan/Grider area and its neighborhoods. The District will provide education and employment opportunities in addition to implementing practical and aesthetic improvements. The revitalization will benefit both East Side residents and the greater Buffalo area.”

The Northland Neighborhood Strategy was developed using an extensive public process which included, stakeholder meetings, the establishment of an advisory committee and public meetings. Through this process, strengths, weaknesses, opportunities and threats were identified. Additionally, strategies were developed under the categories of Economic Development and Neighborhood Revitalization. Key strategies for Economic Development include:

1. Redevelopment of the Northland Industrial Corridor
2. Development of the Western New York Workforce Training Center
3. Strengthening existing businesses in the neighborhood.
4. 541 E. Delavan will undergo physical construction in preparation for a future tenant, which includes the potential occupancy of Project Rainfall.

Key Strategies for Neighborhood Revitalization include:

1. Development of commercial corridors
2. Rehabilitation, infill and selective demolition of housing
3. Community programs to improve community and social capital for placemaking
4. Infrastructure updates and improvements

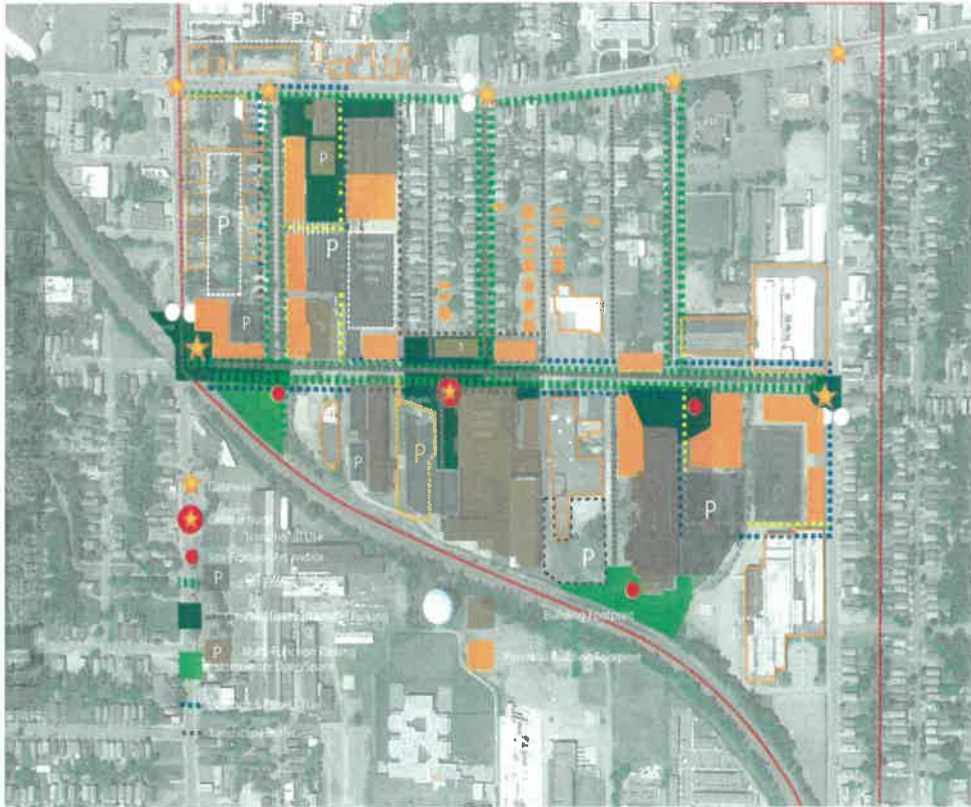
664 Northland (The SHED) is intended to be an Entrepreneurial Center will be a site for local entrepreneurs will have the opportunity to start, grow, and launch their business.

5.1.1 Continue renovation of existing buildings

- 541 E. Delavan Avenue
- 631 Northland

5.1.2 Promote redevelopment of vacant sites

- Fillmore-Grider Intersection
- 537 E. Delavan Avenue
- 777 Northland – Implementation demolition



DRAFT

5.2 - ECMC/ Kensington Heights

Recently, the Erie County Medical Center (ECMC) purchased the former Kensington Heights Site to expand their campus. The University at Buffalo (including UBRI) were selected to do the research and the design, and recommendations for the site. The University at Buffalo Studio held a combined Studio Project for ECMC's use of the former Kensington Heights site. The studio class consisted of US School of Architecture and Planning, Urban Design, and Real Estate Development.

For UB Studio proposed designate ECMC's campus into three sections. The east campus (near the Kensington Expressway. The mid, or Main Campus, and the former Kensington Heights site, which was designated as the West Campus. The proposal for the West Campus included a major arterial road that connected the West Campus to the Main Campus for improved traffic flow while incorporating a series of green spaces and enhanced infrastructure and nodes for bike and pedestrian use as well. Additions to the West Campus also include:

1. Wellness Center – Comparable to community centers. Designated to combat the social determinants of health.
2. Affordable Senior Housing – Attached units to accommodate the growing baby boomer population.
3. Additional Parking Ramp – To accommodate residents as well as patient visitors.



5.3 - Bailey Green Initiative

The Bailey Green initiative is a collaborative effort to improve the immediate neighborhood around Harmac's plant by creating greenspace, building affordable housing, and providing job opportunities for the community.

As the neighborhood's primary anchor and investor, Harmac sees a responsibility to improve the lives of its employees beyond the 40 hours a week they spend on the clock.

Several years in, the Bailey Green initiative now involves a number of diverse community organization. Habitat for Humanity has built eight new homes in the area and is expected to continue breaking ground on vacant and derelict properties. Harmac is also addressing ongoing needs in the community for skills training, improved infrastructure and job creation through long-term investment and resident engagement. Organizations committed to community development equip residents with the tools to improve their own communities by offering career training and mentorship opportunities.

Peacemakers, which seeks to stabilize communities by mentoring youth and young adults, will be headquartered in a Harmac-owned building in Bailey Green. The Society for the Advancement of Construction Related Arts (SACRA) trains students and Bailey Green residents in construction and renovation skills.

The School of Architecture and Planning at University at Buffalo, interdisciplinary students under Prof. Hata's leadership have created a series plans, visions, and alternatives for the Bailey Green boundary. The initial vision quickly drew attention, leading to the establishment of Bailey Green Partners, committed to revitalizing the area. Presently over 30 partners, including Habitat for Humanity, have constructed 10 single-family houses and plan for 21 more by 2021, while other partners plan for market gardens, hydroponic production, a peacekeeper group headquarters, and other projects.



5.4 – Healthy Food Initiatives

Groundwork Market Garden, a community-oriented organic farm producing food HUB for a thriving Community Supported Agriculture and farm stand. Rows of cabbage, kale, broccoli, radishes, garlic, and other spring vegetables fill the field adjoining the high tunnel, a covered structure like an open greenhouse, where tomatoes, fennel, basil, and marigolds shelter from spring winds. Fruit tree saplings line the back fence, beyond which an abandoned rail line teems with overgrowth.

The recognition of the community has been integral to that feeling. Last July, Groundworks Farm competed at Ignite Buffalo, the business grant and mentorship program presented by 43North. They took second place, beating out some 500 applicants and winning \$50,000.

The most significant result of the money was enhancing their CSA membership. In addition to the CSA, in which members purchase shares at the start of the season and receive weekly portions of the ongoing harvest, Groundworks sells produce at the North Buffalo Farmers Market. In past years, Groundworks has offered an informal farm stand on Tuesdays alongside its CSA pickup. However, this year they will have a dedicated venue: a team of kids in the Western New York Youth-Build program, which teaches students carpentry skills through real-world projects, recently built a wooden food cart for Groundwork at The Foundry.

The social justice and community engagement aspects of urban farming are important to Pozantides, who pointed out the lack of grocery stores in the neighborhood. Groundwork Market Garden accepts SNAP, and this year it has joined the Double Up Food Bucks program, which doubles money spent at a farm stand: a customer who spends \$10 of SNAP at Groundworks will receive an extra \$10. The farm stand also accepts Farmers' Market Nutrition Program checks as well as cash and credit.

Groundwork Market Garden is currently working with a development company to explore rehabilitating the abandoned building on its property; Pozantides estimated it to be a \$4 million project. She and Gunnerson recently received a NYS New Farmers Grant Fund grant that they intend to put toward building an indoor mushroom growing facility that will allow them diversify production and grow year-round, starting with portobello, cremini, and white button mushrooms.



5.4.1 - Project Rainfall [Narrative Pending]

5.5 – Neighborhood Housing Infill

5.5.1 - True Community Development Corporation

The True Community Development Corporation (TCDC) is a human service organization, striving to make a difference in the lives of Buffalo's East side residents. TCDC's mission is to drive community development, providing faith-based leadership, housing, and human services, which will serve as a foundation for revitalization and restoration for under-served and underutilized communities.

TCDC was formed in 2004, by the True Bethel Baptist Church to meet crucial needs of the community within and around the church. TCDC and True Bethel collaborate, and share resources, volunteers, to drive community development. TCDC serves Buffalo's East Side of Main Street, incorporating Zip Codes 14208, 14211, and 14215. The agency has extensive experience with housing development and is currently being mentored by their partner Belmont Housing Resources of WNY, Inc. True Bethel Townhomes represents one of the largest financial investments in the area of the City of Buffalo that has been witness to years of disinvestment. Through a combined efforts of neighborhood residents, activists, local elected officials and community organizations, a brownfield that was once plagued the neighborhood's health and safety, was transformed into 30 units of decent, safe and affordable housing. The total investment of \$6.7 million for the community. Recently, TCDC and Belmont Housing Resources finished construction of True Bethel Estates, a 50-unit HUD Section 202 Apartment Building, across the street from True Bethel Town Homes. TCDC has also created 6 units of newly constructed single-family homes providing homeownership for First Time Homebuyers through HOME funds. Over the past 10 years, TCDC has invested in the E. Ferry-Delevan Grider/MLK neighborhood through several affordable housing projects and commercial development.

TCDC has planned a neighborhood wide infill housing project that is to include the boundaries of Fillmore Avenue (North), Kehr Street (South), Box Avenue (West), E. Ferry Street (East). This will include a single-family home build-out along with plans for a multi-family unit within a couple of parcels. In addition, TCDC will make additional upgrades to its retrofitted headquarters at 273 Kehr street to include plans for attached townhomes for homeless women.



5.5.2 - Chelsea and Schauf

The Buffalo Urban Development Corporation (BUDC) along with the City of Buffalo has participated in a land exchange. The BUDC exchanged residential lots along Chelsea and Schauf with the City of Buffalo for several commercial Lots at the intersection of Fillmore and Northland. The City of Buffalo office of Strategic Planning will determine the approach for disposing these residential lots.

As mentioned the True Community Development Corporation has developed an infill housing plan for the surrounding area within the MLK Neighborhood. This will hopefully contribute to an increase in home owners within the neighborhood within the Beltline BOA.



5.6 – Parks & Infrastructure

5.6.1 - Glenny Park

This project includes the milling and re-surfacing of Fillmore Avenue from East Ferry Street to Glenny Park, 0.72 miles within the City of Buffalo. The project also includes “spot” repairs to the existing concrete roadway base to correct deeper deterioration and “true and level” repairs to the existing asphalt courses to restore proper grade to the roadway.

Additional work included in the project is the replacement of existing concrete sidewalk curb ramps with new ADA complaint curb ramps, new roadway striping including the addition of dedicated bike lanes, crosswalks and stop bars throughout the project limits, cleaning and minor rehabilitation of the street’s existing drainage structures, and replacement of traffic signal inductance loops with wireless detection systems at the project’s signalized intersections.

Renovation of the park also includes two (2) enhanced softball fields, a multi-purpose field, an enhancement of the existing basketball court and playground, a shade shelter/pavilion, private parking, field lighting and other physical and aesthetic enhancements to the park. The enhancements will be a major complement to the future development of ECMC's expansion and the former Kensington Heights site.



5.6.2 - Northeast Greenway Initiative

The University District Community Development Association envisions the **Northeast Greenway Initiative (NGI)** as the next step in building out critical alternative transportation infrastructure within City of Buffalo using existing, abandoned rail right of ways. The NGI leverages recent federal and local investments in a 5.2-mile bike path connecting the City of Buffalo with the Town and City of Tonawanda through research and planning components aimed at extending the path an additional 1 mile across Main Street into Buffalo's East Side. Currently an overgrown and inaccessible abandoned rail right of way, this 1 mile path would provide a direct connection from Main Street to Kensington Avenue, where it would meet an existing 1 mile long cycle track that runs along William L Gaiter Parkway from Kensington Avenue to East Delavan Avenue.

The Northeast Greenway would connect the North Buffalo Rail Trail, whose southern terminus is currently the LaSalle Metro Station park and ride lot, to an existing multi-use path that runs parallel to William L. Gaiter Parkway between Kensington Avenue and East Delavan Avenue. This connection would see the conversion of an overgrown 1-mile stretch of DL&W/Erie Rail Road corridor between Main Street and Kensington Avenue now owned by the City of Buffalo into a multi-use walking and biking path – the first to be built on Buffalo's East Side.

The Greenway will serve multiple purposes including: public recreation space, a transit connector, a wildlife corridor, and a safe and accessible route that would connect business corridors such as Main Street, Bailey Avenue, Hertel Avenue and Kenmore Avenue to four neighborhoods, four schools, and four parks. The Greenway is also a critical urban connection in a much larger integrated greenway system that has been envisioned by rail trail advocates from across the region. This also comes off of an announcement by the Ralph C. Wilson, Jr. Foundation in a historic investment of \$50 million in trails in the WNY region.



5.6.3 – Fillmore Avenue (E. Delavan Avenue to Schauf)

5.6.4 - City of Buffalo Department of Public Works Green Infrastructure Plan

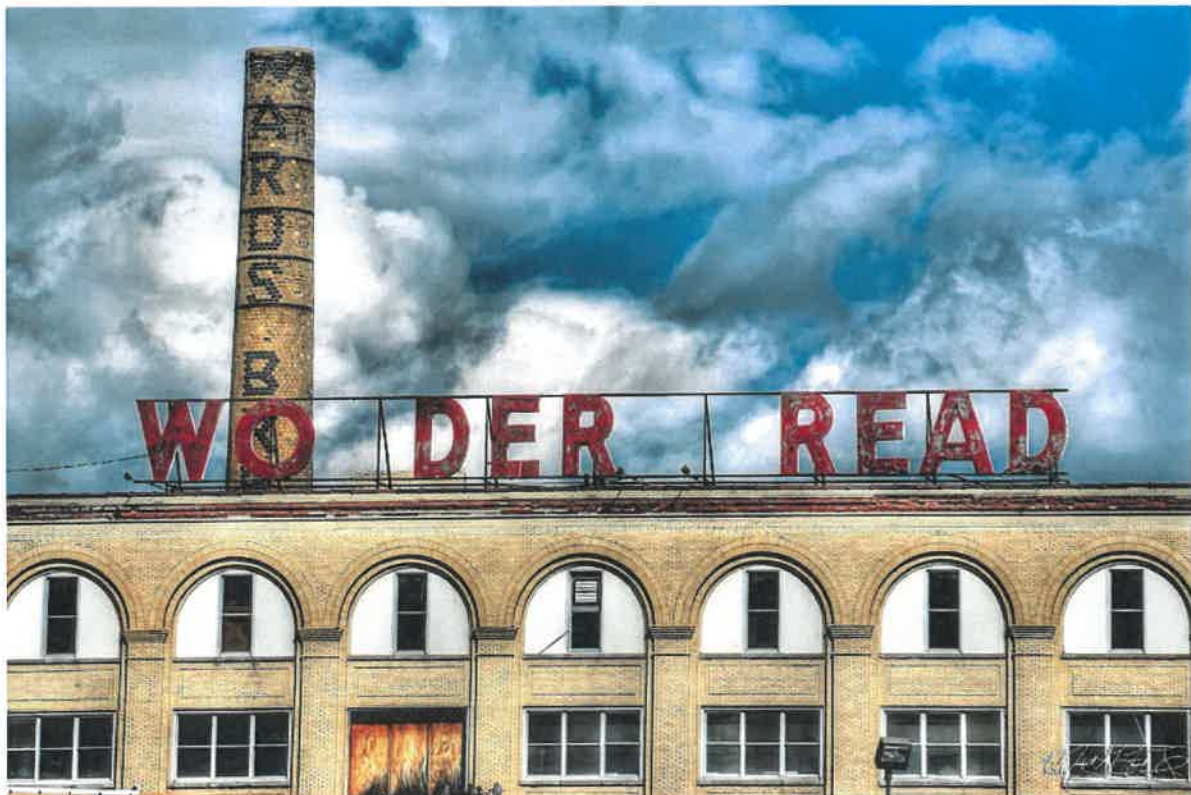
The Department of Public Works (DPW) has a score system that triage's infrastructure projects through the Combined Sewage and Overflow (CSO) green infrastructure funding. The CSO funding for Basin 53 includes the Beltline BOA boundaries as well as a large portion of the East Side of Buffalo. The CSO 53 Basin is the largest of priority CSO Basins in terms of both area and population and it also has the largest goal at 299 impervious acres managed. Accomplishing this goal will require a combination of commercial, parking lots, institutional and city owned property, including the public right of way.

The Neighborhoods located in CSO 53 Basin contains the largest share of people of color than any other targeted Basin. As mentioned previously, this area includes anchor institutions and major employers that draw many employers, workers and visitors, as well as residential communities. Funding support for green infrastructure, especially to community partners, will enable a range of community stakeholders to participate in the program. Schools, workforce trainers, and employers in this area are good partners for green infrastructure could be a unique opportunity to foster increased partnerships among the range of educational and workforce institutions located in this area toward green economy solutions for the city's future.



Wonder Bread

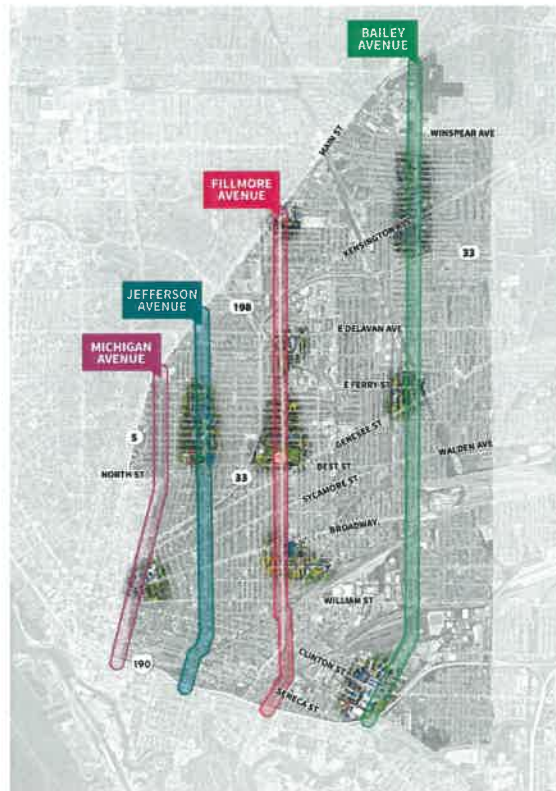
If he wasn't busy enough with rehabbing downtown's Buffalo Grand Hotel, now Canadian developer Harry Stinson wants to spend his dough redeveloping the old Wonder Bread Factory on the city's East Side. Stinson, the Hamilton-based developer who owns the former Adam's Mark Hotel, is buying the vacant Fougerson Street factory that once produced the legendary bread with the idea to turn it into 500 apartments, stores and commercial space. This neighborhood that hasn't seen much risk-taking in years. But he's planning to bring it back to life in a big way, with a host of apartments occupying the upper floors, as well as ground-floor retail space and underground parking. And he intends to construct a second matching building on the rest of the site, giving it the scale he says it needs. "I think people underestimate the market down here. It needs scale," he said. "I don't think you can go small in an area that's questionable. You must do something that gets people's attention ... It'll become its own little destination." He compared it to the risk that Howard Zensky took when he and his partners purchased and redeveloped the Larkin at Exchange Building and kick-started what has become the Larkinville neighborhood.



5.7 - Fillmore – Empire State Development East Side Avenues Project

Empire State Development (ESD) today announced information sessions for the \$2 million East Side Commercial District Program, an initiative part of Governor Andrew M. Cuomo's East Side Corridor Economic Development Fund. The Program will provide up to \$50,000 in grant assistance to commercial property owners in four commercial districts with buildings in need of exterior and interior repairs. Interested, eligible property owners should attend upcoming meetings in their districts to learn more about program requirements, the application process, the assistance available through the program, and to meet their districts' Local Program Administrators (LPA). Information sessions will be held in each district throughout November, with final selection of projects expected in early 2020.

The Program will expand neighborhood-serving businesses, including retail, restaurants, and other services; and increase mixed-use opportunities along strong commercial districts along Jefferson, Fillmore, and Bailey Avenues. ESD will work with the LPAs to administer the program and allocate \$500,000 to each of the four target districts. Building owners are required to contribute 15% of the total project costs, and the 85% balance of costs—up to \$50,000—will be covered by the grant. LPAs were selected for the program based on their experience administering similar programs such as the NY Main Street Initiative and Buffalo Main Street Initiative.



In addition DPW will among streets, roads, sidewalks, curbs ext. According to the GBNRTC scoring system, DPW is prepared to improve Fillmore Avenue from E. Delavan to Glenny Drive. The work includes paving Fillmore Avenue, repair sidewalks, and curbs. This is a crucial artery along the Fillmore corridor as it connects the Northland Beltline Campus to the former Kensington Heights site and ECMC's extended campus proposal.

Community Facilities

Direct access to community facilities such as schools, libraries, community centers, parks, and playgrounds provide educational and safe venues for neighborhood residents to learn, grow, partake in leisure and recreational activities and come together in common spaces as a community. These spaces have been identified by residents as top priorities for revitalizing their neighborhoods because of the healthy benefits they offer the community as a whole, but especially the benefits they offer to the youth, many of whom are struggling to stay engaged in school and avoid becoming involved in violent activity

Streets, curbs, and sidewalks

When implemented together - mill and overlay, curbs and sidewalks – redefine the public realm and comply with the city's complete streets legislation that requires all streets and roads to safely and effectively accommodate all modes of transport (Strategic Plan).

Utility lines

One option is to coordinate with National Grid and Verizon to bury utility poles that are in the front yards of exclusively residential streets. These are unsightly, and many of the existing poles are dated, worn and lean excessively (Strategic Plan). In addition, BUDC has received \$2 million from Governor Cuomo for a Solar Micro-Grid for the Northland Campus and surrounding neighborhood. This will be a good enhancement to a range of energy sources to the substation, but this also provides a cleaner and better quality of energy to the campus and neighborhood.

Street lighting

Like other types of infrastructure, the form and context of street lighting has a significant impact on the visual perception of a neighborhood. Light poles should be context-sensitive - such as being at human scale on residential streets and of an aesthetically pleasing design. To remedy this, new LED lights have been installed on the light poles along the northland corridor.

Trees

On every available property, tree plantings are on the street’s public right-of-way (tree lawn). There are measurable environmental and quality of life benefits of tree-lined streets that add significantly to property values and the number of owner-occupied homes (Strategic Plan).

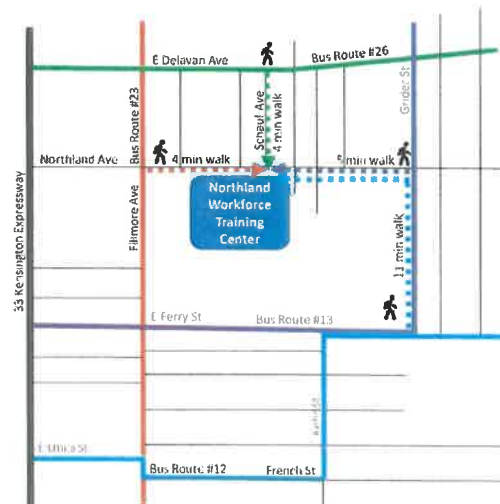
NFTA Transit Improvements

The Niagara Frontier Transit Authority (NFTA) will look to enhance the bus stops by adding Bus Shelters along: Fillmore at Northland, Grider Street, Delavan at Schauff, and E. Ferry and Grider Street. The enhancement not only will allow for a vibrant, well-lit shelter, but also enhances safety to the shelter and immediate surrounding areas.

NFTA-METRO Bus Access to Northland Workforce Training Center

Bus Route	Distance from Northland	Walking Time	Peak Frequency
#23 Fillmore-Hertel	0.2 miles	4 minutes	10 minutes
#26 Delavan	0.2 miles	4 minutes	10 minutes
#13 Kensington	0.3 miles	5 minutes	15 minutes
#12 Utica	0.6 miles*	11 minutes*	15 minutes

*Note: people could transfer from the #12 to the #13 or #23 for a shorter walk.



As a part of the safety recommendations, Crime Prevention Through Environmental Design (CPTED) principles are being considered. CPTED – Is the proper design and effective use of the built environment that eliminates the perception of criminal activity and promotes

safety. As we consider the newly installed bus shelters, we will incorporate CPTED Principles of:

Natural Surveillance – Designed to people (mainly intruders) easily observed (i.e. eyes on the street).

Territorial Enforcement – Clearly identifying public vs. private space.

Natural Access Control – This is designed to decrease crime by denying easy access. This does not mean the shelters will be difficult to access, as opposed to identifying the shelter as public space within a residential neighborhood (private homes). This may include pedestrian signage, and enhancements walkway enhancements leading to and from the bus shelter.

Target Hardening – These are features may also be incorporated in public vs private spaces.



OSC (Former American Axle)

OSC has acquired the former American Axle Plant on E. Delavan Avenue. OSC owns several parcels across the street from the site on E. Delavan Avenue. OSC plans to concur with additional development that occurs on E. Delavan Avenue.



Mt. Olive Community Development Corporation

The Mt. Olive Community Development Corporation (CDC) has received over \$2 million for an affordable rehab project for 919 -21 E. Delavan. Mt. Olive Baptist Church has owned this property for the past 20 years. The residential property will be rehabbed into 8 affordable housing units.



Persistence Preparatory Academy (Former PS #62)

Persistence Preparatory Academy Charter School is seeking a designated developer agreement from the City of Buffalo for the former P.S. 62, allowing it to buy and renovate the three-story brick school complex at 376-378 Urban St. and 230 Moselle St. It now occupies about 12,000 square feet on the third floor and part of the second floor by C.R.U.C.I.A.L. and the new Buffalo Urban League occupancy.

The 54,750-square-foot, two-building complex was constructed in 1906 and operated as a public school until it closed in 1980. The original building featured arched windows, dormers and ornate entrances, but some of those architectural details have been removed, and the smaller window spaces were boarded up between 2005 and 2012.

Under the plan being considered, Persistence would occupy the older 31,886-square-foot portion of the empty building. The school also agreed to comply with minimum city standards for using minorities and women among contractors and construction workers. This would be a tremendous addition to the Beltline BOA.



Public Art Installation Sites and Descriptions

As the Northland Campus develops, there are several opportunities discovered to include public art as an element of the placemaking strategy. With the addition of Albright Knox on campus it creates an opportunity for community building opportunities with public art as a focus. Below are art projects identified for placemaking strategies for the Northland Campus:

Northland and Fillmore – Two Concrete underpasses with wraparound corners

Filmore and Northland – Greenspace adjacent to Site #1

577 Northland – Triangular shaped park space

Winchester at E. Delevan – Large corner lot space next to 541 E. Delevan building space

Shantell Martin Mural Site – Large greenspace area directly fronting Shantell Martin mural piece.

541 E. Delevan Side parcel – Large space directly behind 541 E. Delevan

Houdaille Chimney – Preserved chimney directly behind 541 E. Delevan

644 Northland at Longview – Small corner lot across from WTC

West Parcel next to WTC – Greenspace next to the WTC west entrance

Northland and Schauf Green Space – Large sections of parking lots converted to greenspace

East Parcel next to WTC – Greenspace east of WTC main entrance way.

Northland at Dutton parcel – Large corner greenspace with adjoining east and south sections.

Dutton Water Tower – Small water tower located on north side of the beltline at the end of Dutton parcel.

777 Northland Chimney- Otis Elevation Chumney located in the back section of 777 Northland.

Northland and Girder Monument – Two concrete underpasses with wraparound corners.

****The Beltline Bridge (Fillmore & Northland)** – Create Artistic “welcome” entryway with a mural on the bridge.**

Appendix

- Buffalo Billion: *East Side Corridor Economic Development Fund*, (University at Buffalo Regional Institute).
- City of Buffalo/Erie County Opportunity Zones Prospectus (Northland Hospital Section)
- How-To Guide: Facilitating Successful Opportunity Zone Real Estate Projects within your Community (p. 3)
- Northland Corridor Project Site and Acquisitions
- SWBR – Northland Campus Plan
- CBRE – Real Estate & Economic Report
- The State of Urban Manufacturing National Report (p. 9)
- A Citizen’s Guide to LEED Neighborhood Development
- Potential Art Installation Sites and Descriptions
- CZB Housing Opportunity Strategy
- Realtor Property Resource (RPR)
- City of Buffalo Property Resource
- Erie County Property Appraiser
- Up-Start NY - <https://www.upstartny.org/features/Groundwork-Market-Garden-nurtures-fresh-produce-and-community-feeling-on-Buffalos-East-Side.aspx>

Additions

Public Realm

The public realm of a neighborhood is the common space belonging to everyone. Its functionality affects both living standards and commerce, while its aesthetic enhances quality of life. Infrastructure investments often must be undertaken before significant private investment can be expected. Investments in public infrastructure must be comprehensive and simultaneous, targeting each street at a time, and holistically addressing street, sidewalks, and curbs. Incremental upgrades will fail to produce the necessary impact. Comprehensive improvements should include:

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